



# CITY OF SAN JOSÉ

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## FY 2014-15 Annual Action Plan



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# **Section 1:**

## **Executive Summary**

## Section 1: Executive Summary

### EXECUTIVE SUMMARY

The City of San José is committed to facilitating the provision of housing opportunities that are affordable, safe, and accessible for its families, households, and workforce. By leveraging both public and private resources, the City has facilitated the production of approximately 21,000 housing opportunities through its new construction, acquisition & rehabilitation, and homebuyer program. A vital source of funding comes from the US Department of Housing & Urban Development (HUD). As an entitlement jurisdiction of these federal funds, which include the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) programs, the City produces a Five-Year Consolidated Plan and Annual Action Plans that describe San José's housing policies and programs.

Staff estimates that total funding levels for the four federal programs will total \$12 million in FY 2014-15, the same as the funding received in FY 2013-14.

The Consolidated Plan's primary goals and the respective annual expected outcomes for 2014-15 are as follows:

- **Assist in the creation and preservation of affordable housing for lower-income and special needs households** by committing to provide 233 newly constructed affordable rental housing units, including 56 special needs units; providing 378 affordable units through the inclusionary housing program; and providing rehabilitation assistance to 135 lower-income homeowners.
- **Support activities to end homelessness** by providing Tenant-Based Rental Assistance to 276 homeless households, supporting Destination: Home through staff participation and financial commitments and providing funding for other activities focused on ending homelessness such as the Downtown Homeless Outreach and Engagement program and the Homeless Encampment Strategy. .
- **Support activities that provide basic services, eliminate blight and strengthen neighborhoods** by providing: school readiness/third-grade literacy programs, neighborhood clean-up services and targeted blight elimination in the three Place-Based Neighborhoods; services to combat isolation among the City's senior population; ending homelessness; and providing housing rehabilitation and minor/emergency repair services to low-income homeowners and mobilehome owners.
- **Provide economic opportunities** for 50 homeless individuals through the Downtown Streets Job Readiness Training Project.
- **Promote fair housing choice** through on-going education and outreach, enforcement activities, fair housing testing in local apartment complexes and ensuring that local ordinances are in compliance with federal and state fair housing laws.
- **Promote Environmental Sustainability** by the installation of energy and water efficiency measures in 414 newly-constructed affordable housing units and by converting 1,040 existing street light fixture to LED fixtures.

The City of San José has been a leader in the creation of programs and policies that seek to improve, preserve and increase the affordable housing stock in San José. The City received a grade of A+ for exceeding its Regional Housing Needs Allocation (RHNA) for 1999-2006 and received special mention as a top performer in the Bay Area Council report titled *Bay Area Housing Profile 2006*. However, this level of achievement has become harder to replicate for the current RHNA period, given the tough economic climate, and the elimination of redevelopment funding. Additionally, San José's RHNA for the current planning period (from January 2007 through June 2014) is 34,721 housing units—an increase of 33 percent from the prior RHNA planning period. While this annual allocation significantly exceeds the annual production of housing that the City has ever achieved on any sort of sustained basis – even during strong economic conditions – the City is committed to facilitating the production of housing across income categories and to mitigating both governmental and non-governmental constraints that may unduly limit such production. For the seven calendar years (January 1, 2007 to December 31, 2013) of the current RHNA period, 16,029 total residential units have been added. If this rate remains, it is anticipated that San José may meet or exceed half of its RHNA goal for this cycle, largely driven by new supply for market-rate housing. San José has facilitated the permitting of over 2,900 new affordable housing units in the

## Section 1: Executive Summary

current RHNA cycle, which is approximately 15% of the total RHNA units allocated. These units provide important housing options to San José's community and workforce but fall far short of the increasing demand for affordable housing. The City continues to advance affordable housing initiatives in order to provide access to housing opportunities across incomes and to support economic growth in San José.

San José's housing strategy includes careful planning for residential land uses at appropriate locations and densities and maximizing housing opportunities on infill parcels already served by the City's existing infrastructure and at locations served by transit. The housing strategy also seeks to provide sufficient housing opportunities for new workers in order to encourage and support continued economic development. San José is also planning for demographic and market shifts that indicate greater future demand for more urban forms of housing and neighborhoods.

The City's Housing Department partners with the development community and provides gap financing and technical assistance in order to facilitate the production, rehabilitation, and preservation of affordable units for lower- and moderate-income households. The Housing Department also collaborates with public, private, and nonprofit partners in order to end homelessness, to serve the special needs population, to fight foreclosures and help families stay in their homes, and to ensure fair housing practices. In addition, the City operates limited first-time homebuyer programs, homeowner rehabilitation assistance programs and neighborhood improvement projects.

In 2013, the homeownership market made a strong recovery. Median housing prices in Santa Clara County are close to pre-recession highs, climbing 13% from 2012 and with tight inventory. Interest rates have risen slightly but continue to remain historically low, while foreclosure rates have declined significantly since the nadir of the housing market in 2009. Similarly, San José has exhibited strength in its rental market, with average rents over \$2,000 representing an annual increase of 11%. While the rate of rent increases has recently shown signs of leveling off, the cost to rent in San José is at an all-time high. In response to the strong housing market, the City issued 3,705 residential permits – mostly for rental developments –, the highest level since the beginning of this RHNA period.

The broader economy has also rebounded along with the housing market. This particular recovery has been characterized by job creation in high-skilled, high-wage occupations as well as in low-skill, low-wage employment, but middle-class jobs have not returned. As low-wage employment increases, the challenge of housing affordability affects more households and families. Although a large number of residential units have been permitted in recent years, it does not come close to meeting the demand for housing. As a result, housing prices continue to soar, rental expenses outpace income gains, and fewer than half of the first-time homebuyers can afford the median-priced home.

Financial challenges remain across all levels of government, even though increasing sales and property tax revenues from the recovering economy have helped to stabilize public budgets. The primary challenge for affordable housing is that the loss of redevelopment agencies in California removed the most important revenue stream for much needed low- and moderate-income housing. The decrease in federal funding for housing and community development has added to the challenges. Finally, other tools such as San José's rental inclusionary housing programs are inoperative due to legal challenge. The City will continue to strongly defend its ability to use this important tool and will remain fully engaged in the legal challenge. Staff continues to implement existing affordable housing programs while exploring new tools, funding mechanisms, and partnerships to help support the City's commitment towards facilitating the provision of affordable housing in order to achieve its RHNA goals.

Finally, note that in addition to the federal Consolidated and Annual Action Plan, the City also develops and implements a State-mandated Housing Element to plan for its regional housing needs, as well as a local Housing Investment Plan (HIP) that identifies a broad range of housing and community development priorities and an investment strategy of local dollars to achieve those priorities. The City is currently in the process of updating both its Housing Element and Housing Investment Plan for the 2014-22 and 2015-20 planning cycles, respectively. A key priority is to ensure alignment of the goals contained in the three housing reports.

**Section 2:**  
**Annual Action Plan 2014-15**

## Section 2: Annual Action Plan 2014-2015

### **INTRODUCTION**

The City of San José approved its **2010-2015 Consolidated Plan** in May 2010 and the U.S. Department of Housing and Urban Development (HUD) approved the report in July 2010. The document that follows is an annual update to the Consolidated Plan - *Fiscal Year 2014-15 Annual Action Plan*.

As defined by the U.S. Department of Housing and Urban Development guidelines, the City of San José's *2010-2015 Consolidated Plan* outlines the community's strategy for addressing its housing and community development needs. Developed through a collaborative process, the *Consolidated Plan* identifies the City's unified vision for actions to meet those housing and community development needs over a five-year period.

**The *Consolidated Plan* is based on the priorities identified by HUD for providing decent housing, providing a suitable living environment, and expanding economic opportunities for lower-income households.**

#### **The Five-Year *Consolidated Plan* Serves Four Primary, Integrated Functions.**

- It is a planning document, based on citizen input, which provides information for other jurisdictions.
- It is a federal funding application for four of the U.S. Department of Housing and Urban Development (HUD) formula grant programs: HOME Investment Partnership Act (HOME), Housing Opportunities for Person with HIV/AIDS (HOPWA), Emergency Shelter Grant (ESG), and Community Development Block Grant (CDBG).
- It is a strategy to carry out HUD programs.
- It is an action plan, which provides the foundation for performance assessment and evaluation.

The ***Annual Action Plan*** is completed every year in order to provide program-specific information about the activities for the upcoming year. To conform to HUD requirements, an Annual Action Plan must contain the following components:

- Program Resources, including federal, state and local
- Housing for Homeless and Other Special Needs Populations
- Geographic Distribution
- Specific Program Requirements
- Monitoring
- Form Application (Standard Form 424).

This one-year *Annual Action Plan* describes the eligible activities that the jurisdiction intends to undertake in Fiscal Year 2014-15 to address the needs and implement the strategies identified in the adopted 2010-2015 *Consolidated Plan*.

### **CONTEXT**

The City of San José is the tenth largest city in the United States, with a population of 984,299, according to the California Department of Finance January 2013 estimates. It has one of the highest median incomes in the nation—\$105,500 for a family of four. The U.S. Bureau of Economic Analysis identified Santa Clara County as having the fourth highest per capita personal income in the country in 2012. Yet San José still finds itself with significant income disparity, with people earning high salaries and stock options living beside families on fixed incomes and people earning minimum wage.

## Section 2: Annual Action Plan 2014-2015

The City is committed to ensuring that all of its residents have a variety of housing options, both in terms of housing type and affordability. While San José is a vibrant and successful community, many of the City's residents, especially those with lower incomes, need assistance to be able to afford decent, safe and appropriate housing. Unfortunately, the gap between income and housing affordability continues to widen.

San José continues to be one of the most expensive housing markets in the nation. The demand for affordable housing continues to exceed the supply of housing. There is still a critical need for housing assistance so that service providers such as nurse's aides, janitors, retail workers, police officers and teachers can afford to live and work in our neighborhoods. Less than one-third of the families in San José can afford a median priced home of \$625,000 (National Association of Home Builders – Housing Opportunity Index – Q4, 2013).

San José's rental market remained strong in the past year. San José experienced 10.8% increases in average rents from 2012 to 2013. The average market rent in San José (\$2,314 per month for a 2BA/2BR in the 4<sup>th</sup> Quarter of 2013) far exceeds the maximum affordable rent for a 4-person low-income household of \$1,876 (based on 2013 income limits published by HUD), causing these households to have to spend substantially more than the recommended 30% of their gross income on housing. According to the Center for Housing Policy's *Housing Landscape 2013* report, at least 27% of San José's working households were severely housing cost burdened in 2011, paying more than 50% of their income for housing costs. These high rents lead to overcrowding—about 9.5% of the City's households (5% of owners and 16% of renters) were reported to live in overcrowded conditions per ACS 2012 data. The overcrowding problem is expected to worsen given continued rent increases.

Another important factor that is significantly affecting affordability in the region is transportation costs. California gas prices average nearly \$4 per gallon. At the same time, vehicle miles traveled (VMT) has continued to increase for Silicon Valley residents. Less than 50% of all jobs are currently accessible from regional rail or high frequency bus or light rail stations. Growing transportation costs are particularly burdensome to moderate and low-income households, leaving even less income for basic expenses such as food, education, healthcare and savings. San José recognizes the need and importance of Transit Oriented Developments that are located near homes and jobs.

As part of the *Action Plan*, the federal government requires jurisdictions to evaluate their community's housing and development needs and provide strategies to address these needs. The "Housing and Community Development Needs" section of the 2010-15 Five-Year Plan reviewed U.S. Census data for the year 2000, and more recent data where possible, to provide characteristics of San José's population and housing stock. The data indicated that residents with incomes below the area median have a significant need for affordable and appropriate housing. Some of the key statistics included:

- **Population and Housing Growth** – Since 2000, San José's population has increased by approximately 89,000 persons. The number of households grew by approximately 32,000.
- **Income** – About 36% of San José's households were low- or very low-income, compared with 32% for Santa Clara County as a whole (2006-10 CHAS Data).
- **Homeless Population** – According to the 2013 Point in Time Homeless Survey, San José had 4,770 homeless residents. 32% of the City's homeless residents were considered "chronically homeless," 44% experienced mental illness, 21% reported that alcohol or drug use resulted in their becoming homeless, and 10% were Veterans. 26% of the homeless residents lived in encampments.

The City of San José participated in a countywide collaborative to develop its *2010-2015 Five-Year Consolidated Plan*. Out of that process, the following were identified as goals in the five-year plan:

- Assist in the creation and preservation of affordable housing for lower-income and special needs households.
- Support activities to end homelessness.
- Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods.
- Expand economic opportunities for low-income households.
- Promote fair housing choice

## Section 2: Annual Action Plan 2014-2015

- Promote environmental sustainability.

At a series of community meetings in August 2011, the following priorities were identified by those in attendance:

- Provide and/or increase the availability of prevention and/or intervention services to individuals and families who are vulnerable to or already experiencing homelessness.
- Provide and/or increase the availability of affordable and accessible housing (emergency, transitional and permanent).
- Rehabilitate apartments, homes and neighborhoods by leveraging skilled labor, trained volunteers and the under/unemployed, resulting in job creation.
- Promote self-sufficiency related to the provision of supportive services, housing and job creation.

These goals and neighborhood priorities shape the development of each Annual Action Plan.

### **CITIZEN PARTICIPATION**

The United States Department of Housing and Urban Development (HUD) requires that each jurisdiction hold at least two public hearings—one before the *Action Plan* is prepared to gain public comments on the community's needs, and one after the *Action Plan* is published for citizen review. A 30-day review period is also required, during which public comments are accepted and written into the Plan. The City of San José routinely holds more hearings than the minimum required by HUD during the development of its *Consolidated Plan* and *Annual Action Plans*.

Prior to publishing the Draft *Annual Action Plan 2014-15*, the City held two public hearings at the Housing and Community Development Advisory Commission (HCDAC) meetings in February and March 2014.

Two additional public hearings were held to finalize the *Annual Action Plan* —on April 17 at the HCDC meeting, and on April 29 at the City Council meeting. (See Appendix D for a copy of the public notice published in newspapers). In addition, there was a 30-day public review period, as mandated by HUD, from March 28, 2014 through April 29, 2014.

The following schedule of hearings was published in the *San José Mercury News* on February 3<sup>rd</sup>, 2014 and in *La Oferta* (Spanish newspaper), *China Press* (Chinese newspaper), *Thoi Bao* (Vietnamese newspaper) and *Philippine News* (Filipino newspaper) on January 31, 2014. In addition, the hearing notices were mailed electronically and via the U.S. Postal Service to over 400 addresses, and also will be posted on the Housing Department's website.

## Section 2: Annual Action Plan 2014-2015

### Schedule of Hearings & Meetings for Public Comment on the FY 2014-15 Annual Action Plan and the Citizen Participation Plan

What	Who	Where	When
Hearing on San José's Housing and Community Development Needs for FY 2014-15 AAP and an amendment to the CPP	Housing and Community Development Advisory Commission	San José City Hall 200 E. Santa Clara Street <b>Room Wing-118,119,120</b>	<b>February 18, 2014</b> 5:45 p.m.
Opportunity for Public Input on Needs & Funding for FY 2014-15 AAP	Housing and Community Development Advisory Commission	San José City Hall 200 E. Santa Clara Street <b>Room Wing-118,119,120</b>	<b>March 20, 2014</b> 5:45 p.m.
Release of Draft FY 2014-15 AAP and Draft CPP for public review and begin 30-day public comment period	Visit the Housing Department's website at <a href="http://www.sanjoseca.gov/index.aspx?NID=1291">http://www.sanjoseca.gov/index.aspx?NID=1291</a> to find electronic copies or call (408) 793-5542 or (408) 294-9337 (TTY) for paper copies	City of San José - Housing 200 E. Santa Clara St.- 12 <sup>th</sup> Floor, San José, CA 95113	<b>March 28, 2014 to April 29, 2014</b>
Review and approval of the draft FY 2014-15 AAP and draft CPP	Housing and Community Development Advisory Commission	San José City Hall 200 E. Santa Clara St. <b>Room Wing-118,119,120</b>	<b>April 17, 2014</b> 5:45 p.m.
Council Hearing and approval of the FY 2014-15 AAP and CPP	San José City Council	San José City Hall 200 E. Santa Clara Street <b>City Council Chambers</b>	<b>April 29, 2014</b> 1:30 p.m.

**Section 3:**  
**Program Resources**

## Section 3: Program Resources

### FEDERAL RESOURCES

#### 1. Entitlement Grants from the U.S. Department of Housing and Urban Development

Entitlement jurisdictions are those central cities of Metropolitan Statistical Areas (MSAs); other metropolitan cities with populations of at least 50,000; and qualified urban counties with populations of at least 200,000 (excluding the population of entitled cities). These qualifying areas are “entitled” to receive an annual grant from the U.S. Department of Housing and Urban Development (HUD). HUD determines the amount of each entitlement grant by a statutory formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.

The City of San José is an entitlement jurisdiction and receives and administers these federal funds. The total amount of these entitlement grants for FY 2014-15 is expected to be slightly less than the prior year’s level. The anticipated funding for these programs (excluding program incomes) is \$12,236,093 and is broken down into the following programs:

- ◆ Community Development Block Grant Program (CDBG) - \$8,141,778
- ◆ HOME Investment Partnership Program (HOME) - \$2,550,688
- ◆ Emergency Solutions Grant Program (ESG) - \$670,964
- ◆ Housing Opportunities for People with HIV/AIDS Program (HOPWA) - \$872,663

#### Summary of Federal Funds for FY 2014 - 2015

Entitlement Program	Entitlement	Fund Balances from Prior Years	Program Income	Total Expected Commitments
Community Development Block Grant (CDBG)*	\$8,141,778	\$1,269,769	\$900,000	\$10,311,547
HOME	\$2,550,688	\$3,165,891	\$2,411,093	\$8,127,672
ESG	\$670,964	\$146,186	\$0	\$817,150
HOPWA	\$872,663	\$0	\$0	\$872,663
<b>Total</b>	<b>\$12,236,093</b>	<b>\$4,581,846</b>	<b>\$3,311,093</b>	<b>\$20,129,032</b>

\* CDBG fund balances include \$225,000 in Section 108 payments

The proposed uses of these entitlement funds for Fiscal Year 2014-15 are described below.

##### a. Community Development Block Grant Program (CDBG)

The City will use \$10,127,927 in CDBG funds in FY 2014-2015. This amount includes \$8,141,778 in entitlement funds, \$900,000 in estimated Program Income, \$225,000 in Section 108 developer payments and \$861,649 in previously uncommitted and/or undisbursed CDBG funds. Without an increase in the size of the federal entitlement grant and the continued reliance on this funding source to make Section 108 debt service payments, the amount of funding available for Public Services and Community Development Improvements (CDI) is constrained. To address this situation, the City will continue to use a Place-Based strategy to target CDI funds to three neighborhoods. The City will also target its CDI funds to support agencies that serve homeless individuals. Additionally, the City will continue to limit its Public Services funding in FY 2014-15 to the following identified city

### Section 3: Program Resources

priorities: school readiness/third-grade literacy programs in the three Place-Based neighborhoods; services to combat isolation among the City’s senior population; and ending homelessness.

#### Proposed Uses of CDBG funds for FY 2014-15

Proposed Uses of CDBG Funds for 2014-15	
Budgeted Uses	Expected Commitments for 2014-2015
Community Development Initiatives	\$5,062,515
Public Services	\$1,356,267
Fair Housing	\$385,000
Section 108 Debt Service	\$2,058,789
Administrative Costs	\$1,348,976
Planning Studies & Capacity Building	\$100,000
<b>TOTAL</b>	<b>\$10,311,547</b>

#### Description of CDBG programs:

- *Community Development Initiative / Place-Based Strategy*

The City of San José will continue to employ a place-based, neighborhood focused strategy for the use of most of its CDI funds in Fiscal Year 2014-15. The strategy was the result of challenges faced by San José on how to address and coordinate the needs of its low-income neighborhoods given current budget constraints. The initial three targeted low-income neighborhoods were selected on the basis of demonstrated need, neighborhood strengths and assets, opportunities for change, and existing strong partnerships. The neighborhoods are as follows:

- Santee/McKinley in partnership with the Franklin McKinley Children’s Initiative
- Mayfair in partnership with Somos Mayfair
- Five Wounds/Brookwood Terrace in partnership with CommUniverCity.

The City will fund the following categories of CDI activities:

- Housing Rehabilitation
- Minor and Emergency Housing Repairs
- Infrastructure and Facility Improvements in the three Place-Based neighborhoods
- Facility improvement grants to support nonprofit agencies working to end homelessness
- Job readiness training program

- *Public Services (15% limit)*

The City will strategically target its Public Services funding to the following specific categories of activities. They are as follows:

### Section 3: Program Resources

1. Homeless services
2. Senior Services
3. School Readiness/ 3<sup>rd</sup> grade literacy services within the three Place-Based neighborhoods.

- *Section 108 Debt Service*

The former Redevelopment Agency (RDA) borrowed funds under the Section 108 program intending to make amortized payments on the three loans from its share of the redevelopment tax increment. With the dissolution of RD's statewide and the tax increment to cover all of the former Redevelopment Agency's enforceable obligations, another source of funding is necessary to take on that debt service. Since the City's General Fund is experiencing its own revenue shortfalls, CDBG funds are utilized to cover the debt service obligation. Of the three Section 108 loans, the proceeds from one were loaned by the Agency to developers who are making repayments; proceeds from the other two were disbursed to developers in the form of grants. In FY 2014-15 the City will partially offset the \$2,058,789 Section 108 loan payment with \$225,000 in loan repayments paid by those developers who were loaned, not granted, Section 108 loan proceeds.

- *Fair Housing and Administrative Costs (20% limit)*

The City will continue to program some of its Administrative funds to support a consortium of agencies that will provide Fair Housing services. Services will include: outreach and education on fair housing issues; conducting fair housing testing; enforcing fair housing laws through litigation; and providing technical assistance to the Housing Department on how to monitor City-financed developments for fair housing compliance. Additionally, the costs to the City to administer the CDBG programs will come out of this allocation.

#### b. HOME Program

##### Proposed Uses of HOME funds for FY 2014-15

The City anticipates being able to utilize \$8,127,672 in HOME funds for FY 2014-15. This amount comes from an expected FY2014-15 HOME Grant Allocation of \$2,550,688, approximately \$2,411,093 in Program Income, and approximately \$3,165,891 of previously uncommitted HOME funds. The City of San José plans to commit the HOME funds in the following manner:

Proposed Uses of HOME Funds for 2014-15	
Budgeted Uses	Expected Commitments for 2014-2015
Rental Housing Development	\$5,390,000
Administrative Costs	\$255,069
Community Housing Development Organization (CHDO) Operating Expenses	\$100,000
CHDO Set-Aside (HUD-automated set-aside for CHDOs)	\$382,603
Tenant Based Rental Assistance (TBRA) *	\$2,000,000
<b>TOTAL</b>	<b>\$8,127,672</b>

TBRA funded out of previous HOME allocations.

Uncommitted funds will be available to the TBRA program and/or Rental Housing Development

##### Description of HOME programs:

## Section 3: Program Resources

- *Rental Housing Development / CHDO Set-Aside Funds (Rental Housing Construction)*

Consistent with the City's goal to assist in the creation and preservation of affordable housing for lower-income households, the City has the option to use HOME funds for land acquisition and new construction of rental units, and/or acquisition/rehabilitation of existing rental units for ELI/VLI/LI households as well as for special needs populations, such as single parents, seniors, disabled persons, people living with HIV/AIDS, emancipated youth, and other people at risk of homelessness.

Since the HOME program's inception (1992), the City has set aside approximately 40% of its total allocation for CHDOs to develop low-income housing units (HUD requires at least 15% to be set aside). Because the City has met and surpassed this requirement, the City may exercise its option to request HUD waive this requirement and allow the City to use the "set-aside" funds for other eligible HOME activities.

For any HOME funds used to develop new housing units, the City will comply with the Federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973. Participation in the HOME Program will enhance the City's funding sources for new construction, while at the same time providing flexibility in the use of funds for an overall gap-financing program.

- *Administrative Costs*

Up to 10% of the total HOME grant allocation (approximately \$255,069) will be used for reasonable planning and administrative costs associated with the administration of the HOME funds and other related federal requirements. Approximately, \$300,000 of previously committed administrative funds has been carried over into FY 2014-15 and is available for use, if needed.

- *CHDO Operating Expenses*

In compliance with HOME regulations, the City of San José may commit up to 5% of its annual HOME allocation to Certified CHDOs with operating expenses. CHDOs must currently have a low-income, HOME funded rental housing project under construction and/or be able to show that, within 24 months of receiving said operating funds, they will identify and begin construction of HOME units. The City will be committing \$100,000 for CHDO operating expenses.

- *Tenant-Based Rental Assistance (TBRA)*

Consistent with the City's goal to assist in the creation and preservation of affordable housing for lower-income households, the City will use HOME funds to provide tenant-based rental subsidies targeting homeless individuals and families. In all of its HOME-funded TBRA programs the City collaborates with outside agencies to provide intensive case management services to TBRA clients. Combined with rental assistance, such services improve the ability of clients to not only successfully transition out of homelessness, but also retain housing and increase their self-sufficiency after exiting the TBRA program. In FY 2014-15 the City anticipates having 100 TBRA coupons in use by formerly homeless individuals. For more information on the City's TBRA programs please see Goal #2 – Support activities to end homeless in San José and Santa Clara County.

### c. Emergency Solutions Grant Program (ESG)

#### Proposed Uses of ESG funds for FY 2014-15

## Section 3: Program Resources

Proposed Uses of ESG Funds for 2014-15	
Budgeted Uses	Expected Commitments for 2014-2015
Street Outreach	\$243,315
Shelter Operations	\$146,186
Service to Youth & Families	\$204,063
Rapid Re-Housing	\$85,319
HMIS	\$87,945
Administrative Costs	\$50,321
<b>TOTAL</b>	<b>\$817,150</b>

### Description of ESG programs

The City of San José will continue to program projects utilizing the funding categories that are part of the Emergency Solutions Grant program. The City will fund the following categories of activities:

- *Street Outreach*

The City of San José will continue to combine a portion of its CDBG Public Service allocation with its ESG allocation to fund full-service multidisciplinary outreach and engagement programs for homeless individuals. The two main purposes of these programs are:

- 1) To provide a consistent presence on the streets and other outdoor locations throughout San José to build rapport and trust with unsheltered homeless residents with the goal of moving them into and keeping them in permanent housing; and
- 2) To provide an avenue to alleviate resident concerns about homeless residents living in their neighborhoods or other areas of San José.

- *Shelter Operations*

The City will use unspent funds from a prior year allocation of ESG funding to support eligible costs associated Emergency Shelter Operations. Eligible expenses may include cost related to day-to-day operations and maintenance necessary for operation of an emergency shelter such as rent, security, food, fuel, equipment, furnishings and supplies.

- *Services to Youth and Families*

The City of San José will continue to combine a portion of its CDBG Public Service allocation with its ESG allocation to fund full-service program(s) for homeless families and youth (including victims of domestic violence). Services will include the provision of shelter beds, case management, deposit/rental assistance, and other services as appropriate. The goal of this program is to provide all of the services and support that the participating families and youth need to become and remain permanently housed.

- *Rapid Re-Housing*

The City will expand its use of ESG funds to also fund a Rapid Re-Housing Program. The program will expand on the existing outreach and shelter Program by reserving an additional shelter beds to provide individuals from

## Section 3: Program Resources

homeless encampments access to shelter beds for up to 90 days while searching for permanent housing. Those who access to the additional beds will have an assigned case manager who will assist them with their housing search efforts.

- *HMIS*

The ESG program will continue to fund the Homeless Management Information System (HMIS) program. The City of San José requires the use of HMIS to monitor outcomes and performance measures for all of its funded homeless service agencies, except for populations that are specifically excluded from entering information into the database such as victims of domestic violence. As the City of San José and its partners work to end homelessness, HMIS will play an increasingly critical role in illuminating the characteristics and needs of the area's homeless residents. The data collected in HMIS will also help to inform on the success of specific strategies or programs in permanently housing homeless residents.

- *Administrative Costs*

The ESG program will set aside the maximum 7.5% administrative allocation for FY 2014-15.

- *Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)*

In FY 2014-15, the City, as the local recipient of ESG funds, will continue coordinating with its public and private partners to ensure that the local Continuum of Care (CoC) is meeting all HEARTH requirements with respect to ESG funds, including:

- Evaluating the outcomes of projects funded under ESG and reporting them to HUD;
- Establishing and operating either a centralized or coordinated assessment system that provides an initial, comprehensive assessment of the needs of individuals and families for housing and services, including a policy on how its system will address the needs of survivors of domestic violence seeking shelter or services from non-victim service providers;
- Establishing and consistently following standards for providing CoC assistance, including policies and procedures for:
  - Evaluating individuals' and families' eligibility for assistance
  - Determining and prioritizing which eligible individuals and families will receive transitional housing assistance
  - Determining and prioritizing which eligible individuals and families will receive rapid re-housing assistance
  - Determining what percentage or amount of rent each program participant must pay while receiving rapid re-housing assistance
  - Determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance
- Planning for the allocation of ESG funds and reporting on and evaluating the performance of ESG recipients and subrecipients.

### d. Housing Opportunities for People with AIDS Program (HOPWA)

#### Proposed Uses of HOPWA funds for FY 2014-15

## Section 3: Program Resources

Proposed Uses of HOPWA Funds for 2014-15	
Budgeted Uses	Expected Commitments for 2014-2015
Health Trust	\$796,755
San Benito	\$49,729
Administrative Costs	\$26,179
<b>TOTAL</b>	<b>\$872,663</b>

### Description of HOPWA programs:

- *The Health Trust*

The City anticipates awarding most of its HOPWA entitlement grant to the Health Trust for its HIV/AIDS Services program. The Health Trust is a charitable foundation with a focus of advancing wellness in the Silicon Valley community. The program will provide rent subsidies and supportive services to help low-income residents living with HIV/AIDS secure and maintain housing.

- *San Benito*

The City's HOPWA entitlement grant to San Benito County will provide utility and rental subsidies and nutritional and dental assistance to low-income clients living with HIV/AIDS.

- *Administrative Costs*

The City will allocate \$26,179 or 3% of the entitlement grant to administrative costs associated with managing with the HOPWA grant.

## 2. Competitive Grants from HUD

HUD also administers a number of competitive grants available to government agencies, nonprofits and community organizations. The City of San José applied for and received some of these grants, as listed below. While some of these grants are directly received and administered by the City, other grants, such as the Section 202 grants, are received by non-City agencies, with assistance from the City during the application process.

### a. HOPWA Permanent Supportive Housing (PSH)

#### Proposed Uses of HOPWA PSH funds for FY 2014-15

### Section 3: Program Resources

<b>Proposed Uses of HOPWA PSH Funds for 2014-15</b>	
<b>Budgeted Uses</b>	<b>Expected Commitments for 2014-2015</b>
Rental subsidies and support services	\$386,180
Resource identification	\$25,545
Administrative Costs - for both the City and its Subrecipient	\$40,882
<b>TOTAL</b>	<b>\$452,607</b>

In January 2013, the City received notification of the opportunity to renew its Housing Opportunities for Persons with AIDS (HOPWA) Permanent Supportive Housing Program (PSH) competitive grant for an additional 3 years.

In May 2013, the City received notification that it was awarded \$1,309,810 in HOPWA-PSH funding. The City will continue to contract with the Health Trust to administer the grant. This will include allocating funds to the Health Trust to provide long-term rental subsidies and supportive services to low-income persons living with HIV/AIDS in Santa Clara County. The Health Trust will also use a portion of the grant for “resource identification” costs that will include activities aimed at increasing coordination between the local Continuum of Care and the HOPWA PSH program. Of the total HOPWA PSH grant, \$39,249 (\$13,098 per year) will be allocated over the three year period to the City of San José Housing Department to cover administrative costs.

#### **b. Neighborhood Stabilization Program (NSP2)**

The Neighborhood Stabilization Program (NSP) is a federal program that provides funding to help communities that have suffered from foreclosures and abandonment. In 2008, the City of San José received \$5.6 million in funding from NSP1, which provided grants to states and selected local governments on a formula basis. The City, through a consortium with the Housing Trust of Silicon Valley and Neighborhood Housing Services Silicon Valley, also received a \$25 million competitive award from NSP2.

#### **Proposed Uses of NSP2 funds for FY 2014-15**

<b>Proposed Uses of NSP2 Funds for 2014-15</b>	
<b>Budgeted Uses</b>	<b>Expected Commitments for 2014-2015</b>
25% Set-Aside Program	\$4,500,000
Dream Home Program (Acq, Rehab and Resale)	
Administrative Costs	\$250,000
<b>TOTAL</b>	<b>\$4,750,000</b>

In February 2010, the San José NSP Consortium, consisting of the Housing Trust Silicon Valley, the City of San José, and Neighborhood Housing Services Silicon Valley, received an NSP2 grant award of \$25 million under the

## Section 3: Program Resources

American Recovery and Reinvestment Act (ARRA) of 2009. The grant is intended to restore neighborhoods adversely impacted by foreclosures and subprime loans in 35 target census tracts in San José.

The City of San José administers the San José Dream Home Program to acquire, rehabilitate, and resell foreclosed and abandoned homes to low- and moderate-income households in 35 target census tracts. In addition to providing basic health and safety upgrades, energy efficient and eco-friendly upgrades are incorporated whenever feasible. In December 2010, the City executed agreements with two development entities, Community Rehabilitation Partners and the Cypress Group, to implement the Dream Home program. Program Developers have purchase 5 new properties through February of the 2012-13 fiscal year bringing the program total to 38 home purchased under NSP2. The program will end once the total program goal of 43 homes has been acquired but no later than June 30, 2013. Rehabilitation and resale activities will continue until all homes have been resold to income eligible households.

The City of San José also implements the 25% Set-Aside Program to comply with the NSP2 requirement to designate a minimum of 25% of grant funds and program income to housing for very low-income (VLI) households earning up to 50% of the Area Median Income (AMI). In FY 2011-2012, the City met its 25% Set-Aside obligation by committing nearly \$10.5 million in NSP2 funds to two development projects, including \$5.25 million for the acquisition and rehabilitation of 58 units at the Taylor Oaks Apartments on Kollmar Avenue, and \$5.21 million to for the development of 18 special needs units on a vacant, City-owned parcel located on Ford Road east of Monterey Highway. In November 2012, the City committed NSP2 funds to the Ford Road Family development. This additional commitment will provide an additional 74 very low-income units. The total of 150 VLI units in these three projects exceeded the Consortium's goal of 41 VLI units, as proposed in the grant application. The consortium released an RFP in the Summer of 2013 to allocate the remaining NSP2 dollars.

### c. Section 202 and 811 Grants

HUD 202 & HUD 811, federal production programs for seniors and disabled residents, again are not anticipated to fund new developments in the coming year, as no new capital commitments are expected in these programs in FY 2014-15 due to federal budget cuts. However, the State of California recently issued a NOFA for the award of rental vouchers under its HUD 811 demonstration program in which it will award five-year, renewable rental vouchers for the use of disabled households. The City plans to work with the Silicon Valley Independent Living Center to encourage restricted affordable multifamily project owners to submit applications for as many as 50 rental vouchers to be used in San José properties.

## 3. Public Housing Programs and Rental Vouchers

Acting as the City of San José Housing Authority, the City entered into an agreement with the Housing Authority of the County of Santa Clara (HACSC) to administer and manage the Section 8 Voucher program and public housing programs within the City of San José. The HACSC receives federal funding to run the programs below:

- *Housing Choice Voucher Program (HCV)*

This program is an integral part of the social safety net in one of the country's most expensive places to live. It provides rental assistance to seniors, disabled and low-income families. The need is so great that currently there are 21,256 families on the Section 8 waiting list for the HCV program in Santa Clara County. City staff estimates that the Housing Authority will administer 6,445 vouchers on behalf of the City of San José in 2014-15 based on information provided by the Housing Authority that includes sequester impacts. The City will continue to work with the HACSC and local homeless service providers to ensure that one-third of all vouchers that are turned over in FY 2014-15, or a minimum of 100 vouchers, are set-aside for homeless individuals and families. The agencies will also work together to develop a priority system for the distribution of the set-aside vouchers and mechanisms to ensure that the voucher recipients receive the case management and other support they need to maintain their housing.

## Section 3: Program Resources

The combination of the Federal Government's budget process and the fluctuation of Section-8 funding have made it difficult for HACSC to effectively serve the needs of low-income residents throughout the County of Santa Clara. More specifically, HACSC is charged with allocating resources through the budget process before the Federal Government adopts a budget in for the fiscal year that ends in September. In addition, when there are reductions to Section-8 funding, the HACSC must implement cost saving measures that impact current residents and limit the agency's ability to serve additional households.

- *Continuum of Care (Formerly Shelter Plus Care)*

This is a rental assistance program funded by McKinney Homeless monies for homeless persons with a disability—particularly mental illness, chronic alcohol and/or drug addiction, and HIV/AIDS. Participants receive on-going case management and access to supportive services.

- *Family Self-Sufficiency Program*

This is a five-year program to assist current Section 8 participants to improve their employment opportunities in an effort to become economically independent and self-sufficient. As a family's rent portion increases due to an increase in their earned income, HUD matches that amount in an escrow account in the family's name. At the end of five years, if the family has met their goals, remained off welfare assistance for the prior 12 months, and sought and maintained employment, the escrow money is awarded to them.

- *Veterans Affairs Supportive Housing (VASH)*

This program provides assistance for up to 635 homeless veterans in Santa Clara County.

- *The Family Unification Program*

This program provides voucher assistance to 100 families who have been separated due to a lack of adequate housing

- *Non-Elderly Disabled (NED) Vouchers*

These 10 vouchers allow non-elderly disabled people to transition out of care-giving institutions.

- *Moderate Rehabilitation Program*

The moderate rehabilitation program provides 33 project-based rental assistances for low-income families. Assistance is limited to properties previously rehabilitated pursuant to a housing assistance payments (HAP) contract between an owner and a Public Housing Agency (PHA).

In January 2008, HUD designated the HACSC as a "Moving to Work" agency through June 30, 2018. The goal of the MTW program is to increase cost effectiveness, promote self-sufficiency, and expand housing options for low-income families. The MTW designation provides more flexibility in use of funding sources and will support the the creation of more efficient programs. The City will continue to partner with the HACSC to identify MTW activities that may benefit low-income families of the community, especially homeless households.

The HACSC further plays a direct role in developing affordable housing units. Acting as a nonprofit housing developer, the Housing Authority applies for funds from the City and a variety of state, federal, and private sources for its various development projects.

## 4. Other Federal Funding Sources

## Section 3: Program Resources

Besides obtaining funding from HUD, the City occasionally applies for and receives funds to support affordable housing activities from other Federal agencies.

### a. Federal FEMA Grants

Proposed Uses of FEMA Grants for 2014-15	
Uses	Expected Commitments for 2014-2015
Mobilehome Seismic Retrofit Program	\$300,000
<b>TOTAL</b>	<b>\$300,000</b>

\* In addition to the FEMA grant, City Matching Funds of 200,000 will also be available for spending;

The Mobilehome Seismic Retrofit Program is funded by a grant from the Federal Emergency Management Agency (FEMA) and is administered through the California Emergency Management Agency (CalEMA). Through a competitive application process, the City of San José was awarded a \$3,000,000 grant with a \$1,000,000 match fund requirement to seismically upgrade approximately 650 mobilehomes in San José. The program targets 10 mobilehome parks in San José and serves homeowners of all income levels. City Staff projects meeting this goal and closing out the grant in 2014-15.

## STATE RESOURCES

In addition to the federal government, the State also provides funding to support a range of affordable housing uses.

### Proposed Sources/Uses of State funds for FY 2014-15

Sources	Expected Available for FY 2014-15
Prop 1C – BEGIN	\$1,400,000
Prop 1C – CalHome	\$2,300,000
Prop 1C – Infill Infrastructure Grant (IIG)	\$2,100,000
Prop 1C – Transit-oriented Development (TOD) Fund	\$3,500,000
Mental Health Services Act	\$3,086,250
<i>TOTAL</i>	<b>\$12,386,250</b>

### 1. Proposition 1C

California Proposition 1C, approved by a statewide election in 2006 and funded by State bond issuances, has funded a range of types of housing programs. While funds are exhausted for the main Proposition 1C multifamily programs, and the future of the remaining Prop 1C pots is uncertain, San José is fortunate to have committed

## Section 3: Program Resources

funds from four of its housing programs in the coming year—BEGIN and CalHOME from previous awards, and IIG and TOD new awards from a recent NOFA of recaptured funds.

- *Building Equity and Growth in Neighborhoods Program (BEGIN)*

The BEGIN Program makes grants to cities and counties that reduce local regulatory barriers to affordable ownership housing. The grants are used to provide down payment assistance loans to qualifying first-time low- and moderate-income buyers of homes in newly constructed single family developments that have benefited from barrier reduction. The City is the largest user of BEGIN in the State, having received 18 competitive awards totaling over \$27,000,000. The Housing Department will continue to provide BEGIN loans to homebuyers seeking ownership in the two remaining developments not yet fully occupied, as well as use BEGIN loan repayments in other qualifying units across the City.

- *CalHome*

The CalHome Program enables low- and very-low income households to become or remain homeowners. Through the CalHome program, the State provides funds to local public agencies or nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, homebuyer counseling or mortgage assistance programs.

- *Infill Infrastructure Grant (IIG)*

The IIG program provides financial assistance for infrastructure improvements to support new infill housing development. Eligible improvements include development or rehabilitation of parks and open space, utility service improvements, streets, roads, parking structures, transit linkages, transit shelters, traffic mitigation features, sidewalks, and streetscape improvements. As the funds are competitive and over-subscribed, the inclusion of restricted affordable units is typically necessary to merit award.

- *Transit-oriented Development (TOD) Fund*

The TOD program supports dense development in close proximity to public transportation that encourages the development of walkable corridors and the inclusion of affordable housing units at transit-rich locations. As the funds are competitive and over-subscribed, the inclusion of restricted affordable units is typically necessary to merit award.

## 2. Mental Health Services Act (MHSA)

The State of California's Mental Health Services Act (MHSA) program creates an ongoing source of funds that is administered at the county level to serve low-income mentally ill clients. The County of Santa Clara's Office of Mental Health and its Office of Affordable Housing has used several million dollars in the past years to fund housing units affordable to extremely low-income persons with mental illness. Although MHSA funds continue to flow yearly to the County, they are expected to be used to support ongoing service provision to the public rather than providing new capital and services funds targeted to specific affordable housing developments.

The City-assisted Donner Lofts development has a commitment of MHSA funding—\$1,620,000 for capital improvements and \$1,466,250 for services—that would be partly disbursed during construction, which is anticipated to start in 2014-15.

## LOCAL RESOURCES

## Section 3: Program Resources

Local resources that help further affordable housing activities are listed in this section.

### Proposed Sources/Uses of Local Funds for FY 2014-15

Sources	Expected Commitments for 2014-15
Low- and Moderate-Income Housing Asset Fund (Loan Repayments from former Redevelopment Loans)	\$16,400,000
Inclusionary Housing In-Lieu Fees	\$1,562,436
Negotiated Fee Payments	\$2,000,000
City of San José Housing Trust Fund	\$1,100,000
City of San José General Fund	\$3,500,000
<b>TOTAL</b>	<b>\$24,562,436</b>

#### 1. Low- and Moderate-Income Housing Asset Fund

As San José's Successor Housing Agency, the Housing Department retained land, long-term leases, and a portfolio of over \$800 million in loans made over time from 20% Redevelopment Funds. The proceeds of this portfolio now serve as the primary source of funding for the new Low- and Moderate-Income Housing Asset Fund, which will finance the Housing Department's administration of affordable housing programs as well as affordable housing construction and rehabilitation, homebuyer assistance, and other programs such as homebuyer education services. Regular, ongoing revenue from the fund is expected to be approximately \$6.5 million annually. Additionally, transactions within the portfolio such as refinancing and/or resyndication of senior loans and resulting City loan payments are expected to provide additional one-time funds. Proceeds from this Fund will be used for administration of the Housing Department and to fund the development of new, affordable rental housing.

#### 2. Inclusionary Housing Programs and In-lieu Fees

Inclusionary housing programs are established through local policies and ordinances that require market-rate residential developers to set aside a certain portion of units in a development for income-restricted affordable housing, or satisfying their obligation through payment of an in-lieu fee. The local jurisdiction, in turn, uses these fees to subsidize affordable housing production programs.

The City currently has an Inclusionary Housing Program in place in redevelopment project areas, which requires that 20% of residential for-sale units be affordable or that other options are pursued, including the payment of in-lieu fees to the City. The Department expects to receive a total of \$1,562,436 in in-lieu fees in FY 2014-15.

In January 2010, San José adopted a Citywide Inclusionary Housing Ordinance in order to provide additional opportunities for affordable housing in the City. The Citywide ordinance was expected to go into effect no later than January 1, 2013; however, given a pending legal challenge to the State Supreme Court, its implementation is currently on hold. Oral arguments and a decision by the Court are expected to occur in FY 2014-15. When the Citywide Ordinance goes into effect, it will require that 15% of a project's units built be restricted affordable if the affordable units are constructed on-site, which increases to 20% of units if the affordable units are constructed off-site. Alternatively, the developer may also choose to pay an in-lieu fee instead of building affordable units, or to take advantage of other defined alternatives. When the Citywide Ordinance takes effect, it will subsume the Inclusionary Housing Program now in operation in redevelopment project areas.

## Section 3: Program Resources

At the time that the San José City Council approved its Citywide Inclusionary Housing Ordinance, an affordability requirement for rental housing projects was included in the recommendations. However, on July 22, 2009, the 2nd District Court of Appeals decided a case called *Palmer/Sixth Street Properties v. City of Los Angeles*, 175 Cal.App.4th 1396 (2009). Although *Palmer* is not legally binding upon the City of San José's current inclusionary housing program, it calls into question the validity of inclusionary housing mandates upon rental housing projects. As a result, until this decision is overturned or reversed by case law or the State legislature, the City will only implement inclusionary requirements on for-sale projects and on rental projects seeking concessions from the City or entering into a Development Agreement. A bill, AB 1229 (Atkins), passed the State legislature last year, and were it not for the Governor's veto, would have the effect of overturning *Palmer* for rental projects in California.

### 3. Negotiated Fee Payments

The Housing Department occasionally negotiates with market-rate developers to provide funds for affordable housing in return for receiving other concessions in their land use entitlements. The Department expects to receive a one-time repayment of \$2.0 million in FY 2014-15. Note that *Palmer* does not affect negotiated agreements with developers via Development Agreements.

### 4. City of San José Housing Trust Fund

In June 2003, the City of San José established a Housing Trust Fund (HTF), which is administered by the Department of Housing. The purpose of the HTF (originally the Housing and Homeless Fund) is to ensure ongoing funding for affordable housing programs that seek to end and prevent homelessness, in part by creating a vehicle eligible to compete for outside funding sources. In Fiscal Year 2014-15, it is anticipated that \$1,100,000 in HTF will be used towards efforts to end and prevent homelessness including: City staff compensation and non-personnel costs; Destination: Home administrative and programmatic costs; a Downtown Homeless Outreach and Engagement Program to connect homeless persons with services and shelter with the goal of helping them attain permanent housing; as the match for federal, State and regional grants; the development of plans for food access by homeless persons and for an employment strategy for homeless persons; and emergency funds for persons displaced by fires or other disasters.

### 5. City of San José General Fund

The City of San José's General Fund will be providing a second year funding of \$3.5 million for homeless services. \$2 million will fund a Place-Based Rapid Re-Housing Pilot Program targeting homeless residents living in encampments and \$1.5 million will be set aside for ongoing homeless encampment abatement and deterrent services.

### 6. City-owned Land

The City also has used its past resources to purchase surplus land from other public agencies to meet its housing and community development goals. The Housing Department would pursue purchase of land in strategic locations were funds to become available for the purpose of supporting the development of restricted affordable multifamily units. In FY 2014-15, Department staff will be overseeing construction on the HOME-funded Japantown Seniors project, located on one such City-owned site, and will continue in efforts to get development started on two other existing City-owned sites. Such land constitutes a resource for potential new developments to proceed with a minimum of additional subsidy outlay. Ongoing ownership of the land by the City and the use of long-term ground leases to affordable housing projects also provide greater certainty that affordable units will continue to operate in key locations throughout the City.

### 7. Other Local Resources

## **Section 3: Program Resources**

The Housing Trust Silicon Valley (formerly the Housing Trust of Santa Clara County) is a nonprofit organization that was created by Silicon Valley businesses and related organizations in 2001, and now is supported by local jurisdictions across the Bay Area as well as lenders, foundations, and private donors. The Housing Trust Silicon Valley makes available loans for first-time homebuyers and provides downpayment assistance funded by State CalHOME dollars. The Housing Trust Silicon Valley also makes short- to medium-term loans to support affordable housing developments which must be retired by another funding source. It also makes loans and grants for homelessness prevention and is the lead agency for the ForeclosureHelp Center.

The County of Santa Clara, which manages funds such as CDBG and HOME as well as the City's MCC program, is a key partner in funding affordable housing developments and homeless programs.

Neighborhood Housing Services Silicon Valley (NHSSV), a 501 (c)(3) nonprofit corporation headquartered in San José, primarily serves Santa Clara and Alameda Counties. Chartered by NeighborWorksAmerica®, NHSSV leverages resources from several private and public sources to promote affordable housing and responsible homeownership. With its primary focus on Low and Moderate income families, NHSSV lines of business provide a full spectrum of homeownership services such as first mortgage lending, subordinate financing, homebuyer education and real estate sales. Services also include homebuyer readiness screening, credit counseling and foreclosure prevention counseling. As a NeighborWorksAmerica® organization NHSSV also engages in community building activities throughout San José.

On an ongoing basis, the City of San José, in partnership with Project Sentinel, NHSSV, the Housing Trust Silicon Valley and other groups, provides information on existing homeownership assistance programs that are available to low-and moderate-income households. The City will rely on its partners to augment this ongoing effort by conducting targeted outreach programs.

### **PRIVATE RESOURCES**

Private lenders and investors are key partners in the financing of affordable housing, particularly in multifamily development programs. Conventional construction and permanent loans from commercial banks and nonprofit lenders, and tax credit equity from private investors, leverage federal, State, and local program resources that are listed above.

### **LEVERAGING**

For the City's housing production program, historically, the Housing Department has leveraged each dollar invested in a project with two-and-a-half to three dollars from outside public and private resources.

In the federal grant programs, the City requires leverage funds from nonprofit sub-recipients as follows:

- In both the CDBG and HOPWA programs, sub-recipients are required to contribute at least 20% of the program/activity/service cost from non-federal sources (that is, \$1 of non-federal funds for every \$4 of federal funds).
- In the ESG program, there is a 1-to-1 match (that is, \$1 of non-federal funds for every \$1 of ESG funds).

### **ANTICIPATED RESOURCES FOR FISCAL YEAR 2014-15**

The table below indicates estimated funding amounts expected from all sources for the upcoming fiscal year. The figures represented here pertain just for expected program commitments in the coming fiscal year. Not included are resources for those projects that already received a past City commitment, or that are uncertain to proceed in the coming year. With respect to tax credit equity, the figures shown are for funds to be used to create new

### Section 3: Program Resources

affordable homes in San José, rather than to rehabilitate existing affordable apartments, as the preservation and resyndication projects are less predictable to forecast.

The City anticipates a grand total of about \$196 million in resources available from local, state, federal, and private sources over the next year for commitments to the development, preservation, or rehabilitation of affordable housing, and to the operation of programs to benefit the homeless and the broader community. While the City expects to have the use of approximately \$54 million and plans to commit it to projects and programs, the vast majority of resources come directly to the City's partners—developers, service providers and other organizations that operate locally—for the benefit of the City's residents.

Fiscal Year 2014-15 Anticipated Funding Sources	City-Programmed Funds	Non-City Funds
<b>Federal Formula Funds plus program income</b>		
CDBG	\$10,311,547	\$0
HOME	\$8,127,672	\$0
ESG	\$670,964	\$0
HOPWA	\$872,663	\$0
<b>SUBTOTAL- Federal Formula Funds</b>	<b>\$19,982,846</b>	<b>\$0</b>
<b>Federal Competitive Programs</b>		
HOPWA Competitive (PSH)	\$452,607	\$0
NSP	\$4,750,000	\$0
Section 8 - Rental Vouchers – Tenant-based & Project-based	\$0	\$87,600,000
<b>SUBTOTAL—Federal Competitive Funds</b>	<b>\$5,202,607</b>	<b>\$87,600,000</b>
<b>State Competitive Programs</b>		
Low-Income Housing Tax Credits (9%) Equity	\$0	\$17,257,167
Low-Income Housing Tax Credit (4%) Equity	\$0	\$23,441,506
Mobilehome Retrofit Program	\$60,000	\$300,000
Mortgage Credit Certificates (55% of County Allocation)	\$0	\$5,500,000
Proposition 1C – Transit-Oriented Development Program	\$0	\$3,500,000
Proposition 1C – Infill Infrastructure Grant Program	\$0	\$2,100,000
Proposition 1C – CalHOME program	\$2,300,000	\$0
Proposition 1C – BEGIN program	\$1,400,000	\$0
Proposition 63 – Mental Health Services Act (MHSA)	\$0	\$3,086,250
<b>SUBTOTAL—State Competitive</b>	<b>\$3,760,000</b>	<b>\$55,184,923</b>
<b>Local Funds</b>		
Housing Trust Fund	\$1,100,000	\$0
City of San José General Fund	\$3,500,000	\$0
In-lieu Fees	\$1,562,436	\$0
Low- and Moderate-Income Housing Asset Fund	\$16,400,000	\$0
Negotiated Fee Payments	\$2,000,000	\$0

### Section 3: Program Resources

Fiscal Year 2014-15 Anticipated Funding Sources	City-Programmed Funds	Non-City Funds
<b>SUBTOTAL—Local</b>	<b>\$24,562,436</b>	<b>\$0</b>
<b>GRAND TOTAL</b>	<b>\$53,507,889</b>	<b>\$142,784,923</b>

## **Section 4:**

# **Priority Needs and Geographic Areas Served**

## Section 4: Priority Needs and Geographic Areas Served

### HOUSING NEEDS AND GOALS

As noted in the Strategic Plan section of the City's 2010-2015 Consolidated Plan, there are several priority needs that the City seeks to address. These needs are shown in Table 2A below, which identifies the number of households in San José by income who pay more than 30% of their income on housing and which informs the City's five-year and one-year housing goals and strategies. As can be seen below, small, large, and elderly households all have housing needs, with those with the lowest incomes having the greatest need.

**Table 2A**  
**Priority Housing Needs / Investment Plan Table & Goals**  
**Five-Year Goal**

Priority Housing Needs – Households	Income Levels (# of Households)	Priority Need Level – High, Medium, and Low	Unmet Need based on Cost Burden	5 – Year Goal	Actual 2010- Present	1-Year Goal
				2010-2015		2014-2015
<b>Small Related Renters</b>	0-30%MFI (7,470)	H	6,125	70	0	8
<b>(0-80%) - 20,974</b>	31-50%MFI (7,365)	H	5,523	47	0	169
(2-4 persons)	51-80%MFI (6,139)	M	2,701	150	0	0
<b>Large Related Renters</b>	0-30%MFI (4,600)	H	3,956	9	120	0
<b>(0-80%) – 12,968</b>	31-50%MFI (4,715)	H	2,923	25	270	140
(5+ persons)	51-80%MFI (3,653)	M	876	0	144	238
<b>Elderly Renters</b>	0-30%MFI (5,659)	H	3,723	0	94	0
<b>(0-80%) – 8,182</b>	31-50%MFI (1,685)	H	1,078	0	0	0
	51-80%MFI (838)	M	444	0	0	0
<b>Other Renter Households</b>	0-30%MFI (4,955)	H	3,518	344	0	41
<b>(12,533)</b>	31-50%MFI (3,454)	H	2,798	0	19	15
	51-80%MFI (4,124)	M	2,557	0	0	0
<b>Total Owner Households</b>	0-30% MFI (10,755)	H	7,528	509	474	53
<b>(0-80%) (38,411)</b>	31-50% MFI (12,489)	H	7,118	508	318	39
	51-80%MFI (15,167)	M	8,190	611	298	48
<b>Total</b>			<b>59,058</b>	<b>2,273</b>	<b>1,737</b>	<b>751</b>

## Section 4: Priority Needs and Geographic Areas Served

### GEOGRAPHIC DISTRIBUTION

#### **Geographic Distribution of Housing and Services Race & Ethnicity Make-Up of San José**

The City of San José is one of the most diverse jurisdictions in the nation. According to the 2010 Census, San José's Hispanic and Asian population exceeded the population for Whites. The three ethnic groups represent 33%, 32%, and 29% of the population respectively. The City works to disperse affordable housing to avoid concentrations of low-income and minority populations by helping ensure services and affordable housing are available throughout the City.

According to the 2010 Census, the non-Hispanic White population declined to 28.7 % of the total population, down from 36% of the total population in the 2000 Census. Conversely, strong growth occurred within the Asian population, rising from approximately 238,378 persons in 2000 (26.6% of the City's population) to 300,967 persons in 2010 (31.7%).

The City's Hispanic population experienced tremendous increase throughout the course of the last twenty years, more than doubling in size from about 140,000 persons in 1980 to about 318,000 persons in 2010. As a proportion of the City's total population, the Hispanic population rose steadily from 22.3% in 1980, to 26.6% in 1990, 30.2% in 2000 and then to 33.2% in 2010. Hispanics are the most geographically concentrated major race/ethnic group in San José. According to the 2010 Census, Hispanic persons comprised over two-thirds of the population in nineteen census tracts, many of which are primarily within or near the Downtown area.

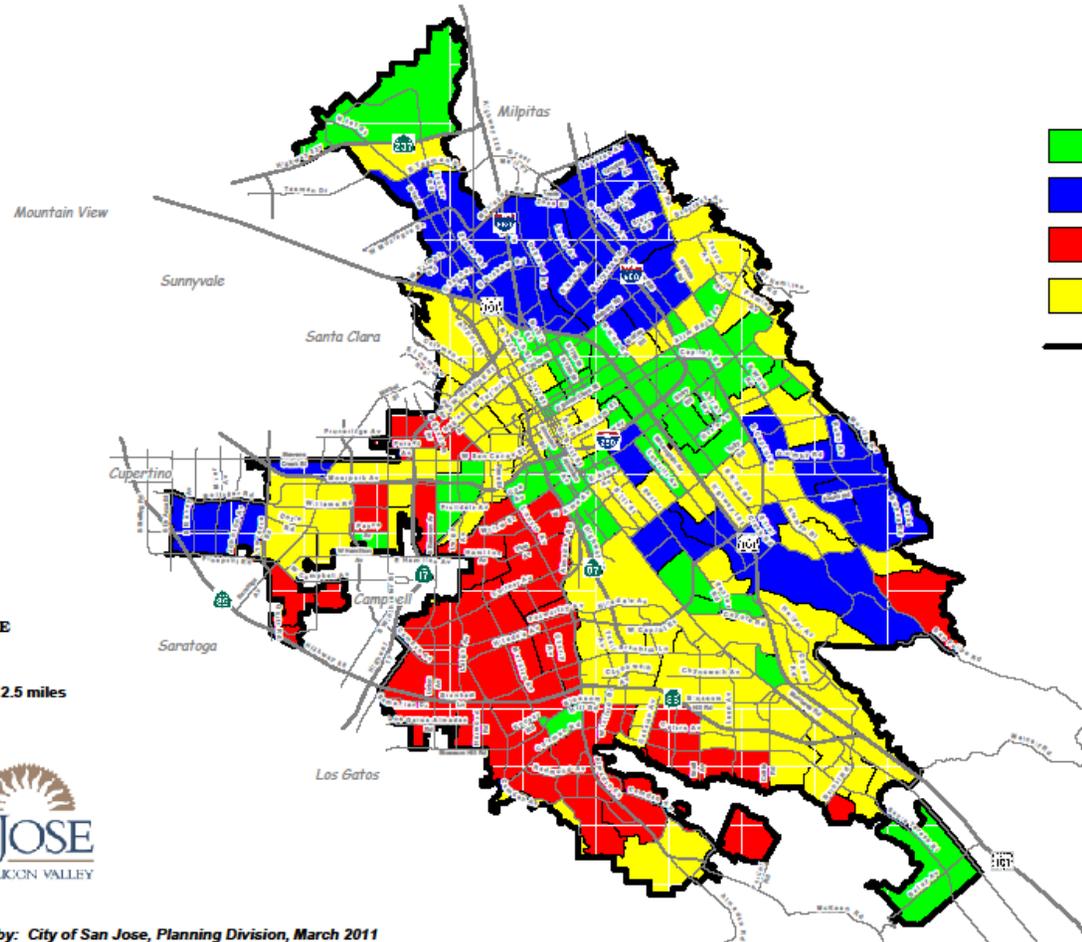
San José currently has a single race/ethnic group majority in seven of its ten City Council Districts. Namely, Districts 6, 9 and 10 contain a White majority (62.6%, 68.9% and 56.6% respectively), Districts 3 and 5 each contain a Hispanic majority (51.6 % and 61.8%, respectively), and Districts 4 and 8 contain an Asian majority (61.4% and 53.3% respectively). With no single race/ethnic group majority, the remaining three City Council Districts (1, 2, and 7) thus contain a diverse mix of the aforementioned and other race/ethnic groups. (Source - <http://www.sanjoseca.gov/DocumentCenter/View/5251>).

The map below demonstrates the race/ethnic make-up of San José.

Section 4: Priority Needs and Geographic Areas Served



# City of San Jose Race/Ethnic Group Majority\*, by Census Tract\*\*



**Map Legend**

- Hispanic majority
- Asian (non-Hispanic) majority
- White (non-Hispanic) majority
- No race/ethnic group majority
- Urban Service Area boundary

*NOTE: Citywide percent of race/ethnic groups shown here:*

Hispanic= 33.2%  
Asian (non-Hispanic)= 31.7%  
White (non-Hispanic)= 28.7%



Scale: 1 inch= 2.5 miles



Map Prepared by: City of San Jose, Planning Division, March 2011

\*The term "majority" refers to a population that is more than 50% of the total population of a census tract.

\*\*The geographic boundaries of census tracts shown may include both incorporated and unincorporated areas. However, data include only residents of San Jose.

Source: U.S. Census Bureau, Census 2010

## Section 4: Priority Needs and Geographic Areas Served

### Eligible Population for a Language Access Plan (LAP)

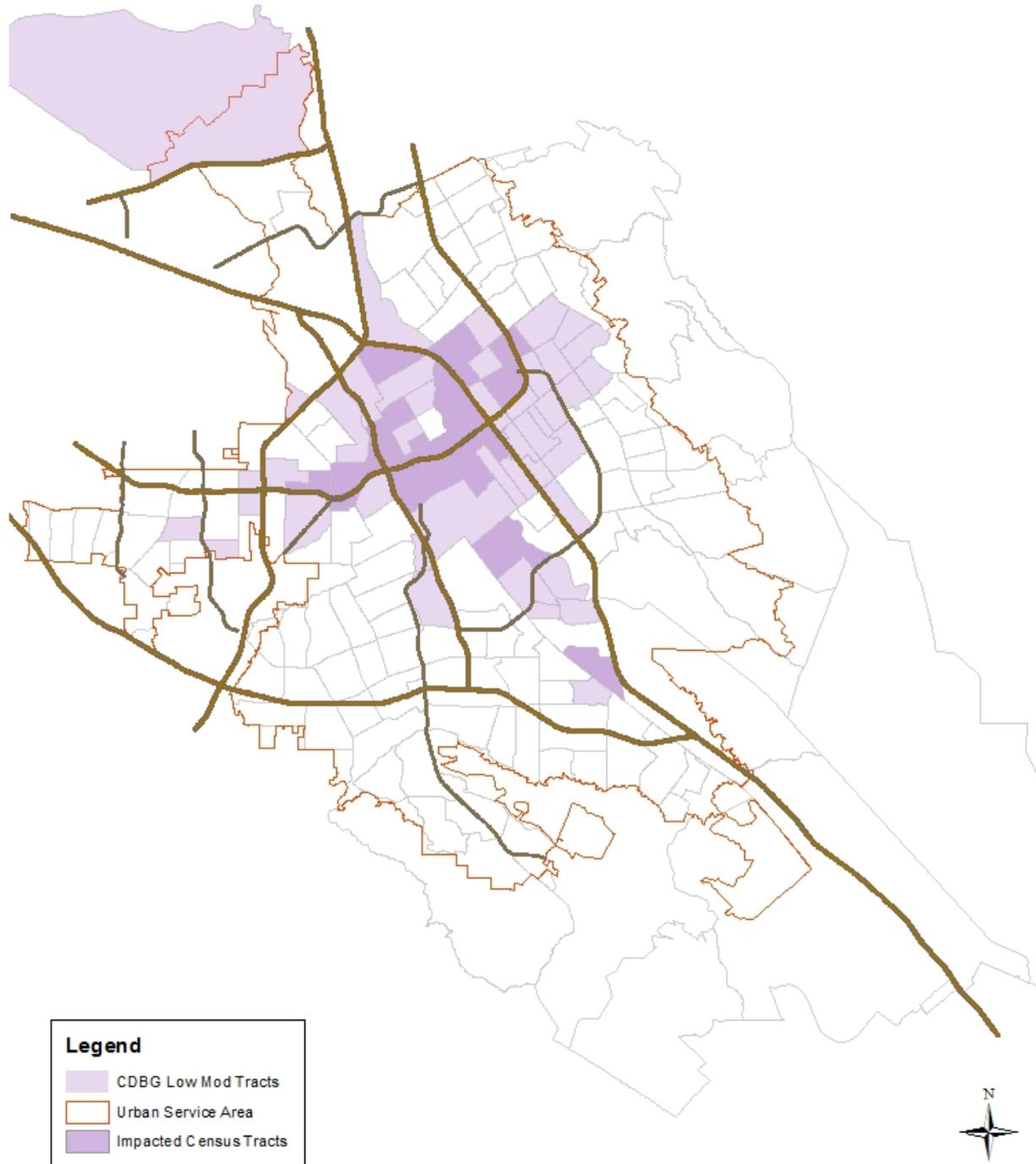
HUD has established criteria for determining the eligible population of Limited-English Proficiency (LEP) persons to be served by an LAP. LAP provisions are applicable to language groups that are “More than 5 percent of the eligible population or beneficiaries and more than 50 in number.” Based on Census 2000 data for San José, there are three language groups that meet these provisions: Spanish, Vietnamese, and Chinese speakers. For the LAP, “Chinese” will include both Mandarin and Cantonese dialects. The LAP sets forth a framework of the language services and procedures that the Housing Department will implement in order to meet the needs of LEP persons. Starting in FY 2012-13, the Housing Department included Tagalog translation in its public notices for the Annual Consolidated Plan process, for the Consolidated Annual Performance and Evaluation Report process, and for other actions related to federal funding decisions.

### Geographic Areas Served by Federal Funds

The City of San José provides funds and services to low-and moderate-income participants, households, or areas throughout the City. The following map identifies the low and moderate income census tracts identified by the CDBG program and impacted census tracts in San José, tracts where more than 50% of the population is considered low-income and tracts that lie adjacent to the those low-income tracts.

## Section 4: Priority Needs and Geographic Areas Served

### City of San José Geographic Areas Served by Federal Funds



## Section 4: Priority Needs and Geographic Areas Served

### Place-Based Neighborhood Focused Strategy

In light of current budget limitations, San José recognizes the importance of a coordinated effort to provide services to its neighborhoods. The underlying framework of the place-based neighborhood-focused strategy is that maximum impact can be achieved by integrating federal funds with other public and private grant funds and other City programs and funds.

The strategy has been initiated in three neighborhoods where there is a demonstrated need, opportunity to make substantial changes and strong community partnerships to sustain that progress. They include:

1. **Santee/McKinley** in partnership with Franklin McKinley Children’s initiative
2. **Mayfair** in partnership with Somos Mayfair
3. **Five Wounds / Brookwood Terrace** in partnership with CommUniverCity (with the potential for expansion as CommUniverCity expands to other Downtown neighborhoods)

The Initiative’s Goals are:

1. Connect resources and support the neighborhoods’ Community Base Organizations (CBO’s), police, code enforcement, housing, parks and recreation and other services in the Place-Based neighborhoods
2. Continue to access to funds and resources from the Community Development Block Grant (CDBG) program and other new partners to implement priority projects and neighborhood action. Portion of CDBG funds will continue to be allocated in the three neighborhoods
3. Create a supporting strong, capable network within the Place-Based Neighborhoods

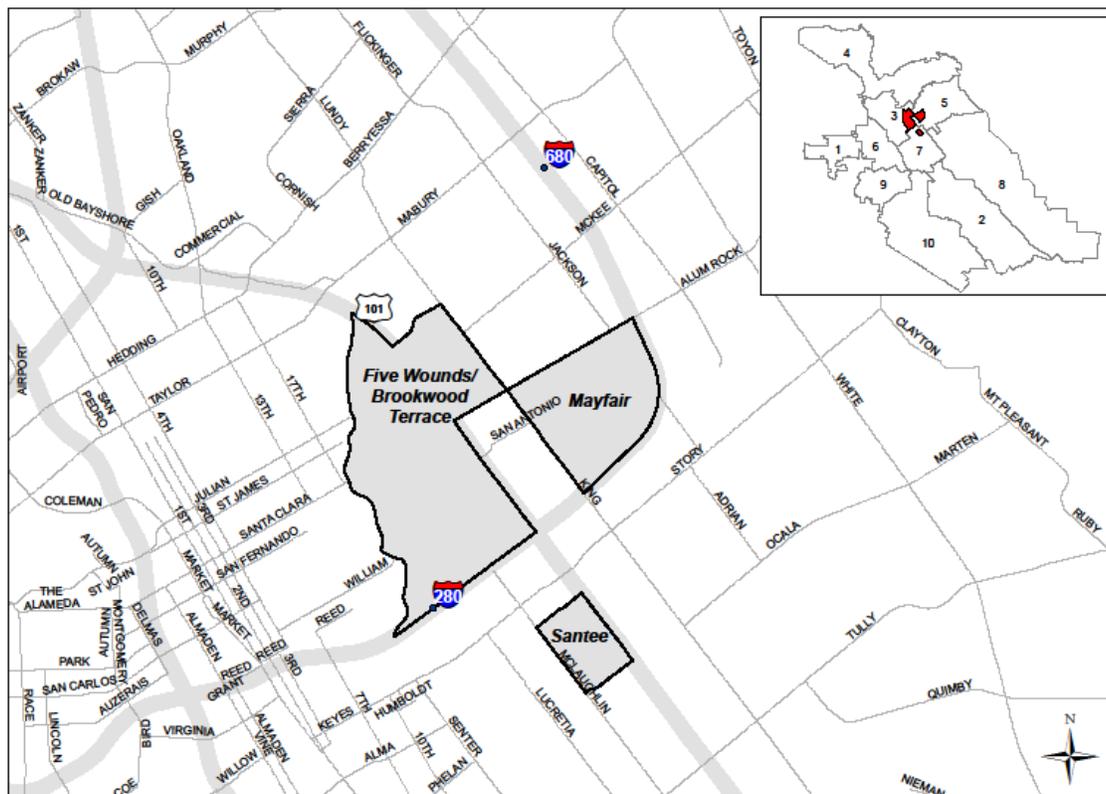
The primary focus of the Place-Based Strategy is to address the needs of the selected neighborhoods by creating a coordinated effort to provide services that create clean, safe, and engaged communities. All aspects of neighborhood condition are explored, including crime, blight, and infrastructure. Some CDBG funds will be targeted to these neighborhoods, while other funds will come from programs that assist residents Citywide.

Place-Based funding is not expected to be a long-term funding source for these neighborhoods. Rather, it is expected that they will be provided “Interim Funding” for a period of two to five years. The program is starting to establish criteria to enable new communities to be identified as Place-Based Neighborhoods.

The Place-Based Strategy builds on the Strong Neighborhoods program that was funded for many years by the Redevelopment Agency. Now that the Agency no longer exists, the City is re-directing some programs – including a portion of CDBG resources –in order to realize significant improvements a few neighborhoods at a time.

## Section 4: Priority Needs and Geographic Areas Served

### CITY OF SAN JOSE PLACE BASED NEIGHBORHOODS



### Dispersion Policy

The City's Housing Dispersion Policy is a positive statement of encouraging affordable housing development throughout the City. Pursuant to this policy, the Council's approvals of City-financed affordable housing development are made in the context of the goal to balance and promote economic integration.

Pursuant to 24 CFR 91.225 and 570.601, no area of the City is arbitrarily precluded from consideration as a site for affordable housing. However, the City recognizes that certain census tracts contain a disproportionate number of lower-income households. The Dispersion Policy is meant to track affordable housing by impacted census tracts. Impacted census tracts are defined as those census tracts in which over 50% of residents are low-income. In November 2004, the Housing Department revised the list of impacted census tracts, based on a special Census 2000 tabulation request obtained from the Census Bureau. As a result of that study, 22 tracts were identified as impacted. These tracts were located in Council Districts 3 (13 tracts), 7 (4 tracts), 5 (2 tracts), 6 (2 tracts) and 2 (1 tract).

Based on a recent review, 25% of all newly constructed low-income affordable units were located in impacted areas. The remaining 75% were built outside of "impacted Census tracts". The chart below shows the distribution of the City's low-income affordable housing developments (1988-89 through present), by impacted census tracts.

## Section 4: Priority Needs and Geographic Areas Served

### *Citywide Dispersion of Affordable Housing – Tracked by Developments (1988-89 to February 2013 Completed and Under Construction)*

<i>Impacted Tracts in San José</i>	<i>Council District</i>	<i>Total LI Units (Incl Beds)</i>
5120.18	2	188
5001.00	3	127
5009.02	3	63
5010.00	3	9
5014.00	3	80
5015.01	3	83
5015.02	3	0
5016.00	3	113
5031.12	3	422
5031.13	3	66
5036.01	3	46
5037.09	3	419
5008.00	3,6	231
5017.00	3,6	30
5037.02	5	350
5037.06	5	54
5019.00	6	228
5020.02	6	0
5031.05	7	199
5031.10	7	129
5032.13	7	0
5032.14	7	270
<b>Total For Impacted Census Tracts in San José</b>		<b>3,107</b>
<b>Total For Non-impacted Census Tracts in San José</b>		<b>9,091</b>
<b>Total For Census Tracts in San José</b>		<b>12,198</b>
<b>% Impacted Units</b>		<b>25%</b>

\* *Impacted tracts are those tracts where more than 50% of the households are low-income households*  
 \* *Includes only new construction of non-moderate, affordable units; excludes acq/rehabs, inclusionary and RDA assisted projects*

**Section 5:**  
**Goals and Strategies**

## Section 5: Goals and Strategies

Through the Annual Action Plan, the Mayor and City Council approves the use of federal funds for programs and project activities designed to meet six broad goals contained in the 2010 -2015 Five-Year Consolidated Plan. The six goals are as follows:

1. Assist in the creation and preservation of affordable housing for lower-income and special needs populations
2. Support activities to end homelessness in San José and Santa Clara County
3. Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods
4. Expand economic opportunities for low-income households
5. Promote fair housing choice – affirmatively further fair housing
6. Promote environmental sustainability.

Section 5 identifies the strategies and actions for each of the six goals. It also includes tables to track annual goals and actual outcomes. As one reads the section below, please note the following:

- The *Need* analysis under each strategy is taken directly from the adopted 2010-2015 Consolidated Plan document.
- The 5-Year Goal refers to the target set in the 5-Year Plan
- The abbreviations used in the *Outcome Code* row in the tables correspond to HUD’s definitions below:

	<b>Availability / Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

## Section 5: Goals and Strategies

### GOAL #1 – ASSIST IN THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING FOR LOWER-INCOME AND SPECIAL NEEDS HOUSEHOLDS

#### Strategy #1A: Assist in the production of affordable rental housing

##### Need (As identified in the 2010-15 Consolidated Plan document):

*Affordability of rental housing varies significantly by jurisdiction. However, across the Entitlement Jurisdictions, the average market rate rent far exceeds the maximum affordable rent for very low- and extremely low-income households. Moreover, the current economic recession and unemployment further exacerbate affordability concerns for many households.*

##### Five-Year Goal:

Action 1.A.1 Financial & technical assistance for affordable rental housing - Production Goal							
<b>Performance Measure</b>	Number of lower-income units with funding committed						
<b>5-Year Plan Goal</b>	129						
<b>FY 2014-15 Funding Source</b>	HOME, Low and Mod Income Hsg Asset Fund, Tax Credits, Negotiated Developer Funds						
<b>Outcome Code</b>	DH-1,2						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	105	705	249	397	233	1,689	1309.3%
<b>Actual Annual Outcome</b>	354	74	36			464	359.7%

#### Production of Rental Housing

The units financed by the City of San José's affordable housing program represent a very significant part of the housing production taking place in the City. Over the last ten years, about 31% of the permits issued in the City of San José have been for affordable housing projects.

It is the policy of the City of San José to provide financial assistance for affordable housing development in the form of low-interest, residual receipts loans. Moreover, the City emphasizes gap financing, rather than primary financing, as a means to leverage its funds; the City requires that project sponsors leverage City funds with funds from non-City sources to maximize the total investment in affordable housing. The Department's focus is also on originating loans and collecting repayments, while grants are provided in very limited circumstances.

The tables below identify expected commitments and completions of City-subsidized rental homes newly affordable to lower-income households that are expected for the fiscal year 2014-15. Both of these projects will use HOME funds with the expected finalization of the HOME agreements occurring next year.

#### ***Fiscal Year 2014-15 Potential New Commitments for Rental Housing - New Construction (NC) and Acquisition/Rehab (A/R)***

Project Name	NC or A/R	Council District	ELI, VLI, LI Units	Mod Units
Donner Lofts	NC	3	100	0
Second Street Studios	NC	3	133	0
<b>TOTAL</b>			<b>233</b>	<b>0</b>

## Section 5: Goals and Strategies

### ***Fiscal Year 2014-15 Potential Completions for Rental Housing - New Construction (NC) and Acquisition/Rehab (A/R)***

Project Name	NC or A/R	Council District	ELI, VLI, LI Units	Mod Units
Ford & Monterey Family	NC	2	74	0
San Carlos Seniors	NC	6	94	0
<b>TOTAL</b>			<b>168</b>	<b>0</b>

<b>Action 1.A.1 Financial &amp; technical assistance for affordable rental housing - Inclusionary Goal</b>							
<b>Performance Measure</b>	Number of units with recorded restrictions						
<b>5-Year Plan Goal</b>	150						
<b>FY 2014-15 Funding Source</b>	Private Developers' funds						
<b>Outcome Code</b>	DH-1,2						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	0	0	354	477	378	1,209	806.0%
<b>Actual Annual Outcome</b>	0	0	185			185	123.3%

\* Yearly totals include negotiated affordable rental units

### **Inclusionary and Negotiated Affordable Goals for Rental Housing**

The City does not expect any new rental units to be constructed under the Inclusionary Housing Program as a result of the *Palmer* case, which had the effect of suspending the inclusionary housing requirements for rental housing in California until such time as the limitation in the *Palmer* decision is overturned or modified by the legislature.

However, through existing negotiated development agreements, the City estimates that approximately 370 restricted affordable rental units without City subsidy will be committed and begin construction in FY 2014-15.

Project Name	NC or A/R	Council District	ELI, VLI, LI Units	Mod Units
Hitachi Lot 1 (City Ventures/ROEM)	NC	10	133	0
Hitachi Lot 6 (JDA West)	NC	10	47	0
Hitachi Lots 10 & 12 (Lennar/ROEM)	NC	10	198	0
<b>TOTAL</b>			<b>378</b>	<b>0</b>

## Section 5: Goals and Strategies

### Assistance in Searches for Affordable Rental Units

In September of 2010, the City and Santa Clara County launched a housing search website, SCChousingsearch.org, which was created to streamline access to real-time information on affordable rental units. The City worked with Social Serve, a nonprofit housing location database provider, to develop the database specific to the region. In FY 2014-15, the City will continue working with Social Serve and local affordable housing property management companies, including the Housing Authority of the County of Santa Clara, to increase the number of affordable housing units listed in the database.

### Strategy #1B: Support affordable ownership housing

#### Need (As identified in the 2010-15 Consolidated Plan document):

*Although the current housing market downturn has led to falling sales prices in virtually all the Entitlement Jurisdictions, ownership housing in North County and Central West County remains largely unaffordable to lower-income households. In contrast, home values in Central and South County are somewhat more affordable. It is also important to note, however, that credit markets have tightened in tandem with the decline in home values. As such, although homes have generally become more affordable, lender requirements for a minimum down payment or credit score present a greater obstacle for buyers. Considering these factors, homeownership for lower-income households remains an important goal.*

#### Current Year Update

The National Association of Home Builders released the nationwide housing opportunity index for the third quarter of 2013. The study identified that San José-Sunnyvale-Santa Clara as the seventh least affordable area in the nation (217<sup>th</sup> out of 223 metropolitan areas) with only 28% of the homes sold being affordable to those earning the area's median income. The inventory of for-sale housing is also very tight, thus increasing both demand and prices of homes and making San José an even less affordable place to live in.

#### Five-Year Goal

Action 1.B.1 Direct financial assistance to help lower-income households purchase homes							
Performance Measure	Number of non-duplicated homebuyers assisted						
5-Year Plan Goal	357						
FY 2014-15 Funding Source	CalHome, BEGIN, NSP, HOME						
Outcome Code	DH-2						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	77	96	64	20	5	262	73.4%
Actual Annual Outcome	39	65	21			125	35.0%

\* An additional 16 moderate-income homebuyers will also be assisted in the purchase of homes

The City of San José uses CalHome, BEGIN, and NSP funds as available to assist low- and moderate-income households to purchase homes. The City works with various partner agencies to provide homebuyer programs within the City of San José.

## Section 5: Goals and Strategies

Due to rising home prices, lack of available inventory, and a very competitive sales market, first time homebuyers and other low- and moderate-income homebuyers are struggling to compete for available homes. As a result, the City's homebuyer programs have experienced a significant drop in qualified applications over the past year. It is anticipated that this trend will continue. As a result of these limitation and ongoing funding reductions the City's homebuyer programs will be limited in 2014-15 and focus primarily on Begin program homebuyer loans. The majority of the City's Calhome funds will be utilized to fund eligible home repair loans. The City's nonprofit partners NHSSV and the Housing Trust of Silicon Valley will continue to provide homebuyer assistance through existing programs.

### Direct Financial Assistance Programs

The City of San José offers mortgage assistance programs that are targeted to specific developments and homes.

### Development-Specific Homeownership Programs

- *BEGIN Developments*

The BEGIN program, funded by funds authorized by the statewide ballot Proposition 1C through California's Department of Housing and Community Development (HCD), allows the City to provide deferred payment loans to qualifying low- and moderate-income first-time homebuyers who purchase a home in new housing developments for which the City has received a BEGIN award. In 2014-15, the City expects to assist 16 moderate-income homebuyers through two developments that have received a BEGIN award – Pepper Lane and Westmount Square.

Action 1.B.2 Financial literacy and homebuyer education programs							
Performance Measure	Number of lower-income households participating in classes and counseling sessions						
5-Year Plan Goal	2,285						
FY 2014-15 Funding Source	NHSSV, Project Sentinel						
Outcome Code	DH - 2,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	417	720	636	450	275	2,498	109.3%
Actual Annual Outcome	422	514	675			1,611	70.5%

### Financial Literacy and Homebuyer Education and Counseling

The City recognizes the value of a comprehensive homebuyer education program. In FY 2014-15, the City will partner with Project Sentinel to provide pre-purchase homebuyer education courses to low- and moderate-income homebuyers on behalf of the City. The City will continue to require that all first-time homebuyers complete a pre-purchase homebuyer education course prior to receiving City assistance. In past years the City funded two homebuyer education classes per month. Going forward in 2014-15 the City will fund one standard class per month and one bilingual class per quarter.

In 2014-15, approximately 275 households will be assisted with pre-purchase homebuyer education. In addition to the City's partnership with Project Sentinel, qualifying first-time homebuyers may also receive mortgage assistance loans through the Housing Trust of Silicon Valley (HTSV). The HTSV is a private, nonprofit lender supporting affordable rental and ownership housing programs throughout Silicon Valley and the Bay Area.

## Section 5: Goals and Strategies

Neighborhood Housing Services Silicon Valley (NHSSV), a 501(c)(3) nonprofit corporation headquartered in San José, primarily serves Santa Clara and Alameda Counties. Chartered by NeighborWorksAmerica®, NHSSV leverages resources from several private and public sources to promote affordable housing and responsible homeownership. With its primary focus on low- and moderate-income families, NHSSV provides a full spectrum of homeownership services such as first mortgage lending, subordinate financing, homebuyer education, and real estate sales. Services also include homebuyer readiness screening, credit counseling and foreclosure prevention counseling. As a NeighborWorksAmerica® organization NHSSV also engages in community building activities throughout San José.

### Targeted Outreach

On an ongoing basis, the City of San José, in partnership with Project Sentinel, NHSSV, the HTSV and other groups, provides information on existing homeownership assistance programs that are available to low- and moderate-income households. The City will rely on its partners to augment this ongoing effort by conducting a targeted outreach program directed to the following groups:

- Prospective homebuyers participating in homebuyer education services sponsored by Project Sentinel.
- Low- and moderate-income residents and employees who work within the City of San José's municipal boundaries outreached through the Department's website.

### Production of Affordable Ownership Housing

The City does not plan to provide new funds to support the construction of affordable ownership housing in FY 2014-15. However, one potential for-sale project on City-owned land—to be called Sycamore Terrace—is seeking updated land use entitlements. If approved as currently proposed, the project could start construction in FY 2014-15 and eventually produce nine below-market rate homes for moderate-income households and 18 market-rate homes.

- *Habitat for Humanity Rehabilitation/Acquisition Program*

The City will propose using approximately \$750,000 of its HOME funds to assist Habitat for Humanity in acquiring and/or rehabilitating homes to benefit up to six or seven low-income home buyers.

### Fiscal Year 2014-15 Potential New Commitments for Ownership Housing - New Construction (NC) and Acquisition/Rehab (A/R)

Project Name	NC / A/R	Council Districts	ELI, VLI, LI Units	Mod Units
Habitat for Humanity	A/R	various	Up to 6	0
<b>TOTAL</b>			<b>Up to 6</b>	<b>0</b>

### Fiscal Year 2014-15 Potential Completions for Ownership Housing - New Construction (NC) and Acquisition/Rehab (A/R)

Project Name	NC / A/R	Council Districts	ELI, VLI, LI Units	Mod Units
Habitat for Humanity	A/R	various	Up to 3	0
<b>TOTAL</b>			<b>Up to 3</b>	<b>0</b>

## Section 5: Goals and Strategies

### Inclusionary and Negotiated Affordable Housing Ownership Units

The City's Inclusionary Housing Policy provides developers with the option to either build inclusionary units or pay an in-lieu fee to satisfy the project's affordable housing obligation. The exact number of units to be produced is difficult to estimate, as the City's Inclusionary Housing Policy features a provision that allows developers to pay an in-lieu fee rather than construct affordable units and to decide as late as completion of the first unit. The City's current Inclusionary Housing Policy operates only in redevelopment project areas.

Under the Inclusionary Housing Policy, while three for-sale new construction projects with Inclusionary requirements will bring a total of 366 new homes on line in FY 2014-15, the owners have either elected to pay the in-lieu fee in full—and therefore plan to sell no restricted units—or staff recorded affordability restrictions on the sites in a previous fiscal year. Those projects are therefore not reported in the chart below. It is possible that one such project—Westmount Square, in Council District 3—will produce a small number of homes affordable to moderate-income households, and may use its BEGIN award to sell to some moderate-income households at market-rate prices.

### Fiscal Year 2014-15 Potential New Inclusionary and Negotiated Affordable Ownership Housing - New Construction (NC) and Acquisition/Rehabilitation (A/R)

Project Name	NC / A/R?	Council District	ELI, VLI, LI Units	Mod Units
Race St. Terrace	NC	6	0	14
<b>TOTAL</b>			<b>0</b>	<b>14</b>

It is the City's hope that its Inclusionary Housing Policy will be subsumed and replaced by implementation of a Citywide Inclusionary Housing Ordinance in FY 2014-15. While the San José City Council approved the Ordinance in early 2010, its implementation has been delayed due to legal challenges. The City expects to receive a ruling by the California Supreme Court in late 2014 or early 2015. If it is positive, the City will immediately provide the required six-month notice to the community that the Ordinance will become effective, and will begin the Ordinance's implementation. Like the Inclusionary Housing Policy, the Ordinance is expected to create requirements for affordability only in for-sale projects until or unless *Palmer* is overturned.

### Strategy #1C: Rehabilitation assistance to lower-income homeowners to preserve San José's affordable housing stock

#### Need (as identified in the City's FY 2010-15 Consolidated Plan):

*The Housing Rehabilitation program will allow lower-income homeowners to remain in affordable, safe and decent housing. The City of San José identified 2,700 severely deteriorated housing units and another 9,500 moderately deteriorated units within its boundaries. These estimates do not include housing in need of minor repairs. Further, there are 11,891 low-income and moderate-income senior households in San José with housing problems, 6,323 of which were homeowners.*

## Section 5: Goals and Strategies

### Five-Year Goal

Action 1.C.1 Rehabilitation assistance to lower-income homeowners inclusive of all funding sources							
<b>Performance Measure</b>	Number of lower-income homeowners assisted						
<b>5-Year Plan Goal</b>	1,271						
<b>FY 2014-15 Funding Source</b>	CalHome, CDBG, FEMA						
<b>Outcome Code</b>	SL-3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14*</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	262	210	223	320	135	1,150	90.5%
<b>Actual Annual Outcome</b>	391	435	543			1,369	107.7%

\*Note: In addition to the 2014-15 numeric goal in Action 1.C.1, 5 moderate-income households are projected to receive the MHS Grant

Action 1.C.2 Rehabilitation assistance for lower-income homeowners through the CDBG program only (subset of 1.C.1 above)							
<b>Performance Measure</b>	Number of lower-income homeowners assisted						
<b>5-Year Plan Goal</b>	1,000						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	200	200	183	162	50	795	79.5%
<b>Actual Annual Outcome</b>	266	239	288			793	79.3%

Action 1.C.3 Pursue funding opportunities for infrastructure improvements in lower-income mobilehome parks							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	SL-1,2,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

## Section 5: Goals and Strategies

### Rehabilitation Assistance for Lower-income Homeowners

*Rebuilding Together Silicon Valley, Emergency, Critical and Minor Housing Repair Services for Low-Income San José Homeowners Project (\$400,000):*

This program will repair housing units to address immediate health and safety needs for extremely low-income homeowners in San José. The focus of repairs will address emergency and critical repair needs, as well as minor accessibility and mobility needs within the home.

### Funding Opportunities for Infrastructure Improvements in Mobilehome Parks

The Housing Department will continue to seek funding opportunities when available for infrastructure improvements in mobilehome parks with lower-income residents.

### Strategy #1D: Assist lower-income households including seniors, larger families, the disabled, in preserving and maintaining safe and affordable housing

#### Need (As identified in the 2010-15 Consolidated Plan document):

*Need for Senior Housing: According to the 2000 Census, 38 percent of Santa Clara County's elderly households (age 65 years or older) face one or more housing problems. This includes overpaying for housing (spending more than 30 percent of their income on housing costs), living in an overcrowded situation, or living in a unit that lacks complete kitchen or plumbing facilities. Housing problems are more prevalent among elderly renters than owners. Approximately 60 percent of elderly renters experienced housing problems, compared to 31 percent of owners. Local service providers at each of the Consolidated Plan Workshops echoed these findings, and indicated a need for more affordable senior housing, particularly given the long waiting lists at existing developments.*

*Need for Larger Units: In 2000, 16 percent of Santa Clara County households had five or more persons. This figure varied substantially across Entitlement Jurisdictions. Approximately 24 percent of Gilroy's households were large households while only six percent of Palo Alto and Los Gatos households had five or more individuals. This finding is consistent with the Consolidated Plan Workshops where participants noted the need for affordable units serving larger households in the South County.*

*Need for Disabled Housing: The 2000 Census reports that there were approximately 9,400 individuals with disabilities in Santa Clara County, accounting for 17 percent of the County's civilian, non-institutionalized population age five years and older. In 2000, approximately 60,600 seniors, or 39 percent of the elderly in Santa Clara County, had one or more disabilities. Consolidated Plan Workshop participants also cited the need for accessible units serving disabled persons.*

#### 2010 Census Update

Based on the 2010 Census, 15 percent of Santa Clara County households had five or more persons. This figure varied substantially across Entitlement Jurisdictions. Approximately 18 percent of San José's households were large households. This finding is consistent with the Consolidated Plan Workshops where participants noted the need for affordable units serving larger households.

## Section 5: Goals and Strategies

### Five-Year Goal:

Action 1.D.1 Production goal for seniors, disabled and special needs individuals (subset of Production Goal 1.A.1)							
<b>Performance Measure</b>	Number of units with funding committed						
<b>5-Year Plan Goal</b>	29						
<b>FY 2014-15 Funding Source</b>	HOME, Low and Mod Income Housing Asset Fund, Negotiated Agreements, other						
<b>Outcome Code</b>	DH-1,2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	15	324	89	211	56	695	2396.6%
<b>Actual Annual Outcome</b>	143	23				166	572.4%

Action 1.D.1 Rehabilitation goal for seniors, disabled and special needs individuals (subset of Rehab Goal 1.C.1)							
<b>Performance Measure</b>	Number of homeowners assisted						
<b>5-Year Plan Goal</b>	254						
<b>FY 2014-15 Funding Source</b>	CalHome, Affordable Housing Investment Fund, CDBG, FEMA						
<b>Outcome Code</b>	SL-3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	52	107	98	25	-	282	111.0%
<b>Actual Annual Outcome</b>	190	33	200			423	166.5%

Action 1.D.2 Pursue funding opportunities to improve condition of housing stock for lower-income renters							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	SL-1,2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

As described in the City's Consolidated Plan, individuals and families with special needs include: seniors, the physically and mentally disabled, the frail elderly, and those with AIDS/HIV. The above tables are an overview of the goals the City will undertake in the coming year to meet the needs of these vulnerable populations.

## Section 5: Goals and Strategies

The City of San José has consistently supported the construction and rehabilitation of projects providing permanent housing units for homeless and special needs individuals.

In FY 2014-15, the City expects to commit HOME financing to a new development project, Donner Lofts, which has a State Mental Health Services Act commitment for 10 units targeted to homeless households at or below 20% AMI, as well as an award of 5 project-based rental vouchers for homeless households from the County of Santa Clara. In addition, the City expects to commit local funds to Second Street Studios, which will offer 41 new units targeting special needs individuals once it is constructed.

The City also anticipates providing units for the homeless through the award of rehabilitation funds to existing restricted affordable apartments: 10 units at Creekview Inn Apartments and 68 units at 10 scattered locations of apartments and shared supportive housing units owned by the nonprofit developer HIP. While these two rehabilitation awards will create new housing opportunities for the homeless, these units are not included in Production Goal 1.A.1 as the units already have affordability restrictions, and are not listed in Goal 1.C.1 as the units are for renters rather than for homeowners.

### **GOAL #2 – SUPPORT ACTIVITIES TO END HOMELESSNESS IN SAN JOSÉ AND SANTA CLARA COUNTY ( CONTINUUM OF CARE)**

#### **Strategy #2A: Provide housing and supportive services to homeless individuals and families and households at the risk of homelessness:**

##### **Need (As identified in the 2010-15 Consolidated Plan document):**

*According to the 2009 Santa Clara County Homeless Census, 7,086 people were homeless on January 26-27, 2009, meaning that they were either sleeping in a place not fit for human habitation, or in emergency or transitional housing for homeless people. Although the 2009 Homeless Census reports a decrease in homeless individuals since 2007, local service providers report that they have seen an increase in clients seeking assistance as a result of the recession and unemployment. Furthermore, while there was an overall decrease in the number of homeless residents, there was actually a 35% increase in the number of chronic homeless residents in Santa Clara County. Therefore, additional funding for activities such as case management, outreach, transportation, and discharge planning will be critical to the County's ability to end chronic homelessness.*

##### **Current Year Update**

The 2013 point-in-time homeless count identified 7,631 homeless individuals in Santa Clara County, an increase of 8% from 2011. A total of 4,770 homeless individuals were counted in San Jose, an 18% increase from the 4,034 persons counted in 2011. Based on a formula that takes into account the point-in-time count as well as the phenomenon that people will cycle in and out of homelessness, it was estimated that a total of 12,055 individuals had experienced at least one episode of homelessness in the prior 12 months in San José. This is a decrease of 5% from the 12,751 persons estimated in 2011 and is attributable to fewer persons experiencing homelessness for brief periods of time and an increase in the number who had experienced multiple episodes of homelessness over the course of the year.

There were a number of subpopulations identified in the point-in-time count of 4,770 homeless persons, including:

- **CHRONICALLY HOMELESS.** The number of chronically homeless individuals (defined as an unaccompanied individual with a disabling condition or a family with at least one adult member who has a disabling condition who has either been continuously homeless for a year OR has had at least four episodes of homelessness in the past three years) was 1,531, a 4% increase over the 1,474 reported in 2011. This is a more modest increase than the 10% increase reported for the 2009-2011 period or the 40% increase reported for the 2007-2009 period.

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- **MENTALLY ILL.** There were 2,062 homeless adults, or 44% of the total homeless population in San José, with one or more disabling mental conditions, with chronic depression being identified in just over one-half of this subpopulation.
- **LIVING IN ENCAMPMENTS.** There were 1,230 homeless individuals (26% of the total homeless population) living in encampments, primarily in the open space along Coyote Creek and Guadalupe River, in freeway rights-of-way and along railroad lines. That this number is a very large increase from the number reported in 2011 is a reflection of the fact that City-funded homeless outreach and engagement efforts have resulted in knowing where many more encampments are located.
- **VETERANS.** There were 484 homeless individuals who had previously served in the armed forces, or some 10% of the total homeless population. They made up a more significant share (15%) of the encampment population.
- **SUBSTANCE ABUSE.** Twenty-one percent (21%) of the population reported that alcohol or drug use resulted in their becoming homeless.
- **FAMILIES WITH CHILDREN.** There were 417 homeless persons residing in a total of 151 family units (9% of the total homeless population), a 24% increase from the 336 individuals reported in 2011.
- **UNACCOMPANIED CHILDREN AND YOUNG ADULTS.** There were 165 unaccompanied children under 18 and 690 young adults between 18 and 24. Together they comprise 18% of the total homeless population. The 165 children under 18 represent a 16% increase over the 142 reported in 2011. Whether the number of young adults is an increase or decrease from 2011 is not known since there was incomplete data in that count.
- **VICTIMS OF DOMESTIC VIOLENCE.** Seven percent of all survey respondents had experienced home/domestic violence or abuse. Among females, 12% had experienced such violence or abuse, compared to 6% of males.

### Five-Year Goal

Action 2.A.1 TBRA Assistance to homeless							
Performance Measure	Number of unduplicated households served						
5-Year Plan Goal	285						
FY 2014-15 Funding Source	HOME, HOPWA, HOPWA PSH						
Outcome Code	SL-1,2,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	85	100	15	232	276	708	248.4%
Actual Annual Outcome	65	211	240			516	181.1%

### Tenant Based Rental Assistance (TBRA) Programs

During FY 2014-15, the City of San José will be funding two TBRA programs; one funded by HOME dollars, and another by HOPWA funds.

The HOME TBRA Program will provide housing subsidies matched with appropriate case management services to the following homeless populations:

## Section 5: Goals and Strategies

- Chronically homeless individuals with severe mental health conditions;
- Chronically homeless individuals with substance abuse issues who reside in and around St. James Park;
- Residents of City-targeted homeless encampments
- Employable homeless persons including Veterans
- Homeless individuals from the City's downtown; and
- Homeless families with children

The Program is similar to the Housing Authorities' Section 8 program. The City's TBRA administrator in concert with the clients' case managers help program participants to locate appropriate rental housing, perform housing inspections, and coordinate monthly subsidy payments per HOME TBRA guidelines. Clients who come up on the completion of their 2-year agreement for TBRA assistance are reevaluated to determine if an extension is needed to prevent a return to homelessness. To determine whether an extension of TBRA assistance is warranted, the client's income, ability to maintain housing and self-sufficiency plan are taken into account.

The HOPWA TBRA Program targets low-income residents living with HIV/AIDS who are homeless or at-risk of homelessness.

- *TBRA – HOME Program*

The City of San José, in coordination with the County's Mental Health Department, began implementing the City's HOME funded TBRA Program in 2009, targeting chronically homeless residents suffering from severe mental disabilities. Since its inception, the HOME TBRA program has assisted 85 mental Health clients. Of these 85, approximately 15 are still in the program and will continue to receive subsidies in FY 2014-15.

In the spring of 2012 the City expanded its HOME funded TBRA program's targeted population to include employable, chronically homeless residents with substance abuse issues who resided in and around St. James Park. The program issued 15 coupons under this expansion. The City's rent subsidies are matched with case management services from the County of Santa Clara's Department of Alcohol and Drug Services. All 15 are still in the program and will continue to receive subsidies in FY 2014-15.

In the summer of 2012, the City further expanded the HOME funded TBRA Program's targeted population to include subsidies to 40 homeless households living in encampments which were targeted for clean up by the City or living unsheltered in San José's downtown area. Of the 40, 15 are still in the program and will continue to receive subsidies in FY 2014-15.

In FY 2013-14, the City will be adding another 40 coupons to employable homeless persons. These households will be participants in EHC LifeBuilders' Downtown Outreach and Engagement Program and in San José Streets Team's Program. The Downtown Outreach Program will provide shelter beds and employment options for those residing in Downtown San José, which will lead to long-term housing assistance. San José Streets Team is a "work-first" program that uses homeless individuals for cleanup projects, giving them work training opportunities in exchange for services and housing assistance.

In FY 2014-15, the City of San José, in coordination with Goodwill of Silicon Valley, will pilot a HOME-funded TBRA Program for 5 homeless veterans of the U.S. armed forces enrolled in Goodwill's Veterans Individualized Placement (VIP) program. The VIP provides employment readiness, job-placement and case management services. Preference will be given to veterans living in homeless encampments.

In FY 2014-15, the City will prioritize the transitionally homeless population as recipients of the TBRA rental subsidies with a focus on families with children. The transitionally homeless population is capable of economic self-sufficiency after two years of rental subsidies preferably by attaining employment. The City will partner with local nonprofits that serve homeless families to provide case management and employment services.

- *TBRA – HOPWA Program*

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The City will continue to fund the Health Trust and San Benito County to provide TBRA and supportive services to clients with HIV/AIDS. Services will include TBRA vouchers, permanent housing placement assistance, supportive service assistance, food vouchers, utility assistance checks and support for dental visits. The Health Trust will continue to coordinate with the Housing 1000 campaign to the greatest extent possible to identify and serve eligible persons designated as “vulnerable” on its vulnerability index as funds become eligible to serve new clients. The Health Trust will work with the City, HUD, the Housing 1000 campaign, and other agencies as appropriate to ensure that the manner in which clients are prioritized meet all Fair Housing and other applicable regulations.

- *TBRA – HOPWA PSH*

In May 2013, the City’s Housing Opportunities for Persons with AIDS (HOPWA) Permanent Supportive Housing (PSH) administered in partnership with the Health Trust was renewed for an additional three years. The City was awarded \$1,309,810 to be used evenly over the three-year period In FY 2014-15, this program anticipates providing tenant-based rental assistance and supportive services. A one-time allocation of funds is included in the first year of the grant for “resource identification” costs that will include activities aimed at increasing coordination between the local Continuum of Care and the HOPWA PSH program.

Action 2.A.2 Short-term emergency shelter program							
Performance Measure	Number of individuals assisted						
5-Year Plan Goal	6,000						
FY 2014-15 Funding Source	ESG						
Outcome Code	DH-1						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	4,000	4,600	3,600	N/A	N/A	12,200	203.3%
Actual Annual Outcome	7,830	14,104	N/A			21,934	365.6%

Action 2.A.3 Emergency rental assistance program							
Performance Measure	Number of individuals assisted						
5-Year Plan Goal	2,000						
FY 2014-15 Funding Source	ESG, Housing Trust Fund						
Outcome Code	DH-2						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	1,200	800	400	N/A	N/A	2,400	120.0%
Actual Annual Outcome	1,496	685	N/A			2,181	109.1%

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### Action 2.A.2, 2.A.3 Short-Term Emergency Shelter, Emergency Rental Assistance Programs

This is no longer a funding priority. As noted in the 2012-13 Annual Action Plan, the City shifted its funding strategy by combining ESG and CDBG funds to support outreach programs that target persons living on the streets and programs that provide services to families and youth (including victims of domestic violence).

Action 2.A.4 Programs that provide vital services to homeless individuals - Homeless Services							
Performance Measure	Number of individuals assisted						
5-Year Plan Goal	30,000						
FY 2014-15 Funding Source	ESG						
Outcome Code	SL-1,2,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	20,000	4,600	N/A*	N/A*	N/A*	24,600	82.0%
Actual Annual Outcome	7,998	N/A*	1,682	/	/	9,680	32.3%

\*Starting in FY 2011-12, only outreach services and services to families and youth (including victims of domestic violence) were funded under the ESG program

Action 2.A.4 Programs that provide vital services to homeless individuals							
Performance Measure	Number of individuals assisted						
5-Year Plan Goal	16,000						
FY 2014-15 Funding Source	CDBG, ESG						
Outcome Code	SL-1,2,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	3,315	3,099	2,204	1,873	1,873	12,364	77.3%
Actual Annual Outcome	18,783	16,437	N/A	/	/	35,220	220.1%

### Action 2.A.4 Vital Services to Homeless Individuals

As noted above, ESG and CDBG funds were combined to provide outreach services to homeless individuals and services to families and youth. Hence a separate CDBG goal is no longer retained.

The funded projects are as follows:

1. Homeless Outreach Services
  - a. EHC LifeBuilders, Citywide Outreach and Shelter Project (**\$632,137**): The project will provide comprehensive outreach and engagement services to homeless individuals in the City of San José. Services will include street-based outreach, emergency shelter, case management and financial assistance to attain and maintain permanent housing.

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- b. Bill Wilson Center (in partnership with InnVision Shelter Network), San José CDBG/ESG Homelessness Outreach Project (**\$243,315**): The project will provide outreach and engagement services, intensive case management, shelter, housing search, deposit/rental assistance and linkages to services provided by other agencies including mainstream benefits.
2. Homeless Services to Youth and Families (including victims of domestic violence)
- a. Next Door Solutions to Domestic Violence (in partnership with Asian Americans for Community Involvement, Community Solutions, Maitri and YWCA-Support Network), The Domestic Violence Collaborative Homelessness Intervention & Prevention Project (**\$229,611**): The project will provide emergency shelter, case management, safety planning, legal advocacy, counseling, self-sufficiency services and permanent housing placement to victims of domestic violence.
  - b. Bill Wilson Center (in partnership with InnVision Shelter Network, Family Supportive Housing and Sacred Heart Community Services), CDBG/ESG Homelessness Families and Youth Project (**\$299,831**): The project will provide emergency shelter, outreach and engagement, case management, housing search, rental/deposit assistance and linkages to support services for homeless families and youth.
3. Homeless Management Information System (HMIS)
- a. Community Technology Alliance, HMIS-Santa Clara County (**\$87,945**): The project will provide a web-based system to effectively and efficiently track all homeless clients who receive homeless services throughout the county.

Action 2.A.5 Support Destination:Home							
Performance Measure	Continue to implement program						
5-Year Plan Goal	N/A						
FY 2014-15 Funding Source	N/A						
Outcome Code	SL-1,2,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	Continue to implement program						
Actual Annual Outcome	Continue to implement program						

### Support Destination: Home

On September 23, 2003, the San José City Council adopted a resolution approving a **Homeless Strategy** for the City of San José. In approving the Plan, the City joined dozens of other communities throughout the nation seeking to revise the current approach to addressing homelessness. The Homeless Strategy, adopted by the Mayor and City Council, outlines the extent of the homeless problem in San José, describes the many programs and policies the City has adopted over the years, and lays out a series of policies and actions designed to eliminate chronic homelessness in San José within ten years. More recently, the City in coordination with Santa Clara County, and representatives from local nonprofits and businesses, established a Blue Ribbon Commission (BRC) on homelessness and affordable housing to gain the political and community will and resources to make the homeless strategy a reality. The implementation of the BRC's recommendations is occurring under the name of Destination: Home.

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In FY 2014-15 the City will continue to support Destination: Home through staff participation on its Boards and Committees as well as financial commitments for its administration and programs. In the coming year, Destination: Home will complete a new community-wide strategic planning process to set new priorities and goals for the region as a whole. Other major areas of focus in FY 2014-15 include:

- *Rapid Re-housing (Housing First):*

Continue to support emergency and transitional housing options, but focus on moving people quickly into permanent housing with supportive services as seen in the successful **Housing First** approach. Efforts include creating mutually beneficial partnerships with property owners and managers to remove the stigma of renting to extremely low-income and formerly homeless people, and increasing the number of units of permanent housing available to chronically homeless people linked with supportive wraparound services.

- *Wraparound Services*

In 2011, the City, in partnership with Destination: Home and the Santa Clara County Collaborative on Affordable Housing and Homeless Issues (Collaborative) joined the national 100,000 Homes Campaign on behalf of Santa Clara County. Using a health-focused strategy, this national campaign seeks to house 100,000 of the nation's most long-term and vulnerable homeless individuals by July 2013, with 1,000 of those persons being housed through Santa Clara County's local Housing 1000 campaign. Since June 2011, Destination: Home has surveyed over 3,000 homeless persons to assess their mortality risk. The results of these surveys are used to prioritize the provision of housing and case management services.

One of the components of the Housing 1000 Campaign is the Care Coordination Program - an assessment and case management system charged with coordinating the care of the county's most vulnerable and long-term homeless residents, as identified through the Housing 1000 surveys. Under the program, a coordinator provides the planning and coordination necessary to secure services and housing for clients, while case managers work with each client individually to identify their needs, ensure that they receive and utilize the specific services and assistance that will address these needs, and ultimately assist them in obtaining and maintaining housing.

In FY 2014-15, the City anticipates that it will continue providing Destination: Home with a Housing Trust Fund grant of \$500,000 to pay for four intensive case managers including salary, benefits, agency overhead, and program expenses such as mileage and phones; a Housing 1000 Technical Manager to provide data support to the program; and portion of the Project Manager's salary. The City anticipates that it will also support this effort through the continued participation by staff in the Housing Care Coordination Program Systems Stakeholders Meetings and the Destination: Home Leadership Board.

- *Proactive Efforts*

Create a discharge plan that proactively anticipates and meets the needs of individuals who are being released or have recently been released from an institutional setting including mental institutions, hospitals, and the criminal justice system. The goal of the discharge plan is to coordinate services and develop a plan of action to provide these individuals with the assistance and resources they need to prevent them from becoming homeless.

In this regard, during the fall of 2008, EHC LifeBuilders opened the Santa Clara County Medical Respite Program for homeless individuals who have recovered enough to be released from a hospital setting. The respite program provides these individuals with a safe place to recover from their illness and receive light medical attention while getting the services and assistance needed for them to become permanently housed decreasing the likelihood of their return to the emergency room. The City received a grant from the federal Department of Health and Human Services to increase the number of available respite beds from 15 to 20 and double the number of medical exam/case management rooms from two to four. The facility improvements, which are anticipated to be completed by August 2014, will improve access to health care services for chronically homeless adults with complex medical conditions and related psychosocial problems.

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Action 2.A.6 Seek additional resources for County-wide efforts to end homelessness							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	SL-1,2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

In March 2013, the City Manager was directed to develop a work plan and timeline to address various homeless housing strategies through the budget process. This included rapid re-housing through a “collective impact” approach, effective partnerships, enforcement, and affordable housing efforts. In May 2013, the Director of Housing submitted a response to the City Manager for the budget process with a funding recommendation and strategy that supported homeless outreach and engagement services, encampment cleanups, and permanent supportive housing.

The City’s Adopted Budget Action for Fiscal Year 2013-2014 included \$2 million for the implementation of a Rapid Re-Housing Program over a two-year period so as to address concerns about the growing and visible homeless encampments and provide supportive services and rental subsidies to assist homeless individuals in their transition from homelessness to permanent housing.

The Rapid Re-Housing Program was implemented in early 2014. A homeless service agency was awarded \$650,000 to provide case management and employment services to transitionally homeless residents of a targeted encampment. The remaining balance of \$1,350,000 will be used for security deposits; housing rental subsidies (both tenant-based and project-based); operating subsidies to participating developers for the project-based units; move-in assistance; and City operating costs. Another \$2,000,000 is anticipated for the Program for FY 2014-2015 from the General Fund but is contingent on availability.

Action 2.A.7 Seek additional resources for housing and services for recently emancipated youth							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	SL-1,2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

The City has been focused on permanent housing and programs for chronically homeless persons. While seeking resources for emancipated youth has not been a priority, the City has plans to prioritize transitionally homeless

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persons in FY 2014-2015 with its HOME funds. The strategy will be to focus the Tenant-Based Rental Assistance (TBRA) Program on the employable transitionally homeless population, which includes homeless youth.

### Additional Activities & Efforts to End and Prevent Homelessness

In 2003, the federal government adopted a goal to eliminate chronic homelessness within ten years and called upon the nation's cities to adopt plans to make this goal a reality. The National Alliance to End Homelessness, the federal government, the U. S. Interagency Council on Homelessness, and the U.S. Conference of Mayors have all embraced this objective.

In 2012, the federal government authorized the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH) which reauthorized and modified the McKinney-Vento Homeless Assistance Act of 1987. With HEARTH came significant changes in the federal requirements for homeless programs and Continuums of Care (CoC). The Act shifts the emphasis from programs to systems, from activities to outcomes, and from shelter to prevention and rapid re-housing.

In September 2013, Santa Clara County's local "Continuum of Care (CoC)" implemented a significant change to its governance structure. Following a six-month long planning process, the Santa Clara County Collaborative on Affordable Housing and Homeless Issues (the Collaborative) – an unincorporated association in which the City is very involved – recommended that the Destination: Home Leadership Board serve as the CoC Board. Since 1995, the Steering Committee of the Collaborative has served as the local CoC Board. The Destination: Home Leadership Board agreed to accept this new role because of the overwhelming need for a unified and community-wide strategy to end and prevent homelessness, especially chronic homelessness, which is a priority locally and nationally. Stakeholders agreed that the Destination: Home Leadership Board was better positioned to ensure that the local CoC fully implemented the requirements and intent of HEARTH.

Under new governance structure, the CoC Board acts on behalf of the entire CoC and is supported by the "Collaborative Applicant." The County of Santa Clara, through its Mental Health Department will continue serving as the Collaborative Applicant. The new governance structure will be fully implemented by June 30, 2014. Whereas the Collaborative Applicant oversees the day-to-day coordination, planning, and evaluation of homeless services – including \$11-\$12 million annually in CoC and Emergency Solution Grant programs – the CoC Board is responsible for:

1. Setting strategic priorities regarding affordable housing and homelessness;
2. Identifying resources to support strategic priorities, to make long-term systemic changes, and to implement an effective Coordinated Intake and Assessment system;
3. Ensuring that the CoC undertakes effective work, meets HUD requirements, and maximizes local, State, Federal and private resources;
4. Substantially engaging the private sector in supporting strategic priorities; and,
5. Reviewing, on a quarterly basis, progress toward goals and CoC requirements.

The City will also partner with the County to fund the biennial Homeless Census and Survey in early 2015.

In addition to the efforts described above, the City anticipates funding the following activities targeted towards ending or preventing homelessness:

- *Downtown Homeless Outreach and Engagement Program*

In 2010, an increase in complaints about homeless people impacting San José's Downtown business community highlighted the lack of an outreach component to the County's homeless services' system. In 2011, through a combination of reallocated federal ESG funds and funds from the City's Housing Trust Fund the City funded a five-month homeless outreach and engagement program targeted to residents in San José's downtown. This program provided outreach to homeless residents living in San José's downtown and connected them with services available at the two One Stop Homelessness Prevention Centers, including providing transportation to

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the Centers. Additional components of the program included a hotline for community members to request assistance for homeless persons residing in the downtown area and reserved shelter beds.

In FY 2014-15, the Housing Trust Fund will continue funding this program, including paying for an Outreach Case Manager; Outreach Workers; shelter beds; transportation to the shelter or housing appointments for those staying in the shelter; housing subsidies and bus tokens or transit passes as needed. In addition, beginning in FY 2012-2013, the program's case management services were being targeted to the "top 20" homeless individuals who receive the most complaints from the police, residents, and businesses with the goal of helping them attain and maintain permanent housing. In the coming year, a Downtown Advisory Committee, convened by the City Manager's office, will provide both external and internal viewpoints, input, and guidance to help improve this program's efficiency and ensure appropriate services are delivered for all downtown residents in need.

- *Homeless Encampment Strategy*

In June of 2013, the City authorized a five-year Memorandum of Understanding with the Santa Clara Valley Water District, including a much more robust clean-up schedule and homeless outreach program. Furthermore, on a regional level, by working closely with the Water District, Destination: Home, the County of Santa Clara, and other key partners over the past year, the City developed a county-wide encampment strategy with the vision of providing "housing stability and support for homeless residents in Santa Clara County to keep waterways, parks and public space free of encampments, to protect the environment, provide safe use of public areas, and ensure that no one is unsheltered." This strategy includes high level actions that ensure that all partners are working collectively to address encampments and are committing needed resources.

In FY 2014-15, the City will continue to implement its homeless response, including:

- Continuing to operate its homeless outreach and engagement hotline to give community members and businesses a vehicle to report specific areas of the City for which they have concerns about homeless encampments;
- Continuing to implement the homeless outreach and engagement teams to both address community and business concerns and try to engage the homeless encampment residents in services and housing;
- Strengthening a process by which homeless encampments are prioritized for clean-up and developing a calendar to allow outreach teams to work with the encampment residents well in advance of a clean-up;
- Continue to work with the Santa Clara Valley Water District to maximize existing clean-up resources and align priorities;
- Identifying additional housing and service resources to offer the homeless encampment residents;
- Coordinating regularly with other key stakeholder agencies on a regional encampment plan and related activities; and
- Identifying additional funding and resources to more effectively address homeless encampments.

- *UPLIFT*

Since 2008, the City has been partnering with the County of Santa Clara to fund the UPLIFT transit pass program which provides monthly bus passes to residents who are homeless or at-risk of homelessness, are receiving ongoing case management services, and are making progress on their designated goals. The City anticipates continuing to support the program in FY 2014-15 through a Housing Trust Fund grant of \$50,000.

- *Work2Future*

The City is an active participant in Work2future, which consists of representatives from area employers, educators, and economic development and community service organizations. Work2future works to link job

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training programs and local employers. These linkages are critical to ensuring that residents have the skills and training needed to enter or return to the job market.

- *Data Collection*

The City is working to ensure that data systems collect the information needed to determine the needs of the homeless and the success of program efforts. The City funds and works collaboratively with Community Technology Alliance, the County's HMIS administrator to ensure that all federal and City funded agencies are active participants of HMIS. City staff will continue to participate on the Collaborative's Technology Committee and otherwise coordinate with CTA and the local homeless service providers to enhance the existing data collection systems to better capture the needs of the area's homeless residents and the success of efforts to end and prevent homelessness. In addition, the City is working with its funded programs to better capture information on the demographic and other needs of their homeless and at-risk clients.

- *Community Presentations*

Over the last year the City has been conducting numerous presentations to community and business organizations with the goal of educating them on the complexity of issues that cause an individual to become and remain homeless; the long-term commitments and partnerships that are required for a truly effective solution; the City's current efforts to end homelessness; and opportunities to help end homelessness. The City will continue to provide these presentations in FY 2014-15.

### **Shelter, Transitional and Permanent Housing for Homeless**

The City currently has over 900 beds of emergency shelter, over 900 beds of transitional housing, which serve homeless individuals, families with children, women with children, youth, and victims of domestic violence. In line with its goal of ending chronic homelessness, the City will continue to focus its funding on programs aimed at permanently housing homeless residents.

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### GOAL #3 – Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods

#### **Strategy #3A: Support local service organizations that provide essential services to the community, particularly special needs populations**

**Need (As identified in the 2010-15 Consolidated Plan document):**

*Consolidated Plan Workshop participants emphasized the need to support a broad range of community services. Lower-income households and special needs populations require this multi-faceted network to address basic needs such as food, clothing, health, and shelter, as well as other services outlined in Section 4.10 of the Consolidated Plan. As the recession and unemployment have exacerbated demand for all types of services, reduced funding from the State and private sources has impacted service delivery. Therefore, continued support from local jurisdictions via CDBG and other sources has become more vital.*

#### **General Context / Background**

The City utilizes CDBG, ESG and HOPWA funding to provide vital services to its lower income residents. In FY 2012-2013 the City established more targeted funding categories in both ESG and CDBG that better align with key city priorities and addressed needs within the three identified place-based neighborhoods.

ESG priorities were:

- Homeless Outreach and Encampment
- Services to Homeless Families and Youth, to include Victims of Domestic Violence
- HMIS

CDBG priorities were:

- Homeless Services
- Senior Services
- Foreclosure Prevention Services
- Kindergarten Readiness/Third-Grade Literacy within the three place-based areas

**Five-Year Goal:**

<b>Action 3.A.1.2 Assist low-income residents with basic/essential services and maintain self-sufficiency - Homeless Services</b>							
<b>Performance Measure</b>	Number of individuals assisted						
<b>5-Year Plan Goal</b>	30,000						
<b>FY 2014-15 Funding Source</b>	ESG, HOPWA, HPRP						
<b>Outcome Code</b>	SL-1,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	20,000	825	3,000	3,000	N/A	26,825	89.4%
<b>Actual Annual Outcome</b>	18,673	0	N/A			18,673	62.2%

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<b>Action 3.A.1,2 Assist low-income residents with basic/essential services and maintain self-sufficiency - CDBG</b>							
<b>Performance Measure</b>	Number of individuals assisted						
<b>5-Year Plan Goal</b>	71,000						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-1,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	8,934	8,934	2,000	2,000	1,500	23,368	32.9%
<b>Actual Annual Outcome</b>	14,630	31,255	1,360			47,245	66.5%

### Assist lower-income residents with basic/essential services

As noted in a prior section, the City will continue to employ a multi-year place-based strategy that was first implemented in FY 2012-13. Part of this strategy will be to provide identified public service activities that both address the needs of the community and are in alignment with other city initiatives. While CDBG no longer funds projects that provided basic and essential services that included housing, food and nutrition, transportation, counseling and case management it will instead use CDBG funds to support kindergarten readiness/3rd grade literacy within the three place-based neighborhoods. This funding shift was the result of community input within the three neighborhoods. Because many of the students in the three neighborhoods do not have access to preschool and are not reading at grade level, these service provided them with the essential skills necessary to succeed in school. CDBG will continue to fund the following services:

Somos Mayfair (\$96,212), Franklin McKinley Children’s Initiative (\$96,212), and CommUniverCity (\$96,212), School Readiness/Third-Grade Literacy Services: These projects will provide school readiness/third grade literacy services within the three place-based neighborhoods. CDBG funds will fund activities that achieve school readiness and improve 3rd grade reading scores. Activities will include, but are not limited to, prevention and early intervention strategies for engaging parents, caregivers, and community members in preparing children to be ready to enter and succeed in school and working with the children themselves to develop their literacy and school readiness skills through after school tutoring programs. Activities will be targeted directly to neighborhood children ages 0-8 and their parents, caregivers, and other community members that will be influential to the children’s success.

<b>Action 3.A.3 Assist lower-income residents' access to healthcare services</b>							
<b>Performance Measure</b>	Number of individuals assisted						
<b>5-Year Plan Goal</b>	22,000						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-1,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	4,557	2,884	-	-	600	8,041	36.6%
<b>Actual Annual Outcome</b>	3,269	3,517	577			7,363	33.5%

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### Assist lower-income residents' access to health care

In FY 2012-13, CDBG shifted its funding strategy from providing access to healthcare (primarily to seniors) to focusing services that exclusively serve seniors by providing food and services to prevent isolation. In FY 2014-2015, CDBG will continue to fund the following projects:

1. The Health Trust, Meals on Wheels (**\$97,717**): The project will provide daily home-delivered hot meals, personal connections, Wellness Checks, and resources for low-income, homebound San José seniors who cannot access services outside of their homes.
2. Catholic Charities of Santa Clara County (in partnership with Live Oak Adult Day Services, Respite and Research for Alzheimer's Disease and Yu Ai Kai), Senior Isolation to Inclusion Project (**\$97,717**): This project will provide a continuum of community-based safety net services - including licensed adult day care, escorted transportation, and congregate senior meals - to San José's low-income, dependent seniors in order to prevent or reduce their isolation and depression, and to increase their community connections.

Action 3.A.4 Assist lower-income residents access legal services							
Performance Measure	Number of individuals assisted						
5-Year Plan Goal	7,000						
FY 2014-15 Funding Source	CDBG						
Outcome Code	SL-1,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	1,410	875	1,736	N/A	N/A	4,021	57.4%
Actual Annual Outcome	1,718	1,604	N/A			3,322	47.5%

### Assist lower-income residents access legal services

Legal services will be provided in FY 2014-15 under Fair Housing activities (see Goal #5).

### Strategy #3B: Provide the public facilities and infrastructure needed to assure the health, safety, and welfare of the community

#### Need (As identified in the 2010-15 Consolidated Plan document):

*Community Workshop participants expressed the need for ongoing maintenance and upgrades to local public facilities, such as parks, community centers, youth and senior centers, sidewalks and landscaping, recreation facilities, and others.*

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### Five-Year Goal:

Action 3.B.1 Remove public accessibility barriers							
<b>Performance Measure</b>	Number of individuals assisted in low-mod areas						
<b>5-Year Plan Goal</b>	TBD						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-1,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	0	0	14,000	N/A	N/A	14,000	N/A
<b>Actual Annual Outcome</b>	0	0	0				N/A

Action 3.B.2 Physical improvement and rehabilitation of public facilities							
<b>Performance Measure</b>	Number of individuals assisted in low-mod areas						
<b>5-Year Plan Goal</b>	28,000						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-1,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	5,115	5,115	32,061	N/A	N/A	42,291	151.0%
<b>Actual Annual Outcome</b>	0	0	0				N/A

Action 3.B.3 Code Enforcement Activities that eliminate blight and strengthen neighborhoods							
<b>Performance Measure</b>	Number of households/businesses assisted						
<b>5-Year Plan Goal</b>	11,000						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-1,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	2,360	2,360	8,048	6,921	6,921	26,610	241.9%
<b>Actual Annual Outcome</b>	14,707	16,328	3,081			34,116	310.1%

The primary outcome of the Place-Based Strategy is to create clean and safe communities in the three identified neighborhoods. The City of San José will target some of the CDI funds to these neighborhoods, while others—such as housing rehabilitation and minor repair—will continue to be available to residents Citywide. To this end, the proposed uses of CDI funds include:

#### Remove public accessibility barriers

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The City of San José will not be undertaking any activities for removal of public accessibility barriers in 2014-15.

### Physical Improvements and Rehabilitation of Public Facilities

- *Infrastructure and Facilities Improvements (\$1,611,888):*

The City of San José will implement the following key improvements in the three identified neighborhoods.:

1. Franklin-McKinley School District (\$260,000): Installation of a play structure near Educare building.
2. Franklin-McKinley School District (\$250,000): Rehabilitation of former Head Start building to provide neighborhood resources to community members.
3. City of San José Library Department (\$300,000): Purchase of mobile library for use within the three place-based neighborhoods and other low-income areas.
4. City of San José Environmental Services Department (\$50,000): Installation of an interactive multimedia art exhibit spanning multiple low-income city blocks to tie schools, public rights-of-way, and other public spaces to the watershed .
5. City of San José Housing Department (\$180,000): Rehabilitation of multi-family housing structures within two of the place-based neighborhoods.
6. City of San Jose Department of Transportation (\$125,500); Installation of LED streetlights in place-based and other low-income neighborhoods

Further, the City of San José will also support the rehabilitation of various non-profit facilities that provide services to the people who are experiencing homelessness, as follows:

1. Bill Wilson Center (\$264,132): Refurbishment of its Drop-In Center for homeless youth.
2. Emergency Housing Consortium (\$189,000): Installation of ADA accessibility improvements and animal kennel at the Boccardo Reception Center.
3. Emergency Housing Consortium (\$118,756): Rehabilitation of the Boccordo Reception Center kitchen.
4. Recovery Café (\$765,811): Renovation of social hall, classrooms, bathrooms, and kitchen to provide meals, classes, recovery support, and work experience for those traumatized by homelessness, addiction, and mental health challenges.

### Elimination of blight and neighborhood clean-up to strengthen neighborhoods

The City of San José will fund one activity designed to address blight in the targeted neighborhoods:

- *Blight Eradication Program (\$1,401,316):*

The project will identify deteriorated housing conditions within targeted areas and work with property owners to correct. The program will also survey the condition of the neighborhood housing stock to aid in the development of a comprehensive neighborhood improvement plan. Part of this plan will include the development of a tool-kit to provide the necessary resources to property owners.

### Project Carryovers

In FY 2014-15, the City will carryover the following projects:

1. Franklin-McKinley School District: Rehabilitation of the McKinley Neighborhood Center in the Five Wounds neighborhood (**\$97,350**).
2. City of San Public Works Department: Install a section of the Five Wounds Trail along South 22<sup>nd</sup> Street in the Five Wounds neighborhood (**\$86,000**).
3. City of San José Department of Parks, Recreation and Neighborhood Services: Rehabilitation of the Mayfair Community Garden (**\$225,000**).

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4. City of San José Department of Parks, Recreation and Neighborhood Services: Installation of gates, bollards and boulders in Olinder Park and along Remillard Court to prevent vehicular access into a homeless encampment along Coyote Creek (**\$50,000**).
5. City of San José Department of Transportation: Installation of flashing beacons and choker islands in the 33rd Street right-of-way at Anne Darling School (**\$65,000**).
6. Franklin-McKinley School District: Re-surfacing basketball courts, installing cameras, lighting and fencing for security, and related improvements at Bridges Middle School to create open space and recreation opportunities for the residents of the Santee neighborhood during after-school hours and on weekends and holidays (**\$353,150**).
7. Garden to Table Silicon Valley: Installing a community garden as part of the open space and recreation project at Bridges Middle School (**\$78,000**).

### Project Cancellations

The following projects were cancelled in FY 2013-14:

1. San José Parks Foundation: Painting curbside utility boxes, each with a unique design, as Utility Art Box Projects, including 21 in the Five Wounds neighborhood, 12 in the Mayfair neighborhood and 9 in the Santee neighborhood (**\$78,000**). Project is cancelled due to lack of community support.
2. City of San José Department of Transportation: Installation of radar speed signs in both directions on Julian Street and on southbound 24th Street at San José High School (**\$50,000**). Project is cancelled due to limited staff resources
3. City of San José Department of Transportation: Installation of flashing beacons and choker islands in the East William Street right-of-way at Olinder School (**\$40,000**). Project is cancelled due to limited staff resources

### Strategy #3C: Mitigate lead-based paint hazards

#### Need (As identified in the 2010-15 Consolidated Plan document):

*Approximately 45,600 rental units occupied by extremely low-, low-, and moderate-income households in Santa Clara County may contain lead-based paint (LBP). In addition, approximately 6,000 low- and moderate-income homeowners may occupy units containing LBP. However, homes with lead-based paint do not necessarily pose a health hazard, if the property is in good condition and the paint well-maintained. In fact, there has been a relatively low incidence of lead poisoning among Santa Clara County children. In Santa Clara County in 2006, there were only 65 confirmed cases of elevated blood lead levels among children, accounting for 20 percent of all confirmed cases in the Bay Area that year.*

#### Five-Year Goal:

Action 3.C.1 Inspect affordable housing for lead-based paint							
Performance Measure	Number of properties inspected						
5-Year Plan Goal	1,215						
FY 2014-15 Funding Source	NSP, Rehab Program, First-time Homebuyer Program						
Outcome Code	SL-1,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	270	114	105	30	50	569	46.8%
Actual Annual Outcome	131	68	71			270	22.2%

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Action 3.C.2 Seek funding opportunities to mitigate lead hazards							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	SL-1,3, DH-1,2						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

The Department of Housing continues to provide lead testing and assessment services on all dwellings receiving rehabilitation that were built prior to 1978. The Housing Department continues to contract with an outside environmental consultant to provide these testing and assessment services. This is in addition to the trained and lead certified Housing Department staff. These services are being provided in part to comply with Federal regulations 1012 and 1013 of Title X. Regardless of whether federal funds are being used, 100% of eligible conventional homes built prior to 1978 are tested for lead. Properties testing positive for this hazard are mitigated in conjunction with rehabilitation regardless of the funding source.

### **Strategy #3D: Support a Neighborhood Stabilization Program to strengthen Neighborhoods affected by foreclosures**

#### **Need (As identified in the 2010-15 Consolidated Plan document):**

*Since 2007, San José has experienced a significant increase in the number of home foreclosures as a result of sub-prime loan programs, reduced home values and increased unemployment. With entire neighborhoods being affected by the foreclosure crisis, San José intends to be proactive in devoting resources to increase stability and reduce blight in targeted areas hardest hit by the foreclosure crisis.*

#### **Current Year Update:**

San José experienced approximately 2,264 foreclosure filings in 2013, returning to pre-recession levels and down from the peak period in 2009 when approximately 15,000 foreclosure filings were issued. The decline in foreclosure rates can be attributed to a number of factors, including increased foreclosure prevention capacity and expertise at the local nonprofit level, an improving economy, and the fact that the majority of subprime adjustable-rate mortgages made during the last housing bubble have passed through the system. There are signs that the current hot housing market reflects inflated conditions, and recent reports indicate that subprime mortgages have slowly returned into the portfolio of mortgage products that lenders are using for borrowers.

Even as foreclosure rates have declined, new foreclosure prevention efforts such as California's Keep your Home CA and the Homeownership Bill of Rights have created new areas of work for nonprofit foreclosure prevention counselors in terms of educating households about the programs, facilitating their access to the programs, and working with them to ensure that their loan modifications are fair and sustainable.

#### **Five-Year Goal:**

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Action 3.D.1 Purchase and rehabilitate foreclosed properties and resell as affordable housing units							
Performance Measure	Number of units assisted						
5-Year Plan Goal	90						
FY 2014-15 Funding Source	NSP						
Outcome Code	SL-1,3 DH-1,2						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	45	32	31	4	-	112	124.4%
Actual Annual Outcome	13	16	5			34	37.8%

### Purchase of Foreclosed Homes

Due to legislative changes in foreclosure requirements, ongoing economic recovery and escalating home values, the San José NSP consortium has experienced significant reductions in qualified housing inventory over the last year. Both the Housing Trust Silicon Valley's Purchase Assistance Loan (PAL) Program and the City's Dream Home Program struggled to acquire new properties in 2012. As a result the Consortium has re-evaluated the programs and funding strategies heading into the 2014-15 fiscal year. With the ongoing recovery in the ownership housing market, the Consortium will be submitting a proposed amendment to the Department of Housing and Urban Development (HUD) to amend the funding Action Plan to shift the balance of program funds from ownership to rental housing.

The proposed amendment will reallocate the remaining balance of PAL Program funds and a portion of the Dream Home Program Allocation to create a new Multifamily rental allocation. The City developed and released a Notice of Funding Availability (NOFA) in the summer of 2013 soliciting funding proposals for new multifamily project(s) meeting the requirements of the NSP2 grant.

Through February 1, 2013 the Housing Trust Silicon Valley closed 51 PAL loans and the City's Dream Home Program Purchased 41 homes for rehabilitation and resale. The proposed amendment will close out the PAL Program at its current total of 51 and reduce the Dream Home Program goal from 53 to 41 homes. It is anticipated that all homes will be sold before the end of the 2013-2014 fiscal year.

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Action 3.D.2 Provide support to the City's ForeclosureHelp Initiative							
<b>Performance Measure</b>	Number of individuals assisted						
<b>5-Year Plan Goal</b>	N/A*						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	DH-2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	N/A*	N/A*	200	396	N/A	596	N/A
<b>Actual Annual Outcome</b>	N/A*	N/A*	142			142	N/A

\* This program was not funded until 2012-13.

### Provide Support to ForeclosureHelp

Due to funding constraints and the reduced need for such services, the City will no longer provide CDBG funding for the ForeclosureHelp Initiative.

Action 3.D.3 Provide support to the City's Don't Borrow Trouble Initiative							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	DH-2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

### Provide support to the Don't Borrow Trouble Campaign

The Don't Borrow Trouble Campaign will be assisted under the ForeclosureHelp Initiative. No CDBG funds will be used to support the Campaign.

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Action 3.D.4 Research best practices and policies to respond to the foreclosure crisis							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	DH-2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

### Research best practices and policies to respond to the foreclosure crisis

Foreclosures have steadily declined since the bottom of the housing market in 2009, and have approached pre-recession rates. As a result, the City funds the Housing Trust of Silicon Valley foreclosure prevention program to assist households who need help. However, the City no longer actively monitors foreclosure issues. The City will evaluate the prioritization of foreclosures prevention activities and determine if it is an area that San José will continue to direct resources.

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### GOAL #4 – EXPAND ECONOMIC OPPORTUNITIES FOR LOW-INCOME HOUSEHOLDS

#### Strategy #4A: Support economic development activities that promote employment growth and help lower-income persons secure and maintain a job

Need (As identified in the 2010-15 Consolidated Plan document):

The California Employment Development Department (EDD) reported a 12.1 percent unemployment rate for Santa Clara County in January 2010. In response, Consolidated Plan Workshop participants stated the need for small business development, mentoring, and loan programs. These activities can help local entrepreneurs establish their businesses and lease space at more affordable rates during the down market. Participants also expressed the need for vocational programs that build basic job skills and train workers, especially youth, to enter or reenter the workforce. As a challenge, these services are often best addressed at a county or regional scale, given the relative scarcity of funding resources at the local level.

Five-Year Goal:

Action 4.A.1 Funding for local employment development and workforce training							
Performance Measure	Number of jobs created						
5-Year Plan Goal	250						
FY 2014-15 Funding Source	CDBG						
Outcome Code	EO-1,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	54	54	0	50	50	208	83.2%
Actual Annual Outcome	41	41				82	32.8%

Action 4.A.2 Funding for small business development and training							
Performance Measure	Number of individuals assisted						
5-Year Plan Goal	3,000						
FY 2014-15 Funding Source	CDBG						
Outcome Code	EO-1,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	640	640	N/A*	N/A*	N/A*	1,280	42.7%
Actual Annual Outcome	524	570				1,094	36.5%

\*Funding is no longer available to support this activity.

## Section 5: Goals and Strategies

- *Downtown Streets Team- Job Readiness Training Project (\$708,000):*

This project provides job readiness training to 50 homeless individuals transitioning back into mainstream society. Downtown Streets, a newly-formed Community Based Development Organization, will provide training job skills workshops and will clean neighborhood streets, remove weeds, paint over graffiti, reverse urban decay, provide peer-to-peer outreach to homeless living in the area, and work alongside concerned residents within the three place-based neighborhoods, in advance of permanent improvements.

## Section 5: Goals and Strategies

### GOAL #5 – PROMOTE FAIR HOUSING CHOICE

#### Strategy #5A: Conduct outreach to the community regarding fair housing, in order to address local barriers to fair housing

The City of San José is committed towards mitigating or eliminating impediments to fair housing choice through the strategies and actions identified below as well as in its Analysis of Impediments and 2010-15 Consolidated Plan. These actions seek to facilitate access to affordable housing, to fund fair housing services, to ensure the alignment of local zoning ordinances to fair housing requirements, to outreach with the County Housing Authority on the Section 8 voucher program, and to facilitate the creation of complete communities. This comprehensive fair housing plan recognizes that fair housing is a regional issue, leverages partnerships, and strategically focuses on the highest impacts especially given the need to adjust to limited and often diminishing resources.

As a result, the City of San José funds or partners with local and regional agencies that have expertise in this area, especially in the area of fair housing services. For FY 2014-15, approximately **\$385,300** from the 20% set-aside for CDBG Administration is recommended for funding a consortium of agencies which are currently providing Fair Housing services Citywide (Legal Aid of Santa Clara County, the Law Foundation including the Mental Health Advocacy Project, Project Sentinel, the Asian Law Alliance, and Senior Adults Legal Assistance). This consortium has come together to provide services, with the Law Foundation taking the lead grantee role, focusing its efforts on implementing the federal Analysis of Impediments to Fair Housing plan. The services to be provided next fiscal year include: outreach and education on fair housing issues; conducting fair housing testing; enforcing fair housing laws through litigation; and providing technical assistance to the Housing Department on how to monitor City-financed developments for fair housing compliance.

Housing Department staff will collaborate internally and with staff from other City departments and organizations in order to implement the remainder of its fair housing strategy, including facilitating access to affordable housing, ensuring local ordinance alignment with fair housing laws, outreaching on the Section 8 voucher program, and creating complete communities

The following policies and actions respond to the fair housing needs identified in City's 2010-15 Consolidated Plan and its Analysis of Impediments.

#### Five-Year Goals:

Action 5.A.1 Ongoing education and outreach regarding fair housing							
<b>Performance Measure</b>	Number of presentations made						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	DH-1						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	52	42	42	56	56	248	N/A
<b>Actual Annual Outcome</b>	56	56	84			196	N/A

The City contracts with local service providers to conduct ongoing outreach and education regarding fair housing for home seekers, landlords, property managers, real estate agents, and lenders. Outreach will occur via training

## Section 5: Goals and Strategies

sessions, public events, jurisdictions' websites and other media outlets, staffing at service providers' offices, and multi-lingual flyers available in a variety public locations.

Action 5.A.2 Fair Housing testing in local apartment complexes							
<b>Performance Measure</b>	Number of tests in local apartment complexes						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	DH-1						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	0	80	60	60	60	260	N/A
<b>Actual Annual Outcome</b>	134	111	14			259	N/A

The City contracts with local service providers to conduct fair housing testing in local apartment complexes. The testing program looks for any evidence of differential treatment among sample local apartment complexes. Following the test, the service provider submits findings to the local jurisdiction and conducts educational outreach to landlords that showed differential treatment during the test.

### Strategy #5B: Ensure that City policies and programs promote fair housing and equal access to housing

#### Five-Year Goal:

Action 5.B.1 Ensure local ordinances are in compliance with State and Federal Fair Housing laws							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	DH-1						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

The City reviews and updates as necessary its local zoning ordinances to ensure that they are consistent with State and federal fair housing laws. Staff also responds to public input regarding ordinances that may need updating or modifying in order to facilitate fair housing practices. For example, during the FY 2011-12 Consolidated Annual Performance and Evaluation Report (CAPER) public review process, the City's ordinance regarding religious assembly was identified as one that could be – while proper in its purpose – misinterpreted or

## Section 5: Goals and Strategies

incorrectly applied due to the way it is currently written. As a result, staff will review and modify as necessary the ordinance to ensure that its intent and proper application are clearly conveyed.

For 2014-15, staff will explore fair housing issues through the lens of land use and equitable development. Specifically, in addition to supporting traditional fair housing activities typically related to landlord-tenant mediation, equal protection, and various federal regulations such as Title VI of the Civil Rights Act of 1964, staff will analyze policies and programs for: 1) equitable development that ensures the inclusion of affordable homes in developments; 2) the preservation of existing affordable homes; 3) anti-displacement protection for residents in strong market areas subject to redevelopment. These goals relate to Strategy 5C below but with new emphasis on equitable land use. Staff anticipates that this initial effort will continue into the City's development of the Five-Year 2015-20 Consolidated Plan and future annual action plans.

Action 5.B.2 Ensure zoning ordinances have procedures for reasonable accommodation requests							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>							
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

The City ensures that local zoning ordinances have effective procedures to respond to reasonable accommodation requests in order to accommodate the needs of persons with disabilities. The City has a process for reasonable accommodation requests and can be found at the following location: <http://www.sanjoseca.gov/DocumentCenter/Home/View/611>

Action 5.B.3 Language assistance for limited-English speaking residents							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>							
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

The City provides language assistance to persons with limited English proficiency. Many individuals living in San José for whom English is not their primary language may speak English with limited proficiency or, in some cases, not at all. As a result, persons who are limited English proficient may not have the same access to important housing services as those who are proficient. Since 2007, the City of San José has maintained an LAP to facilitate access to housing for those who lack English proficiency. The Plan has identified language assistance needs for Spanish, Vietnamese, and Chinese (Cantonese and Mandarin) speakers. Assistance may come in the form of either written or oral translation as determined by need and demand, and is included in certain program documents as well as in public notices. In FY 2012-13, the City included Tagalog translation for its publicly

## Section 5: Goals and Strategies

notices. Agencies that receive federal funding through the City are also required to implement an LAP. Per federal guidance on LAPs, implementation of the plan depends on a four-factor analysis that includes an assessment of language need as well as the organizational capacity to meet those needs.

Action 5.B.4 Update local Analysis of Impediments							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>							
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

### Strategy #5C: Plan for and facilitate housing opportunities City-wide

Five-Year Goal:

Action 5.C.1 Plan for and facilitate development of complete mixed-use and mixed-income communities							
<b>Performance Measure</b>	Develop implementation strategies for Urban Villages / Envision 2040						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>							
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

The City plans for and facilitates the development of complete, mixed-use and mixed-income communities. The San José City Council adopted the City's updated General Plan called Envision 2040 in November 2011, which includes an important strategy to create "urban villages," which are compact and complete communities that have a mix of housing, retail, services, and jobs that are easily accessible through non-auto oriented means, including walking, biking, and public transportation. Since Council adoption of Envision 2040, staff has worked to develop an urban village implementation plan. Housing Department staff has participated actively in this process to include policies to incorporate affordable housing. At the end of calendar year 2013, the City Council approved five urban villages comprising the Alum Rock business district and Five Wounds/Brookwood Terrace community. As adopted, the plans do not include any mechanisms for affordable housing. Additionally, residential development will not be allowed to proceed until each urban village has an implementation and financing strategy. Housing department staff will continue to work closely to develop and to incorporate affordable housing into urban villages.

## Section 5: Goals and Strategies

Additionally, the City's Planning and Housing Departments will work together to seek appropriate grant funding for sustainable and complete communities. Finally, City staff will continue to work on the Bay Area's regional One Bay Area Plan that implements California's Sustainable Communities Strategy.

Action 5.C.2 Plan for and facilitate transit-oriented developments							
<b>Performance Measure</b>	Develop implementation strategies for Urban Villages / Envision 2040						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>							
	<i>Year 1</i> <i>2010-11</i>	<i>Year 2</i> <i>2011-12</i>	<i>Year 3</i> <i>2012-13</i>	<i>Year 4</i> <i>2013-14</i>	<i>Year 5</i> <i>2014-15</i>	<i>Total To-Date</i>	<i>% of 5-Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

As indicated in Action 5.C.1 above, the City Council is in the process of implementing its urban village plan, which focuses on the creation of complete, mixed-use communities connected by transit. Because the urban village plan is part of its Envision 2040 General Plan, this will be an ongoing process. The incorporation of affordable housing in these key locations is challenging because 1) residential development in urban villages may not proceed until there is a Council-approved plan and an implementation and financing strategy and 2) primary tools for affordable housing have been eliminated, reduced, or on hold. Staff will continue to explore new mechanisms to facilitate the production of affordable homes.

## Section 5: Goals and Strategies

### GOAL #6 – PROMOTE ENVIRONMENTAL SUSTAINABILITY

#### Strategy #6A: Encourage the installation of energy- and water-efficiency measures in new and existing homes

Need (As identified in the 2010-15 Consolidated Plan document):

*With energy efficiency, water conservation, and greenhouse gas reduction all growing policy concerns, local jurisdictions must further efforts to support environmentally-sustainable residential development. Moreover, existing homes should be upgraded to improve their energy and water efficiency.*

Five-Year Goal:

Action 6.A.1 Energy efficiency in multifamily new homes							
<b>Performance Measure</b>	Number of units committed, meeting Build It Green standards						
<b>5-Year Plan Goal</b>	946						
<b>FY 2014-15 Funding Source</b>	HOME, Low and Mod Income Housing Asset Fund, other						
<b>Outcome Code</b>	SL-3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	813	0	249	397	233	1,692	178.9%
<b>Actual Annual Outcome</b>	354	74	211			639	67.5%

Action 6.A.2 Direct investment in energy-efficiency in owner-occupied housing - Rehabilitated homes							
<b>Performance Measure</b>	Number of units meeting Build It Green standards						
<b>5-Year Plan Goal</b>	250						
<b>FY 2013-14 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	50	18	50	12	-	130	52.0%
<b>Actual Annual Outcome</b>	39	16	16			71	28.4%

## Section 5: Goals and Strategies

Action 6.A.2 Direct investment in energy-efficiency in owner-occupied housing - Inclusionary / Homebuyer Assistance programs							
<b>Performance Measure</b>	Number of units meeting Build It Green standards						
<b>5-Year Plan Goal</b>	35						
<b>FY 2014-15 Funding Source</b>	Private Developers' Funds, HOME, Affordable Housing Investment Fund						
<b>Outcome Code</b>	SL-3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	5	37	0	0	-	42	120.0%
<b>Actual Annual Outcome</b>	30	5	20			55	157.1%

Action 6.A.3 CDBG sponsored energy efficiency improvements							
<b>Performance Measure</b>	Number of energy efficiency improvements						
<b>5-Year Plan Goal</b>	1,600						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	325	0	544		1,040	1,909	119.3%
<b>Actual Annual Outcome</b>	0	497	0			497	31.1%

The infrastructure improvements in the three Place-Based Strategy neighborhoods will include converting 1,040 existing street light fixture to LED fixtures, a much more energy-efficient option than the existing type of lighting.

## **Section 6:**

# **Housing Support Activities / Removing Barriers to Affordable Housing**

## **Section 6: Housing Support Activities**

### **INTRODUCTION**

In addition to its federal housing programs, the City develops and implements its Five-Year Housing Investment Plan (HIP), a locally-determined plan that provides a comprehensive approach to addressing San José's housing needs. Unlike the federal Annual Action Plan, the HIP includes the full range of funding sources (including State and local), policies, and programs for affordable housing. In concert, these programs and policies maximize the City's ability to support housing activities and to mitigate barriers to affordable housing. The City is currently in the process of updating its existing HIP and anticipates bringing forward the next Five-Year HIP in Summer/Fall 2013. However, the excerpted policies below from the current HIP highlight key policies that support the programs in the federal Annual Action Plan in order to promote and encourage affordable housing development in San José.

### **GENERAL HOUSING POLICIES**

- Monitor and support State and federal legislation to create a permanent dedicated source of funding for affordable housing creation, rehabilitation, and preservation, including ELI units.
- Monitor and advocate legislation at the State and federal level for housing, community development, and homeless response funding and tools.
- Actively seek opportunities to access existing local, state and federal funding resources for housing affordable to low- and moderate-income households, including remaining State Proposition 1C funds for infill development, Proposition 41, and the National Housing Trust Fund.
- Continue to apply for Housing Related Parks Program funds, which is a grant program to incentivize and reward local governments for building affordable housing. Grant Funds may be used for the creation, development, or rehabilitation of park and recreation facilities.
- Consider a housing impact fee to develop a permanent local funding source for affordable housing. The Housing Department has hired a consultant to conduct a Housing Impact fee Nexus Study to determine the impact that newly constructed rental housing has on the need for affordable housing in San José. This project is still in the feasibility phase of this process with a plan to make a recommendation to Council in the fall of 2014.
- Implement the City's current Inclusionary Housing Policy in redevelopment project areas for homeownership units. Continue to review the current policy's implementation to ensure it provides certainty to developers as well as incentives to comply by providing affordability or payment of in-lieu fees, whether under the Policy or on a negotiated basis in exchange for development concessions.
- Continue to appeal the Building Industry Association's legal challenge against San José's Citywide inclusionary housing ordinance, currently pending before the California Supreme Court. The City Council approved the ordinance in January 2010 and it was expected to go into effect January 1, 2013. However, it is currently on pause due to the legal challenge. The State Supreme Court is expected to make a ruling on this matter by the end of 2014.
- Prioritize resources for the most vulnerable households by: 1) spending the City's available funding in accordance with its Income Allocation Policy, as follows: 30% ELI, 30% VLI, 25% for LI; and 15% MOD; 2) partnering with service providers to better target and provide needed services to ELI households; 3) integrating ELI units with various different types and income levels within projects; 4) seeking to appropriately leverage all funds to receive the greatest number of ELI units; and 5) maximizing other, outside, funding resources in order to deepen affordability.

## **Section 6: Housing Support Activities**

- Implement the City's Urban Village strategy and develop policies, mechanisms, and finance strategies to incorporate affordable housing in Urban Villages and other priority development areas..
- Continue to identify developable sites suitable for higher density and/or mixed-use development in order to maximize opportunities for development of both affordable and market-rate housing. This action aligns with the City's recently-adopted *Envision 2040 General Plan Update*, which seeks to facilitate the creation of urban villages and complete communities.
- Update the City's Dispersion Policy in order to ensure that its goals align with a more urban built environment based on sustainable planning principles contained in the City's *Envision 2040 General Plan Update*. This will allow for both the identification and prioritization of sites for affordable housing in transit corridors and other opportunity sites, while ensuring that affordable housing is integrated in diverse, mixed-income communities.
- Collaborate with external nonprofit housing agencies to provide education, legal, and outreach services to tenants and landlords covered by the Rent Control ordinance.
- Continue to seek developments that provide housing opportunities for homeless persons.
- Update or develop, as appropriate, the City's ordinances for secondary units, density bonus, micro-units, and hotel/motel conversions for homeless housing and master-lease agreements with hotel/motel owners.
- Explore policies regarding the preservation of affordable housing and anti-displacement strategies in order to respond to the community's concerns over gentrification especially in strong market areas.

### **POLICIES TO END HOMELESSNESS**

- Work with its government, nonprofit, and business partners to allocate additional resources for efforts to end and prevent homelessness. Participate in a leadership role with Destination: Home, a public-private partnership implementing an integrated, coordinated approach to ending homelessness in Santa Clara County by infusing permanent housing with important services like mental health, physical rehabilitation, and employment training programs. The City will partner with Destination: Home in its regional strategic planning process in early FY14-15.
- Continue coordinating with the Santa Clara Valley Water District and other government and nonprofit partners to implement an ongoing response to homeless encampments which balances the needs of the encampment occupants and responds to the concerns of neighborhoods and the environmental damage to the environment resulting from the encampments.
- Evaluate converting underutilized commercial buildings and hotels/motels to house the homeless. Evaluate partnering with nonprofit service providers to provide a hotel/motel program to master-lease rooms from hotel/motel owners and manage the lease with each subtenant.
- Work with the Housing Authority of the County of Santa Clara to allocate 100 Section 8 Housing Choice Vouchers plus one-third of every turnover Voucher to chronically homeless individuals annually, with priority going to those living in encampments.

### **POLICIES TO ELIMINATE IDENTIFIED GAPS IN THE INSTITUTIONAL STRUCTURE**

## Section 6: Housing Support Activities

- Support maintenance of federal entitlement programs such as the Community Development Block Grant (CDBG) Program, Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), HOME Partnerships, Section 8 Housing Choice Vouchers, Section 202, and Section 811 programs.
- Participate in the creation of an implementation plan for the City's *Envision 2040 General Plan Update* in order to ensure that housing development for a range of incomes can continue in the City, especially in transit- and amenity-rich locations.
- Collaborate with external partners and jurisdictions to develop a regional response to meeting regional housing needs.
- Continue to participate in regional planning efforts to integrate the Sustainable Communities Strategy (SCS) and the Regional Transportation Plan (RTP) in support of SB375 and AB32. Additionally, continue to participate in and shape the methodology for the regional housing needs allocation (RHNA) to be used in the development of the SCS/RTP, and to advance an appropriate allocation of housing and jobs for San José that achieves the goals of greenhouse gas reduction, economic development, and housing opportunities across incomes.
- Explore and advance systems change to connect housing with public health, the food production and delivery system, and employment.
- Continue to implement the City's place-based strategy to address housing and community development needs in a targeted, focused manner.
- Advocate changes in federal laws and those that run through State agencies such as TCAC, CDLAC, and HCD to improve San José's position in receiving entitlement grants and in applying for scarce public dollars.
- Advocate change to the federal poverty line to a standard that recognizes high-cost areas.
- Continue to work with the Housing Authority of the County of Santa Clara on its Moving To Work strategy in order to maximize the impact of its resources to provide affordable housing, including its Section 8 program.
- Engage in efforts at the federal level to ensure that San Jose qualifies for the "Difficult to Develop Area" and the "Qualified Census Tracts" designations, and to maximize the benefits to San Jose.

## **Section 7:**

# **Monitoring and Performance Measures**

## **Section 7: Monitoring and Performance Measures**

### **MONITORING CDBG, HOME, HOPWA AND ESG**

The City continues to follow the grantee monitoring requirements as outlined by HUD for the use of federal funds. The City has also standardized policies and procedures for use city-wide, which incorporate many of the HUD requirements. City staff continues to participate in the Grants Management Working Group that brings together all City departments that provide grants to the community. The Working Group shares best practices and discusses program performance of the grantees each funds.

A major element of the monitoring process is the tracking of grantee performance. The Department of Housing uses of the citywide Webgrants database system. This database tracks programmatic and financial performance and allows potential applicants to apply for funds electronically.

The intent of the monitoring process is to identify any potential red flags and, if necessary, provide the necessary technical assistance so that sub-recipients can successfully implement their projects. If a significant problem is discovered, City staff meets with project staff to discuss and resolve any issues. Examples of such problems include:

- ◆ Services are not documented
- ◆ Goals are not being met
- ◆ Project files are not in order
- ◆ Lack of fiscal controls and/or documentation
- ◆ Required reports are not being submitted in a timely manner
- ◆ Expense reporting does not adhere to regulations or policies.

For CDBG, ESG and HOPWA programs, service providers are required to submit monthly or quarterly Reimbursement Requests and Reconciliation Reports to document expenses and ensure that both line item budgets and total project budgets are not over-expended, and allows for review of project status. Additionally, service providers are required to submit quarterly performance reports and a cumulative annual report. Review of these reports allows staff to determine whether corrective measures are necessary and provide a basis for monitoring procedures.

In addition, Housing department staff review financial documentation of its sub-recipients. The sub-recipients are required to establish and maintain a system of accounts that is in conformance with generally accepted principles of accounting for budgeted funds. This system of accounts is subject to review and approval by the City. In addition, sub-recipients are required to submit an annual agency audit. Financial monitoring is based on the program budget that is incorporated in the grant agreement between the City and the sub-recipient. Sub-recipients are required to submit to the City the name of a fiscal agent, if any, who is responsible for the financial and accounting activities of the project, including the receipt and disbursement of project funds.

Beyond simply monitoring its sub-recipients, the Housing Department understands that the agencies must have the tools necessary to implement successful and impactful programs. In FY 10-11 the department modified the "Playing by the Rules" training module provided by HUD and conducted a two day training for all sub-recipients. The intent of the training was to educate sub-recipient staff of their responsibilities and requirements in utilizing federal funds. The training was successful and the department plans to conduct the training at the beginning of each future funding cycle.

### **PERFORMANCE MEASURES – OBJECTIVES AND OUTCOMES**

#### **CDBG**

The scope of services contained in the grant agreement is developed directly from the project proposal. It describes project activities that are to be accomplished each quarter and the level of service anticipated for each activity. Goals and objectives are very specific. See Table 2B in Section 8 for specific objectives of the program

## **Section 7: Monitoring and Performance Measures**

related to public facilities, infrastructure, public services, economic development and other community development priorities.

### **HOME**

The City of San José has been an entitlement jurisdiction under the HOME Investment Partnership Program since 1992. The use of these funds in past years has benefited multifamily rental developments, first time homebuyers under the Homebuyer Program, Rehabilitation projects and Tenant-Based Rental Assistance (TBRA) program for homeless residents of the City. All of these programs will continue to be options for the use of HOME funds should the need to reallocate funding occur in order to maximize the City's resources. However, in the coming year, funds will be focused on the development of Multifamily Rental Projects, Acquisition/Rehabilitation of Single-family residents under Habitat for Humanity, CHDO Operating Assistance and TBRA. The City's objectives under the HOME program are as follows (grantees are measured by completion) :

- a. Improve the Quality of Affordable Owner Housing
- b. Increase the Access of Affordable Owner Housing
- c. Increase the Supply of Affordable Rental Housing
- d. Improve Access of Affordable Housing to our homeless. population

Additionally, the City reviews management plans for the multifamily, HOME funded projects for sponsor's marketing efforts and checks for compliance with affirmative marketing requirements and procedures. Announcements are mailed to nonprofits and advertisements are placed in the local newspaper and in online apartment search engines, where appropriate. The review is performed prior to the initial lease-up of the property. Typically, the sponsors receive more than enough eligible applicants to fully occupy the property and the remainder of eligible applicants is kept on a waiting list that is maintained indefinitely. As new applicants learn of the existing properties and contact the property management companies, they are added to the waiting lists. The Housing Department produces an Affordable Housing Referral List of the majority of affordable housing properties assisted with City financing. The list is updated quarterly and its wide distribution has become an important outreach tool.

### **ESG**

The City's ESG funding priority has been shelter operating costs. The City's objectives and outcomes for the FY 2014-15 are to provide outreach services, primarily to the chronically homeless, and a full range of services to families and youth, including victims of domestic violence, who are homeless or at risk of homelessness. Additionally, City will support the operation of the Homeless Management Information System.

### **HOPWA**

For FY 2014-15 the HOPWA objectives include the provision of tenant-based rental assistance and supportive services to San José residents living with HIV/AIDS.

Objectives for the program include:

- Supportive Services - health, mental health, assessment, case management and housing advocacy, drug and alcohol abuse treatment, adult and child day care, personal assistance, nutritional services
- Tenant-Based rental assistance - rent payment subsidies

### **MBE/WBE & Section 3 Reporting Requirements**

The City adopted policy guidelines in November 2006 on the federal reporting requirements and has informed all grantees of its requirement to collect Section 3 and MBE/WBE materials. These will be reported annually in the City's Consolidated Annual Performance Evaluation Report (CAPER).

## Section 7: Monitoring and Performance Measures



## **Section 8:**

# **HUD Tables and Data**

## **Section 8: HUD Tables and Data**

***A. Table 2A – Priority Housing Needs***

***B. Table 2B – Non-Housing Community Development Needs***

***C. Table 2C and 3A – Summary of Housing and Community Development Objectives***

## Section 8: HUD Tables and Data



*Table 2A – Priority Housing Needs*

**Table 2A: Priority Housing Needs**

	5-Yr (2010-15)	Year 1 (2010-11)	Year 2 (2011-12)	Year 3 (2012-13)	Year 4 (2013-14)	Year 5 (2014-15)
	Plan	Actuals	Actuals	Actuals	Forecast	Forecast
<b>FEDERAL FUNDING</b>						
<b>CDBG</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	1000	266	239	288	162	50
Homeownership assistance						
<b>HOME</b>						
Acquisition of existing rental units						
Production of new rental units	30		15	19		76
Rehabilitation of existing rental units				13		
Rental assistance (TBRA)	285	65	72	69	100	100
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units				35	35	35
Homeownership assistance (Welcome HOME)	300	30	24			
NSP 2 Homeownership Downpayment Assistance			13	8	1	
<b>HOPWA</b>						
Rental assistance (unduplicated h.holds)	150		139	171	132	176
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services (unduplicated h.holds)	175	117	35	35	35	35
<b>ESG</b>						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services (h.holds)	30,000	6000	6000	6000	6000	6000
<b>NSP</b>						
Acquisition, Rehab and Resale of Foreclosed homes		13	16	5	4	

## Section 8: HUD Tables and Data

<b>NON-FEDERAL FUNDING</b>						
<b>PROJECT DEVELOPMENT</b>						
Commitment of new rental units	99	354	59	17	397	233
Acq/Rehab of rental units						
Comitment of new owner units		19			9	
Acq/Rehab of owner units						
<b>HOMEOWNERSHIP / NCLUSIONARY ASSISTANCE</b>						
2nd Mortgage Assistance (THP, BEGIN, CalHOME)	55	9	41	21	20	5
Inclusionary Program (Rental)	150			354	477	370
Inclusionary Program (Ownership)						
Other Assistance (counseling)	2285	422	514	675	450	275
<b>REHABILITATION PROGRAM</b>						
Rehabilitation of existing rental units						
Rehabilitation of existing owner units	271	125	196	255	158	85

## Section 8: HUD Tables and Data

*Table 2B – Non-Housing Community Development Needs*

<b>Table 2B: Non-Housing Community Development Needs</b>				
	<b>Priority Need</b>	<b>Dollars to</b>	<b>Performance</b>	<b>2014-15</b>
	<b>Level</b>	<b>Address Need</b>	<b>Measure</b>	<b>Forecast</b>
Acquisition of Real Property	0			
Disposition				
Clearance and Demolition				
Clearance of Contaminated Sites				
Code Enforcement	1	10M	Inspections	\$1,089,303
Public Facility (General)				
Senior Centers	2	2M	Facilities	
Handicapped Centers	2	2M	Facilities	
Homeless Facilities	1		Facilities	
Youth Centers	2		Facilities	
Neighborhood Facilities	2		Facilities	
Child Care Centers	1	500K	Facilities	
Health Facilities	2	1M	Facilities	
Mental Health Facilities	2	3M	Facilities	
Parks and/or Recreation Facilities	2		Facilities	
Parking Facilities	3		Facilities	
Tree Planting	3	2.5M	Facilities	
Fire Stations/Equipment	2	4M	Facilities	
Abused/Neglected Children Facilities	1	1M	Facilities	
Asbestos Removal	2		Facilities	
Non-Residential Historic Preservation	3		Facilities	
Other				
Infrastructure				
Water/Sewer Improvements	1		Facilities	
Street Improvements	2	2M	Facilities	
Sidewalks	2		Facilities	
Solid Waste Disposal Improvements	2		Facilities	
Flood Drainage Improvements	1		Facilities	
Other - ADA Curb Cuts	1	5M	Facilities	
Public Services				
Senior Services	1	1M	Individuals	\$200,000
Handicapped Services	1	500K	Individuals	0
Legal Services	1	1M	Individuals	0
Youth Services	1	5M	Individuals	\$295,485
Child Care Services	1	2M	Individuals	0
Transportation Services	1	500K	Individuals	0
Substance Abuse Services	1		Individuals	0
Employment/Training Services	1	5M	Individuals	0
Health Services	1	2M	Individuals	0
Lead Hazard Screening	2		Individuals	0

## Section 8: HUD Tables and Data

Crime Awareness	2		Individuals	0
Fair Housing Activities	1	2M	Individuals	\$385,000
Tenant Landlord Counseling	2		Individuals	0
Other			Individuals	\$794,255
Economic Development				
Economic Development				
Job Creation	1	5M	Jobs	\$600,000
Technical Assistance	1	3M	Individuals	0
Small Business Loans	3		Loans	0
Other				

## Section 8: HUD Tables and Data



*Table 2C & 3A – Summary of Housing and Community Development Needs*

	Source of Funds	Performance Measure	Performance Goal 2014-15	Outcome/Objective
<b>Goal #1: Affordable housing for lower-income and special needs households</b>				
Action 1A.1. Financial and technical assistance for affordable rental housing				DH-1,2
Production Goals - New Construction / A/R	HOME, AHIF, Tax Credits	# units with funding committed	233	
Inclusionary Goals	n/a	# LI units with recorded restrictions	378	
Action 1B.1. Direct financial assistance to help lower-income households purchase homes (includes inclusionary homebuyers)	HOME, NSP, CalHome, BEGIN, AHIF	# non duplicated LI homebuyers assisted	5	DH-2
Action 1B.2. Financial literacy and homebuyer education programs	NHSSV; Project Sentinel	# households participating in classes and counseling sessions	275	DH-2,3
Action 1C.1. Rehabilitation assistance for lower-income homeowners including mobilehome owners (including Minor Repair Program)	CalHOME, CDBG, AHIF, FEMA	# homeowners assisted	135	SL-3
Action 1C.2. Rehabilitation assistance for lower-income homeowners thro CDBG program	CDBG	# homeowners assisted	50	SL-3
Action 1C.3 Pursue funding opportunities for infrastructure improvements in low-income mobilehome parks	n/a	n/a	continue to seek funding sources	SL-1,2,3
Action 1D.1. Affordable housing for seniors, disabled individuals, large families				DH-1,2,3
Production Goals (subset of 1.A.1)	HOME, AHIF	# units with funding committed	56	
Rehab Goals (subset of 1.C.1) - Including Minor Repair Program	CDBG, CalHome, AHIF, FEMA	# homeowners assisted	0	
Action 1D.2. Pursue funding opportunities to improve condition of housing stock for low-income renters	n/a	n/a	continue to seek funding sources	DH-1,2,3
<b>Goal #2: Activities to end homelessness</b>				
Action 2A.1. TBRA assistance to chronically homeless	HOME, HOPWA, SPNS	# unupicated households	276	SL-1,2,3
Action 2A.2. Short-term emergency shelter	ESG	# individuals assisted	0	DH-1
Action 2A.3. Emergency rental assistance programs	ESG, HTF	# individuals assisted	0	DH-2
Action 2A.4. Programs that provide vital services to homeless individuals	ESG, CDBG	# individuals assisted	1,873	SL-1,2,3
Action 2A.5. Support Destination:Home	n/a	n/a		SL-1,2,3

## Section 8: HUD Tables and Data

Action 2A.6. Seek additional funding for countywide efforts to end homelessness	n/a	n/a	continue to seek funding sources	SL-1,2,3
Action 2A.7. Seek additional funding for housing and services for recently emancipated youth	n/a	n/a	continue to seek funding sources	SL-1,2,3
Action 3A.1,2. Assist lower-income residents with basic/essential services & Maintain self-sufficiency				SL-1,2,3
Homeless Services	ESG, HOPWA,	# individuals assisted	0	
CDBG	CDBG	# individuals assisted	1,500	
<b>Goal #3: Activities that provide services, eliminate blight, and/or strengthen neighborhoods</b>				
Action 3A.3. Assist lower-income residents access healthcare	CDBG	# individuals assisted	600	SL-1,2,3
Action 3A.4 Assist lower-income residents access legal services	CDBG	# individuals assisted	0	SL-1,2,3
Action 3B.1. Remove public accessibility barriers	CDBG	# individuals assisted in low-mod areas	0	SL-1,3
Action 3B.2. Physical improvements and rehabilitation of public facilities	CDBG	# individuals assisted in low-mod areas	0	SL-1,3
Action 3B.2. Code enforcement activities that eliminate blight and strengthen neighborhoods	CDBG	# households / businesses / inspections	6,921	SL-1,3
Action 3C.1. Inspection of affordable housing for lead-based paint	NSP, first-time homebuyers program	# properties inspected	50	SL-1,3
Action 3C.2. Seek funding opportunities to mitigate lead hazards	n/a	n/a	continue to seek funding sources	SL-1,3
Action 3D.1. Purchase of foreclosed properties and subsequent rehab and resale as affordable units	NSP	# units assisted	0	DH-1,2,3
Action 3D.2. Provide support to the City's ForeclosureHelp Initiative	NSP	n/a	0	DH-1,2,3
Action 3D.3. Provide support to the Don't Borrow Trouble campaign	NSP	n/a	Continue to implement	DH-1,2,3
Action 3D.4. Research best practices and policies to respond to foreclosure crisis	n/a	n/a	Continue to implement	DH-1,2,3
<b>Goal #4: Economic opportunities for low-income households</b>				
Action 4A.1. Funding for local employment development and workforce training	CDBG	# jobs created	50	EO-1,3
Action 4A.2. Small business development, job training	CDBG	# individuals assisted	0	EO-1,3
<b>Goal #5: Promote Fair Housing Choice</b>				
Action 5.A.1. Ongoing education and outreach regarding fair housing	CDBG	# of events	56	
Action 5.A.2. Fair housing testing in local apartment complexes	CDBG	# of tests	60	

## Section 8: HUD Tables and Data

Action 5.B.1. Ensure local ordinances are in compliance with State and Federal fair housing laws	n/a	n/a	Contnue to implement	
Action 5.B.2. ensure zoning ordinances have procedures for reasonable accommodation requests	n/a	n/a	Contnue to implement	
Action 5.B.3. Language assistance for limited English speaking residents	n/a	n/a	Contnue to implement	
Action 5.B.4. Update local analysis of impediments	n/a	n/a	Contnue to implement	
Action 5.C.1. Plan for and facilitate development of complete, mixed-use and mixed-income communities	n/a	n/a	Contnue to implement	
Action 5.C.2 Plan for and facilitate transit oriented developments	n/a	n/a	Contnue to implement	
<b>Goal # 6: Environmental sustainability</b>				
Action 6A.1. Energy efficiency in multi-family new homes		# units - meeting build-it-green standards	233	DH-3
Action 6A.2. Direct investments in energy efficient owner-occupied housing				DH-3
Rehabilitated homes		# units meeting build-it-green standards	0	
Inclusionary / Homebuyer assistance		# new construction green homes purchased by LI and mod homebuyers	0	
Action 6A.3. CDBG sponsored energy efficiency improvements	CDBG	# energy efficiency improvements	1,040	DH-3

**Section 9:**  
**Appendices**

## **Section 9: Appendices**

**A. *Gap Analysis – Homeless and Special Needs*** *(Keep same per Homeless Team)*

**B. *Public Notice and Public Testimony / Community Input***

**C. *Homebuyer and TBRA Program Guidelines***

**D. *Applications for Federal Assistance (SF 424)***

**E. *Certifications***

## Section 9: Appendices

### Appendix A: Gap Analysis – Homeless and Special Needs

**Table 1A: Housing Gap Analysis**

	Number of Beds		
	Current Inventory (a)	Under Development	Unmet Need (a)
<b>Individuals</b>			
Emergency Shelter	314	0	0
Transitional Housing	522	43	823
Permanent Supportive Housing	2,099	315	4,766
<b>Total</b>	<b>2,935</b>	<b>358</b>	<b>5,589</b>
<b>Families with Children</b>			
Emergency Shelter	111	0	0
Transitional Housing	198	0	164
Permanent Supportive Housing	1,778	0	433
<b>Total</b>	<b>2,087</b>	<b>0</b>	<b>597</b>
<b>Part 1: Homeless Population (b)</b>			
	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>
<b>Number of Families with Children (c)</b>	138	13	151
<b>Number of Persons in Families with Children</b>	45	372	417
<b>Number of Persons in Households without Children (d)</b>	738	3,615	4,353
<b>Total</b>	<b>783</b>	<b>3,987</b>	<b>4,770</b>
<b>Part 2: Homeless Subpopulations (e)</b>			
	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>
a. Chronically Homeless	123	1,408	1,531
b. Veterans	111	373	484
c. Transition Age Youth	69	621	690
d. Unaccompanied Children (Under 18)	10	155	165

**Notes:**

(a) Current inventory is from the 2014 Housing Inventory Chart. Unmet need is from the 2013 Unmet Need calculations for Santa Clara County McKinney Vento application

(b) Based on 2013 City of San Jose Homeless Census and Survey.

(c) Number of families derived from from the Homeless Census and Survey.

(d) Persons in households w ithout children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks w here family status could not be determined.

(e) Based on 2013 City of San Jose Homeless Census and Survey.

## Section 9: Appendices

**Table 1B: Special Needs (Non-Homeless) and Homeless Populations**

Special Needs Sub-Population	Priority Need Level (a)	Unmet Need		Dollars to Address Unmet Need (k)	Goals (l)
Elderly	High	13,950 (b)			
Frail Elderly	Medium	1,720 (c)			
Severe Mental Illness	High	5,260 (d)		\$1,500,000/ annually	house 100 chronically homeless households with severe mental illness
Developmentally Disabled	Medium	5,150 (e)			
Physically Disabled	Medium	7,170 (f)			
Persons w/ Alcohol/Other Drug Addi	High	5,420 (g)			
Persons with HIV/AIDS	Medium	280 (h)		\$1,171,033	381/individuals annually
Victims of Domestic Violence	Medium	0 (i)		\$78,000	Provide shelter, food and case management to 230 unduplicated clients
Large Households	Medium	41,400 (j)			

Notes:

(a) Based on historic need in jurisdiction and input from Consolidated Plan Workshops.

(b) Based on estimated number of elderly households with a housing problem in jurisdiction, according to data from 2000 Census and 2009 Claritas.

Excludes frail elderly.

(c) Based on same methodology as (b), multiplied by % of County seniors with self-care disability, per 2000 Census.

(d) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of adult population with severe mental illness, per 2000 Census and National Institute of Mental Health.

(e) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County adult population with mental disability, per 2000 Census.

(f) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County adult population with physical disability, per 2000 Census. Excludes frail elderly.

(g) Based on local share of countywide admissions to treatment facilities in 2003.

(h) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County residents living with HIV/AIDS, per 2000 Census and CA Dept. of Health Services.

(i) From previous Consolidated Plan.

(j) Based on estimated number of large households with a housing problem in jurisdiction, according to data from 2000 Census and 2009 Claritas.

Source: US Census, CHAS Datasets, 2000; Claritas, 2009; CA Dept of Health Services, 2009; National Institute of Mental Health, 1993; Santa Clara County Department of Drug and Alcohol Services; BAE, 2009.

## Section 9: Appendices

**Table 1C: Summary of Specific Housing/Community Development Objectives**

	Unmet Need	Performance Measure	2010-2015	2014-15	2012-13
			Production Goal	Goal	Actual
<b>Homeless Individuals</b>					
Emergency Shelter	0	Beds/Units	0	0	0
Transitional Housing	823	Beds/Units	0	0	0
Permanent Supportive Housing	4,766	Beds/Units	3	0	0
<b>Homeless Families with Children</b>					
Emergency Shelter	0	Beds/Units	0	0	0
Transitional Housing	164	Beds/Units	0	0	0
Permanent Supportive Housing	433	Beds/Units	0	0	0
<b>Homeless Special Needs</b>					
Chronically Homeless	1,531	Beds/Units	0	15	0
Veterans	484	Beds/Units	0	0	0
Transition Age Youth	690	Beds/Units	0	0	0
Unaccompanied Youth (Under 18)	165	Beds/Units	0	0	0

Sources: 2013 Homeless Census and Survey, Applied Survey Research, January 2013;  
2013 Santa Clara County Continuum of Care Application; BAE, 2013.

## **Section 9: Appendices**

### **Appendix B: Public Notice and Public Testimony / Community Input**

## **Section 9: Appendices**

### 1. Schedule of Hearings Published in /February 2014

Section 9: Appendices



**San Jose Mercury News**

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SAN JOSE, CITY OF  
OFFICE THE CITY GROUP/BRENDA CHARLES, 200 E  
SANTA CLARA STREET, 2N  
SAN JOSE CA 95113

FILE NO. S.Guzzetta

In the matter of  
The San Jose Mercury News

The undersigned, being first duly sworn, deposes and says: That all times hereinafter mentioned affiant was and still is a citizen of the United States, over the age of eighteen years, and not a party to or interested in the above entitled proceedings; and was at all times herein mentioned and still is the principal clerk of the printer and publisher of the San Jose Mercury News, a newspaper of general circulation printed and published daily in the city of San Jose, said County of Santa Clara, State of California as determined by the court's decree dated June 27, 1952, case numbers 84096 and 84097, and that said San Jose Mercury News is and was at all times herein mentioned a newspaper of general circulation as that term is defined by Sections 6000 and following, of the Government Code of the State of California and, as provided by said sections, published for the dissemination of local or telegraphic news of intelligence of a general character, having a bona fide subscriber list of paying subscribers, and is not devoted to the interests published for the entertainment or instruction of a particular class of professionals, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes of professionals, trades, callings, races or denominations; that at times said newspaper has been established, printed and published in the said city of San Jose in said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned. Said decree has not been revoked or set aside.

I declare that the notice, of which the annexed is a true and correct copy, has been published in each regular or entire issue of this newspaper and not in any supplement thereof on the following dates, to wit:

2/3/2014

Dated at San Jose, California  
02/03/14

I declare under penalty of perjury that the foregoing is true and correct.

Signed [Signature]  
Principal clerk of the printer and publisher of the San Jose Mercury News.

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**NOTICE OF HEARINGS & MEETINGS FOR FY 2014-2015 ANNUAL ACTION PLAN AND REVISED CITIZEN PARTICIPATION PLAN**

THE CITY OF SAN JOSE WILL BE DEVELOPING ITS FY 2014-15 ANNUAL ACTION PLAN BETWEEN FEBRUARY AND MAY 2014. THE CITY WILL ALSO BE REVISING ITS CITIZEN PARTICIPATION PLAN. THIS NOTICE PROVIDES A SCHEDULE OF HEARINGS AND OPPORTUNITIES FOR PUBLIC COMMENT DURING THIS PROCESS.

The Annual Action Plan (AAP) outlines the City's housing and community development needs, and provides a one-year action plan on how the City intends to use its federal funds in order to address those needs. The funds, which include the Community Development Block Grant, the Emergency Solutions Grant, HOME Investment Partnerships, and Housing Opportunities for Persons with AIDS, are anticipated to total up to \$12 million for FY 2014-15. The AAP is informed by public feedback. If you would like to provide comments, the City welcomes your attendance at any of the meetings listed in the schedule below. Additionally, comments may be provided by phone, regular mail, or email via the contact information listed at the bottom of this notice for both English speakers and those with limited English proficiency.

The Citizen Participation Plan (CPP) details how the City provides opportunities for the public to be made aware of and take part in the local decision-making processes with respect to programs funded by the U.S. Department of Housing and Urban Development (HUD). The proposed amendment would allow the Housing Director, or Housing Director Designee, to hold a public hearing related to the consideration or approval of the Consolidated Plan, Annual Action Plan, or Substantial Amendment if the Housing and Community Development Commission is otherwise unable to hold such a hearing due to a lack of quorum of time constraints.

**Schedule of Hearings & Meetings for Public Comment on the FY 2014-15 Annual Action Plan and the Citizen Participation Plan**

What	Who	Where	When
Hearing on San Jose's Housing and Community Development Needs for FY 2014-15 AAP and an amendment to the CPP	Housing and Community Development Advisory Commission	San Jose City Hall 200 E. Santa Clara Street Room W16-118,119,120	February 16, 2014 5:45 p.m.
Opportunity for Public Input on Needs & Funding for FY 2014-15 AAP	Housing and Community Development Advisory Commission	San Jose City Hall 200 E. Santa Clara Street Room W16-118,119,120	March 20, 2014 5:45 p.m.
Release of Draft FY 2014-15 AAP and Draft CPP for public review and begin 30-day public comment period	Visit the Housing Department's website at <a href="http://www.sanjoseca.gov/index.aspx?nid=128">http://www.sanjoseca.gov/index.aspx?nid=128</a> to find electronic copies or call (408) 793-5542 or (408) 294-8337 (TTY) for paper copies	City of San Jose - Housing 200 E. Santa Clara St., 12 <sup>th</sup> Floor, San Jose, CA 95113	March 26, 2014 to April 29, 2014
Review and approval of the draft FY 2014-15 AAP and draft CPP	Housing and Community Development Advisory Commission	San Jose City Hall 200 E. Santa Clara St Room W16-118,119,120	April 17, 2014 5:45 p.m.
Council Hearing and approval of the FY 2014-15 AAP and CPP	San Jose City Council	San Jose City Hall 200 E. Santa Clara Street City Council Chambers	April 28, 2014 1:30 p.m.

**CONTACT INFORMATION** For questions regarding the FY 2014-15 AAP, please contact Daniel Matillo at 408-793-4165 or <mailto:matillo@sanjoseca.gov>. Public comments can be submitted in the form of statements made at the above listed meetings. In writing to the City of San Jose Housing Department, 200 E. Santa Clara Street, 12<sup>th</sup> Floor, San Jose, California 95113, or submitted via electronic mail to the email address listed above. To request an accommodation for any of the meetings or an alternative format for any related printed materials, please call (408) 294-8337 (TTY) as soon as possible, but at least three business days before the meeting. All public meetings are accessible to those with mobility impairments.

**PARA RESIDENTES QUE HABLAN ESPAÑOL:** Este anuncio es referente al Plan de Acción Anual para 2014-2015. El Plan Consolidado identifica las necesidades de viviendas y del desarrollo comunitario para la ciudad, también lista prioridades y adopta estrategias para dirigir fondos federales. El Plan de Participación de la Ciudadanía es diseñado como la Ciudad provee oportunidades al público para participar en el proceso de hacer decisiones respecto a los programas que reciben fondos del Departamento de Vivienda de los Estados Unidos y el Desarrollo Urbano. Para más información, favor de llamar a Tommas Moreno (408) 975-4448.

**對這僑團的建設計畫意見:** 此通知是關於2014-15年度計畫和市民參與計畫。年度計畫是在於調研城市居住和社區發展的需要，以及市政府如何使用聯邦基金來解決這些需要的一年計畫。市民參與計畫是讓市民對市政府提供公共服務與參與與開發與建設計畫的計畫。若有任何問題，請聯絡：電話：(408) 793-4430，或：Yee Tze (408) 975-4425

**Dành cho những người nói tiếng Việt:** Đây là thông cáo về các cuộc điều tra cần thiết và Phát động Công tác Nghiên cứu 2014-15. Chương trình kế hoạch năm là các tài liệu hướng dẫn và Kế hoạch Chia sẻ và Công đồng của Thành phố, đồng thời cung cấp thông tin phát động Công tác trong vòng một năm, nhằm giúp Thành phố từ đó xây dựng các nhu cầu do thị trường. Quý vị nào muốn biết thêm chi tiết xin vui lòng liên lạc với Theresa Tran, điện thoại số (408) 793 5548.

**PARA SA RESIDENTE NA ANG WIKANG TAGALOG:** Paunawa nangyayari sa pagbayag sa alayon ng "Annual Action Plan" at "Citizen Participation Plan" sa isang 2014-15. Ang "Annual Action Plan" ay tungkol sa isang taong plano ng gobyerno sa paggamit ng pondo para sa pangangailangan ng kabahay at komunidad. Ang "Citizen Participation Plan" naman ay ang layunin na magbayag ng pakikilahok sa publiko upang tumulong sa gobyerno tungkol sa proseso ng paggamit ng pondo ng Estados Unidos (Kagawaran ng Pabahay at Urban Development). Para sa karagdagang impormasyon, tawagan si Ariane Silveira sa 408-793-5542.





试两年了,总算是可以结束,还两位... 主,以实际行动,能力支持。... 够非常的重视,虽然当年的很多列... 场支持受害人家属。... 遇难学生一个公道;还有网友认... 这位同学说,还说到2月5日... 学都已经围困了,但是学校一直那... 虽然一切都以遇难学生家人... 为,终身监禁不算罪,量刑太轻。... 嫌疑是否认罪,最后量刑如何都还... 有家人报案案件的审理过程,每次... 的意愿方主,但是这位前南加大学... 随附前来的学生们,一定要提高自... 考安全意识,晚归时一定要注意安... 全,以免此类的悲剧再度发生。



## 聖荷西市政府公告

### 2014-2015 年財年年度行動計劃(AAP) 和經修訂的公民參與計劃的聽證會議通知

聖荷西市將於 2014 年 2 月至 5 月期間,就 2014-2015 年財年年度行動計劃和更新公民參與計劃展開聽證會議。本通知將說明聽證會議的時間表,以便有機會向公眾徵求意見。

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年度行動計劃(AAP)概述了城市住房和社區發展的需求,並提供有關城市打算如何利用它的聯邦資金,以滿足一個為期一年的行動計劃的需要。這些資金包括社區發展固定撥款、緊急解決方案補助金、HOME 投資合作,和給予文憑附人的住房機會,預計在 2014-15 財年的總額達 1200 萬元。AAP 需要得到公眾的反映。如果您想提供意見,申請歡迎出席以下在附表內所列出的任何一場會議。此外,亦可通過電話、普通郵件、電郵等方式提供意見,或是透過本通知下面為英文程度有限民衆提供意見的聯繫方式和信息。

公民參與計劃(CPP)詳細介紹如何在城市提供機會,讓公眾意識到並參與就聯邦住房和城市發展部(HUD)資助計劃的決策過程。聽證的修訂將允許房屋署部門或房屋署負責人指定者,在住房和社區發展委員會因各種原因不能舉行法定聽證會時,能舉行公聽會來討論相關的合併計劃、年度行動計劃,或是主要的修訂項目的批准等。

**2014-15 年財年年度行動計劃和公民參與計劃聽取公眾意見的聽證會議時間表:**

內容	主辦方	地點	時間和日期
聽取聖荷西住房和社區發展部 2014-15 財年 AAP 和修訂 CPP 計劃方案	住房和社區發展諮詢委員會	San Jose City Hall, 200 E. Santa Clara Street, Room Wing-118, 119, 120	2014 年 2 月 18 日 下午 5 時 45 分
聽取公眾對 2014-15 財年 AAP 的資金籌劃需求的意見	住房和社區發展諮詢委員會	San Jose City Hall, 200 E. Santa Clara Street, Room Wing-118, 119, 120	2014 年 3 月 20 日 下午 5 時 45 分
公佈 2014-15 財年 AAP 和 CPP 草案供公眾審查,並于 30 天內徵詢聽取公眾的意見	請到房屋署網站 <a href="http://www.sjhousing.org/report/complan.html">http://www.sjhousing.org/report/complan.html</a> 索取電子版,或致電(408)793-5542, (408)294-9337 (TTY) 獲得紙張副本。	City of San Jose - Housing, 200 E. Santa Clara Street-12 樓, San Jose, CA 95113	2014 年 3 月 28 日 至 2014 年 4 月 29 日
復核和批准 2014-15 財年 AAP 和修訂 CPP 計劃草案	住房和社區發展諮詢委員會	San Jose City Hall, 200 E. Santa Clara Street, Room Wing-118, 119, 120	2014 年 4 月 17 日 下午 5 時 45 分
市議會舉行 2014-15 財年 AAP 預算的聽證會	聖荷西市議會	San Jose City Hall, 200 E. Santa Clara Street, City Council Chambers	2014 年 4 月 29 日 下午 1 時 30 分

聯絡信息:有關 2014-15 財年 AAP 問題,請聯絡 Daniel Murillo(408)793-4195 或電郵 [daniel.murillo@sanjoseca.gov](mailto:daniel.murillo@sanjoseca.gov)。公眾意見可以透過上述列出會議上提交,或以書面形式向聖荷西房屋署提交,地址是 City of San Jose Housing Department, 200 E. Santa Clara Street, 12th Floor, San Jose, CA 95113, 或以 VIA 電子郵件形式寄到上述列出的電子郵件地址。若要獲得任何會議或其他格式的相關印刷品,請至少在會議前 3 天工作日,撥快致電(408)294-9337(TTY)。所有公眾會議都對行動不方便者開放。

## Section 9: Appendices

**CITY OF SAN JOSE**  
CAPITAL OF SILICON VALLEY

**THÔNG BÁO VỀ PHIÊN TÒA & CUỘC HỌP VỀ NĂM TÀI CHÍNH 2014-2015 KẾ HOẠCH HÀNH ĐỘNG THƯỜNG NIÊN (AAP) VÀ KẾ HOẠCH THAM GIA DÂN SỬA ĐỔI**

THÀNH PHỐ SAN JOSÉ SẼ ĐƯỢC PHÁT TRIỂN NĂM TÀI CHÍNH 2014-15 KẾ HOẠCH HÀNH ĐỘNG THƯỜNG NIÊN CỦA NÓ GIỮA THÁNG HAI VÀ THÁNG NĂM 2014 VÀ CẬP NHẬT KẾ HOẠCH NHÂN DÂN THAM GIA CỦA NÓ. THÔNG BÁO NÀY CUNG CẤP LỊCH HỌP CÔNG VÀ CƠ HỘI CHO Ý KIẾN CÔNG CHÚNG TRONG QUÁ TRÌNH NÀY.

Kế hoạch hành động hàng năm (AAP) phác thảo nhà ở và phát triển cộng đồng các nhu cầu của thành phố, và cung cấp một kế hoạch hành động một năm về cách thành phố dự định sử dụng quỹ liên bang của nó để giải quyết những nhu cầu đó. Các quỹ này, trong đó bao gồm Phát triển Cộng đồng Grant, Grant giải pháp khẩn cấp, quan hệ đối tác CHỦ đầu tư, và cơ hội nhà ở cho người bị AIDS, được dự đoán tổng số lên đến 12 triệu USD cho năm tài chính 2014-15. AAP được thông báo bởi thông tin phản hồi nào. Nếu bạn muốn đóng góp ý kiến, thành phố hoan nghênh tham gia của bạn tại bất kỳ của các cuộc họp được liệt kê trong lịch trình dưới đây. Ngoài ra, ý kiến có thể được cung cấp qua điện thoại, thư thường hoặc thư điện tử thông qua các thông tin liên lạc được liệt kê ở dưới cùng của thông báo này cho cả người nói tiếng Anh và những người có trình độ tiếng Anh hạn chế.

Kế hoạch dân tham gia (CPP) chi tiết như thế nào thành phố tạo cơ hội cho công chúng được thực hiện nhận thức và tham gia vào các quá trình ra quyết định của địa phương đối với các chương trình được tài trợ bởi Bộ Gia Cư và Phát triển Đô thị (HUD) với. Để xuất sửa đổi sẽ cho phép Giám đốc nhà ở, hoặc nhà ở Người Được Giám đốc, tổ chức một buổi điều trần liên quan đến việc xem xét, phê duyệt Kế hoạch hợp nhất, Kế hoạch hành động hàng năm, hoặc sửa đổi đáng kể nếu Ủy ban Nhà ở và Phát triển cộng đồng là nếu không không thể giữ như vậy một buổi điều trần do thiếu của đại biểu hoặc thời gian hạn chế.

**Biểu Trữn và cuộc họp cho bình luận của công chúng về Kế hoạch hành động thường niên năm tài chính 2014-15 và Kế hoạch Công dân tham gia**

What	Who	Where	When
Hearing on San José's Housing and Community Development Needs for FY 2014-15 AAP and amendment to the CPP	Housing and Community Development Advisory Commission	San José City Hall 200 E. Santa Clara Street Room Wing-118,119,120	February 18, 2014 5:45 p.m.
Opportunity for Public Input on Needs & Funding for FY 2014-15 AAP	Housing and Community Development Advisory Commission	San José City Hall 200 E. Santa Clara Street Room Wing-118,119,120	March 20, 2014 5:45 p.m.
Release of Draft FY 2014-15 AAP and Draft CPP for public review and begin 30-day public comment period	Visit the Housing Department's website at <a href="http://www.sjhousing.org/report/complan.html">http://www.sjhousing.org/report/complan.html</a> to find electronic copies or call (408) 793-5542 or (408) 294-9337 (TTY) for paper copies	City of San José - Housing 200 E. Santa Clara St.-12 <sup>th</sup> Floor, San José, CA 95113	March 28, 2014 to April 29, 2014
Review and approval of the draft FY 2014-15 AAP and draft CPP	Housing and Community Development Advisory Commission	San José City Hall 200 E. Santa Clara St. Room Wing-118,119,120	April 17, 2014 5:45 p.m.
Council Hearing and approval of the FY 2014-15 AAP and draft CPP	San José City Council	San José City Hall 200 E. Santa Clara Street City Council Chambers	April 29, 2014 1:30 p.m.

THÔNG TIN LIÊN HỆ với các câu hỏi liên quan đến năm tài chính 2014-15 AAP, xin vui lòng liên hệ với Daniel Murillo tại 408-793-4195 hoặc [daniel.murillo@sanjoseca.gov](mailto:daniel.murillo@sanjoseca.gov). Ý kiến công chúng có thể được nộp dưới dạng báo cáo được thực hiện tại các cuộc họp nêu trên, bằng văn bản cho thành phố của Bộ Nhà ở San José, 200 E. Clara phố Santa, Tầng 12, San José, California 95113, hoặc gửi qua thư điện tử để địa chỉ email được liệt kê ở trên. Để yêu cầu chỗ ở cho bất kỳ của các cuộc họp hoặc một định dạng thay thế cho bất kỳ tài liệu in ấn có liên quan, xin vui lòng gọi (408) 294-9337 (TTY) càng sớm càng tốt, nhưng ít nhất là ba ngày làm việc trước cuộc họp. Tất cả các cuộc họp công cộng có thể truy cập đến những khuyết tật văn phòng.

## California ocupa el sexto lugar en cursos de preparación universitaria



California ocupa el sexto lugar del país en el total de estudiantes de preparatoria que aprueban cursos avanzados de preparación para la universidad (AP) con un 26,9%, superior a la media nacional de 20,1%, reveló un informe. De acuerdo con el décimo informe anual presentado por The College Board, a pesar de tener el potencial necesario, 60% de los estudiantes hispanos del país, no

cuentan con la oportunidad de tomar cursos AP. Mostrando que los estudiantes responden positivamente a la oferta de cursos AP, el Distrito Escolar Unificado El Monte, en Los Angeles, que atiende una población con el 63% de familias hispanas, obtuvo un reconocimiento de The College Board por su incremento de cursos AP ofrecidos y aprobados. "Al asociarnos con la Univer-

sidad de California en Irvine y Rio Hondo College a través del Pacto Promesa Unión El Monte, hemos creado un canal sin fisuras de la secundaria hacia el 'college' y la universidad para nuestros estudiantes", afirmó el superintendente del Distrito Escolar Unificado El Monte, Nick Salemo.

En California, los estudiantes hispanos representaron el 43,8% del total de graduados de preparatoria, el 38,3% de quienes tomaron exámenes AP y el 35,2% de

quienes aprobaron al menos uno de esos exámenes, reduciendo así la brecha en relación al anterior año académico. Entre el 2003 y el 2013 California presentó un aumento del 9,7% de los estudiantes que obtuvieron una calificación de 3,0 o más en un examen AP durante su preparatoria, ocupando el décimo puesto en crecimiento en el país. Connecticut con un 13,2% de incremento y Florida con un 12% ocuparon los dos primeros lugares en el cuadro de mejora del 2013.

A nivel nacional los estudiantes hispanos representan el 18,8% de los alumnos que graduados de preparatoria que tomaron exámenes AP en el 2013, y el 16,9% de los que aprobaron al menos uno de esos exámenes. En sus recomendaciones, el informe sugiere que los administradores educativos utilicen herramientas de medición de potencial para exámenes AP de sus estudiantes y de acuerdo con esos resultados ofrezcan nuevos cursos si es necesario. EFE

## Gobierno de EE.UU. inicia campaña para prevenir el tabaquismo entre los jóvenes

El Gobierno de Estados Unidos lanzó su primera campaña de educación para reducir entre los jóvenes el consumo de tabaco, que es la principal causa prevenible de enfermedades, discapacidades y muertes en el país. La campaña a cargo de la Dirección de Alimentos y Medicamentos (FDA), titulada "El verdadero costo" y financiada con más de 115 millones de dólares, apunta a prevenir el consumo de tabaco entre los jóvenes y reducir el número de adolescentes de entre 12 y 17 años que se convierten en fumadores habituales. Según la FDA, el consumo de cigarrillos y otros productos del tabaco ocasiona más de 480.000 muertes cada año y, cada día, más de 3.200 jóvenes menores de 18 años fuman su primer cigarrillo y más de 700 se convierten en fumadores cotidianos antes de cumplir esa edad.

El esfuerzo de educación pública está dirigido a unos diez millones de jóvenes que nunca han fumado un cigarrillo, pero "puedan considerar hacerlo, y a los jóvenes que ya experimentan con cigarrillos y están en riesgo de convertirse en fumadores habituales", señaló la agencia. La comisionada de la FDA, Margaret Hamburg, dijo que "la intervención temprana es crítica, ya que casi 9 de cada 10 fumadores habituales adultos fumaron su primer cigarrillo a los 18 años". Agregó que esta es "la primera campaña educativa nacional de prevención del tabaquismo para los jóvenes" que se lleva a cabo en EE.UU., con el fin de sacar a la luz "los verdaderos costos que más les conciernen a estos jóvenes".

La campaña "El verdadero costo" emplea técnicas multimedia integrales, con hechos convincentes e imágenes, con el fin de cambiar las creencias y los comportamientos. Una estrategia de la campaña dramatiza las consecuencias de fumar para la salud, describiendo gráficamente algunas de ellas, tales como la pérdida de los dientes y el daño para la piel, a fin de demostrar que cada cigarrillo viene acompañado de un "costo" más que meramente financiero. Otro aspecto de la campaña presenta la adicción al cigarrillo como "una pérdida de control, que rompe las creencias de los jóvenes que piensan que no se volverán adictos o sienten que pueden dejarlo en cualquier momento", explicó la agencia. Los anuncios se difundirán en más de 200 mercados de todo Estados Unidos, por lo menos durante 12 meses y tiene un costo de más de 115 millones de dólares, financiado con tarifas de usuarios de la industria. EFE



### NOTIFICACIÓN DE AUDIENCIAS Y REUNIONES PARA EL PLAN CONSOLIDADO DE ACCIÓN ANUAL (AAP) DEL AÑO FISCAL 2014-2015 Y EL PLAN REVIZADO DE PARTICIPACIÓN CIUDADANA

LA CIUDAD DE SAN JOSÉ DESARROLLARÁ SU PLAN CONSOLIDADO DE ACCIÓN ANUAL PARA EL AÑO FISCAL 2014-2015 ENTRE ENERO Y MAYO DEL 2014 Y ACTUALIZACIÓN EN LA PARTICIPACIÓN DEL PLAN A SUS CIUDADANOS. ESTA NOTIFICACIÓN PROVEE UN CALENDARIO DE AUDIENCIAS Y OPORTUNIDADES PARA COMENTARIOS DEL PÚBLICO DURANTE ESTE PROCESO.

El Plan Consolidado de Acción Anual (AAP, siglas en inglés), describe las necesidades de vivienda y desarrollo comunitario de la Ciudad y ofrece un Plan de Acción de un año sobre cómo la Ciudad se propone usar los fondos federales para hacer frente a estas necesidades. Estos fondos, que incluyen Fondos de Subvención de Desarrollo Comunitario, Fondos para Soluciones de Emergencia, Asociación de Inversión de CASA (HOME, siglas en inglés) y Oportunidades de Viviendas para Personas con SIDA, se prevé utilizar hasta \$12 millones de dólares para el Año Fiscal 2014-15. El AAP es sustentado por la opinión pública. Si usted le gustaría proveer comentarios a la Ciudad de la bienvenida a su asistencia en cualquiera de las reuniones mencionadas en la lista que damos a continuación. Además, los comentarios pueden ser sometidos por teléfono, correo regular ó correo electrónico a través de la información de contactos que aparece en la parte inferior de este aviso para quienes hablan inglés y para aquellos con conocimiento limitado del idioma inglés.

Los detalles del Plan de Participación Ciudadana (CPP, siglas en inglés), señala cómo la Ciudad ofrece oportunidades para que el público tenga conocimiento y participe en los procesos de toma de decisiones locales con respecto a los programas financiados por el Departamento de vivienda y Desarrollo Urbano (HUD, siglas en inglés), de los Estados Unidos. La enmienda propuesta permitirá al Director de Vivienda, o el Director de Vivienda Designado, para realizar una audiencia pública relacionada con la consideración o la aprobación del Plan Consolidado, Plan de Acción Anual o Enmienda Sustancial, si la Comisión de Vivienda y Desarrollo Comunitario sea incapaz de detener dicha audiencia debido a la falta de quórum o restricciones de tiempo.

Programa de Audiencias y Reuniones para comentarios del público sobre el Plan de Acción Anual para el Año Fiscal 2014-15 y el Plan de Participación Ciudadana

¿Qué?	¿Quién?	¿Dónde?	¿Cuándo?
Audiencias sobre Viviendas y las Necesidades de Desarrollo de la Comunidad de San José para el Año Fiscal 2014-15 (AAP, siglas en inglés) y Modificación del CPP	Comisión Asesora de Vivienda y Desarrollo de la Comunidad	Alcaldía de la Ciudad de San José 200 E. Santa Clara Street Room Wing-118,119,120	18 de febrero del 2014 5:45 p.m.
Oportunidad para comentarios de la opinión pública sobre las Necesidades y Financiación para el Año Fiscal 2014-15 (AAP, siglas en inglés)	Comisión Asesora de Vivienda y Desarrollo de la Comunidad	Alcaldía de la Ciudad de San José 200 E. Santa Clara Street Room Wing-118,119,120	20 de marzo del 2014 5:45 p.m.
Presentación del Borrador del AAP del Año Fiscal 2014-15 para revisión del público y dar inicio al periodo de 30 días para comentarios	Visite el Departamento de Vivienda en la página de Internet en: <a href="http://www.sjhousing.org/report/complan.html">http://www.sjhousing.org/report/complan.html</a> para recibir copias electrónicas o llamar al (408) 793-5642 ó (408) 294-6337 (TTY)	Ciudad de San José - Vivienda 200 E. Santa Clara St.-12th Floor, San José, CA 95113	28 de marzo del 2014 hasta el 29 de abril del 2014
Revisión y Aprobación del Borrador del Año Fiscal 2014-15 y Borrador del CPP	Comisión Asesora de Vivienda y Desarrollo de la Comunidad	Concilio de la Ciudad de San José 200 E. Santa Clara St. Room Wing-118,119,120	17 de abril del 2014 5:45 p.m.
Audiencia del Consejo y aprobación del Año Fiscal 2014-15 y Borrador del CPP	Concilio de la Ciudad de San José	Concilio de la Ciudad de San José 200 E. Santa Clara Street Salón de Juntas del Concilio de la Ciudad	29 de abril del 2014 1:30 p.m.

INFORMACIÓN DE CONTACTO: Para preguntas acerca del AAP del Año Fiscal 2014-15, por favor de contactar a Daniel Murilo al (408) 793-4195 o [daniel.murilo@sanjoseca.gov](mailto:daniel.murilo@sanjoseca.gov). El público está invitado a asistir a cualquiera de las reuniones mencionadas o proporcionar comentarios escritos al Departamento de Vivienda de la Ciudad de San José ubicado en 200 E. Santa Clara Street Piso 12, San José, CA 95113, o enviar por correo electrónico a la dirección mencionada anteriormente. Para solicitar ser acomodado en cualquiera de las reuniones y obtener un formato alternativo del material impreso relacionado con dichas reuniones, por favor llamar al (408) 294-6337 (TTY) tan pronto como sea posible, pero por lo menos tres días hábiles antes de la reunión. Todas las reuniones públicas son accesibles para personas con impedimentos de movilidad.

## Section 9: Appendices

### 2. Public Testimonies

- **The Housing and Community Development Advisory Commission Meeting – February 18, 2014**

Public Comment	Staff Response
Mike Graves, Chair of the HCDC commented that he did not approve of the word “slums” in the CDBG national objectives.	Staff noted that the word is an official HUD term, and that the focus of funding should be on the first national objective and not on slums.
No public comments were received.	N/A

- **The Housing and Community Development Advisory Commission Meeting – March 20, 2014**

Public Comment	Staff Response
No public comments were received.	N/A

- **The Housing and Community Development Advisory Commission Meeting – April 17, 2014**

Public Comment	Staff Response
Ron Johnson (Affordable Housing Network [AHN]) stated that he and AHN have 6 principles that they recommend to solve the affordable housing problem: (1) identify additional federal, state, and local funds that would expand section 8 type housing vouchers; (2) for people who can’t immediately be housed, save lives by planning now to rent and open up vacant buildings, as well as hotel rooms, accessible to downtown areas to serve as emergency shelters; (3) pass an affordable housing impact fee in San Jose set at the highest level permitted by law; (4) impose commercial impact fees to offset the demand of affordable housing created by Silicon Valley corporations; (5) relieve the stress of the disabled and part-time low wage workers and establish a new income category to fund construction of housing for families that are in the 15% median income; and (6) extend and strengthen San Jose’s rent control ordinance to the maximum extent permitted including the genuine just cause eviction provision.	Staff noted the comments and will explore these items as the City develops its 2015-20 Consolidated Plan, its FY 2015-16 Annual Action Plan, its State-required Housing Element, and its 2015-20 Housing Investment Plan.
Brian Darby (Winchester Ranch) stated that he would like to see a pause in the rapid development of urban villages, specifically the Winchester Ranch area, which is existing affordable housing.	Staff noted the comment and will explore its implications and respond as appropriate as the City implements the Urban Village strategy. Staff will also explore this item as the City develops its 2015-20 Consolidated Plan, its FY 2015-16 Annual Action Plan, its State-

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	required Housing Element, and its 2015-20 Housing Investment Plan.
Martha O'Connell stated that seniors need affordable housing, but the Urban Villages are designed for workers.	Staff noted the comment and will explore its implications and respond as appropriate as the City implements the Urban Village strategy. Staff will also explore this item as the City develops its 2015-20 Consolidated Plan, its FY 2015-16 Annual Action Plan, its State-required Housing Element, and its 2015-20 Housing Investment Plan.
Marie Hayter commented that low income housing should be included in Urban Villages.	Staff noted the comment and will explore its implications and respond as appropriate as the City implements the Urban Village strategy. Staff will also explore this item as the City develops its 2015-20 Consolidated Plan, its FY 2015-16 Annual Action Plan, its State-required Housing Element, and its 2015-20 Housing Investment Plan.
Commissioner Donna Cox commented that the low-income thresholds are too high and not reflective of the reality of the City of San Jose and that more low income housing should be built.	Staff noted the comments and will explore these items as the City develops its 2015-20 Consolidated Plan, its FY 2015-16 Annual Action Plan, its State-required Housing Element, and its 2015-20 Housing Investment Plan.
Martha O'Connell commented that the homeless strategy should include additional homeless shelters.	Staff noted the comment and will continue to explore programs to respond to San Jose's homeless issues. Homelessness response will also be addressed as the City develops its 2015-20 Consolidated Plan, its FY 2015-16 Annual Action Plan, its State-required Housing Element, and its 2015-20 Housing Investment Plan.

- **City Council Meeting– April 29, 2014**

Public Comment	City Response
Councilmember Sam Liccardo enquired if the rental assistance program for residents facing eviction had been eliminated.	Staff responded that the program is no longer being funded. Federal funds are currently being targeted to the Tenant Based Rental Assistance Program to help end homelessness. Staff mentioned that there is a program currently operated by EAN, in conjunction with the Housing

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	Authority to help Section 8 clients affected by sequestration.
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## **Section 9: Appendices**

### **Appendix C: Homebuyer and TBRA Program Guidelines**

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### HOMEBUYER PROGRAM GUIDELINES

All homes purchased with HOME funds, are subject to the requirements as set forth in 24 CFR 91 and 92 of the HOME regulations. The City of San José uses HOME funds to provide loans to qualified homebuyers. who want to buy a home in San José

These Homebuyer Guidelines have been developed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for both programs and City policies indicated in its *Consolidated Plan*. The Homebuyer Guidelines are extensive and can be found on the Housing Department's website: <http://www.sanjoseca.gov/DocumentCenter/View/1169>

### TENANT BASED RENTAL ASSISTANCE PROGRAM GUIDLINES

#### 1) Eligibility and Preferences

##### a) Programmatic Requirements and Participant Selection Priorities

- Selection of program participants is outlined in the Addendum(s) to these Guidelines.
- Specific requirements for each project are outlined in the Addendum(s) to these Guidelines.
- Program participants must be willing to meet with their assigned case manager throughout their participation in the project. Frequency of case management meetings will be determined by the participant's case manager.

##### b) Housing Requirements

- Applicants must be willing to reside within the City of San José.
- At least 51% of total program participants must be residing in San José at the time that the initial eligibility forms are submitted (if the participant is literally homeless when eligibility forms are submitted, they will be considered a San José resident).
- Applicants must have a total annual income at or below 60% of the Area Median Income in accordance with current HUD income limits. HUD income limits are changed annually and applicant's income must adhere to the limits in place at the time of application and/or recertification.
- Program participants must allow the City's Program Administrator to conduct annual home inspections and make additional visits to their home as necessary.
- Applicants may not be currently residing in a federally subsidized housing program, including other HOME-funded programs.
- Applicants must not have been convicted of methamphetamine production and/or manufacturing within the last three years. Criminal activity will be verified through program participant self-declaration.

#### 2) Application and Selection Procedures

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- Selection of program participants is outlined in the Addendum(s) to these Guidelines.
- Case managers will attend training, facilitated by the City's Program Administrator, on lease-up procedures and expectations, and instructions for completing the housing application packet.

**Reference the Attached Forms:** *Case Manager Verification Statement of Applicant Eligibility. Housing application packet includes the following:*

- *TBRA Application Checklist,*
  - *TBRA Application Form,*
  - *HUD and Housing Authority Release of Information,*
  - *TBRA Release of Information,*
  - *Statement of Fact / Self-Declaration of Citizenship Status*
  - *Statement of Fact / Self-Declaration of Sex Offender Registrant Status*
  - *HUD Statistical Form*
- The case manager will ensure that the housing application packet is complete and provide it to the City's Program Administrator for their review. If approved, the City's Program Administrator will calculate the applicant's portion of the rent. If the packet is not approved, the case manager will inform the applicant of any missing information and next steps.
  - The City's Program Administrator will coordinate the scheduling of the TBRA Coupon briefing appointment with the applicant and their assigned case manager. The TBRA Coupon briefing appointment will take place at the office of the case manager.
  - The City's Program Administrator will facilitate the TBRA Coupon briefing appointments, which include a discussion of the subsidy coupon and lease-up paperwork, the program participant's monthly rent payment, payment method and process, occupancy standards, utility allowance, inspections, recertification, fair housing rights, and other housing-related information.
  - Each project will use the Section 8 Certificate Program model for determining the program participant's monthly rent payment. These monthly rent payments are based on total household income, the HUD fair market rent, and the cost of housing and utilities for the selected unit.
  - The minimum program participant rent payment will be \$20.00 a month minus a utility allowance, as applicable. If the program participant's utility allowance exceeds the minimum rent there no utility reimbursements will be issued. Program participants may pay zero rent per month, but no utility or other reimbursement checks will be issued. For example, if the program participant's pre-utility allowance rent payment is \$30.00 and the utility allowance is \$40.00, the program participant will not be reimbursed the additional \$10.00. Instead, the program participant's monthly rent payment will be zero.
  - The HOME TBRA subsidy payment to the agent or landlord will **NOT** include the program participant's rent payment. Program participants are required to pay their monthly rent payment directly to the landlord or agent on the 1st of each month in order to retain housing. An exception to this is if a household receives General Assistance (GA). In this case GA will pay the program participant's rent payment directly to the agent or landlord. Therefore, the program participant's rent will be made in two payments totaling the agreed upon contract rent. An addendum to the lease with the specific rent payment amounts will be provided.
  - The Fair Market Rent (FMR) is determined by HUD based on local market conditions. The FMR is used to calculate the monthly HOME TBRA subsidy payment for the program participants. This is what will be used to determine if the rent for the selected unit is fair. These rents change annually and rents will be based on the FMRs in force at the time of application and/or recertification.
  - TBRA Occupancy Standards use HUD's Section 8 regulations with some exceptions:

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- The maximum number of persons allowed in a studio or zero bedroom unit is two (unless the landlord's provisions allow for only one person).
  - One bedroom units can have a maximum of four persons in the household if the living room qualifies as a sleeping area; more often, a one bedroom will sleep no more than three persons and this most often occurs with a couple and one child.
  - Two bedroom units can house more than four persons if the living room qualifies as a sleeping area. The same standard applies with three and four bedroom units.
  - Each project may assign a one bedroom unit to two people within the following guidelines:
    - The head of household (with a spouse or co-head, if any) will be allocated a separate bedroom from other household members.
    - Persons of different generations (such as grandparents to grandchildren), persons of the opposite sex over the age of five years old, and unrelated adults (other than spouses or significant others) will be allocated separate rooms.
    - A live-in aide will be provided a separate bedroom from other household members. The family of a live-in aide will not be provided any additional bedrooms. Please note that an aide and/or any family members of the eligible head of household or aide will not have any right to the subsidy if the eligible household member no longer receives the subsidy.
    - Single person households may be allocated one bedroom, studio/zero bedroom, or single room occupancy (SRO) unit or one bedroom in a shared housing situation.
  - Other housing scenarios will be discussed on a case-by-case basis and assigned after review and approval by the City's Program Administrator.
- The program participant will leave the TBRA Coupon briefing appointment with a TBRA Coupon, a TBRA Request for Unit Approval/Inspection Form to be completed by their prospective landlord, and sample forms to be used during their search for housing. The length of time a program participant has to locate appropriate housing depends on each project, which is specified in the Addendum(s) to these Guidelines.

**Reference the Attached Forms:** *TBRA Coupon (Sample), TBRA Request for Unit Approval/Inspection Form*

- The case manager will work with the program participant to complete the HMIS Standardized Intake, HMIS Release of Information form, and required eligibility documentation. All relevant program participant information must be entered into the Homeless Management Information System (HMIS).

**Reference the Attached Forms:** *HMIS Standardized Intake, HMIS Release of Information*

### 3) Housing Search & Property Standards

- The program participant, with assistance from their assigned case manager, will assess their housing needs and begin searching for an appropriate unit based on the terms and details of their TBRA Coupon.
- Program participants on the Section 8 waiting list must remain on the Section 8 waiting list while receiving TBRA assistance.
- Program participants are free to select the unit of their choice (public-owned or private-owned) within the City of San José and within the guidelines outlined on the program participant's TBRA Coupon.
- Case managers will outreach to potential housing agents and landlords and the affordable housing lists maintained by the County of Santa Clara Housing Authority and the City of San José Housing Department to obtain housing for their clients.

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- Once a desired and appropriate unit is selected, the TBRA Request for Unit Approval/Inspection Form will be provided to the agent or landlord. The potential agent or landlord will complete and submit the form to the case manager who will submit the form to the City's Program Administrator. Only one TBRA Request for Unit Approval/Inspection Form may be submitted at a time.
- The City's Program Administrator will work with the agent or landlord to conduct a property inspection using HUD Housing Quality Standards (HQS).
- After the unit passes HQS inspection, the City's Program Administrator will work with the agent or landlord to ensure that the property rent is reasonable and comparable to neighboring units; if necessary, rents will be negotiated.
- Once a unit passes inspection and the rent is approved, the agent or landlord will review and sign a TBRA Landlord Contract with the City's Program Administrator. At this time, relevant information about each project will be explained to the agent/landlord, including the payment schedule and methods, case management component, and inspection schedule.

### **Reference the Attached Form:** *TBRA Landlord Contract (Sample)*

- If the unit is not approved, the program participant must continue their search for an appropriate unit. The program participant will be provided another TBRA Request for Unit Approval/Inspection Form.
- If a unit fails the initial inspection due to needed repair(s), the unit can be approved after the repairs are made and a re-inspection is conducted. Other circumstances may result in a unit not being approved or a failed inspection; the City's Program Administrator will keep the case managers informed of each unit's status and the case manager will communicate with the potential landlord.
- If a program participant does not locate housing the specified time limit, the TBRA Coupon will expire. A program participant may have the opportunity to request an extension depending on each project, which is specified in the Addendum(s) to these Guidelines. If the program participant does not locate housing after the specified time limit, the housing search will conclude, the program participant will be terminated, and the next name on the waiting list will be considered.
- The program participant and the renting agent or landlord will sign a lease and a TBRA Lease Addendum, which outlines relevant HOME regulations. The TBRA Lease Addendum runs until the termination of the subsidy. No rent subsidy payments may be made after termination of the lease unless the program participant enters into a new lease and the subsidy is determined to be continued. The TBRA Lease Addendum will provide the standards for termination or refusal to renew.

### **Reference the Attached Form:** *TBRA Lease Addendum (Sample)*

- Program participants may request security deposit assistance from the City's Program Administrator, if necessary. If the assistance is approved the program participant's security deposit will be paid by the TBRA Program. There is no guarantee that the deposit assistance will be approved.

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- Program participants may be able to keep any remaining TBRA Program provided security deposit when they leave depending on the specifications of each project, which are outlined in the Addendum(s) to these Guidelines.
- Once a participant selects a unit, it is approved by the City's Program Administrator, and all move-in paperwork is signed, their subsidy begins. The program participant's calculated subsidy will be sent to the agent or landlord by the City's Program Administrator. The program participant will pay their share of the rent directly to the agent or landlord.
- The program participant must alert the landlord and their case manager if there is a need for a reasonable accommodation to the unit. The agent or landlord must make and pay for structural changes to facilities, if needed, as a reasonable accommodation for program participants with disabilities, unless doing so poses an undue financial and administrative burden.

### 4) Move-In and Program Maintenance

#### a) Programmatic Requirements

- The case managers will be responsible for assisting the program participants with obtaining furnishings, as needed. Program participants may utilize other resources from Destination: Home depending on the specifications of each project, which are outlined in the Addendum(s) to these Guidelines.
- The case managers will communicate the move-in status of all program participants to the City's Program Administrator. The case managers should perform a cosmetic inspection with the program participant upon move-in and record any existing damages to ensure that at exit the program participant is not inappropriately charged for repairs. If the case manager finds issues with a unit during their inspection, they must notify the City's Program Administrator and landlord in writing. A written summary of the issue must be stored in the program participant's case file.
- Program participants are expected to maintain contact and meet regularly with their assigned case manager.
- The case managers must communicate with the applicable landlord if they know a program participant is going to be delinquent on their rent payment. The case manager will follow up accordingly with the City's Program Administrator and the participant who is not paying their payment. If necessary, the case manager can seek out the guidance or mediation help of the City's Program Administrator.
- If the program participant is unable to pay their portion of their rent the case manager will provide them with referrals to potential resources. If it is determined that the program participant is unwilling to pay the rent payment, the case manager will confer with the City's Program Administrator to determine the next steps.
- If a program participant has a serious health crisis, violates TBRA program regulations, or commits a criminal act, the case manager will complete an Incident Report. The case manager will provide a copy of the Incident Report to the City's Program Administrator. The report will be discussed between the case manager and the program participant and a copy will be stored in the program participant's case file.
- Should the seriousness of the incident warrant exiting the program participant from the project, all relevant information must be obtained from the case manager, program participant, and landlord.

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The case manager and the landlord will determine if the program participant will be given a 30-day notice to leave the premises or if they may remain in the project.

- No additional tenants will be added to the household without the approval of the case manager and the City's Program Administrator.

### b) Housing Requirements

- The program participant's calculated portion of the rent must be paid in full to the agent or landlord on the first of every month. Failure to pay their rent may result in the program participant's termination from the program. Rent is to be paid by check or money order (no cash) and mailed to the agent or landlord. The program participant's name and address must be clearly written on the payment.
- The TBRA balance/subsidy of each participant's monthly rental amount will be paid directly to the landlord and/or agent by the City's Program Administrator (with the exception of those receiving GA).
- Only electricity, gas, water and garbage bills will affect the program participant's rental portion via household allowances. Payment of all other bills will be the responsibility of the program participant and will not affect the amount or status of the program participant's monthly portion of the rent.
- The lease between the landlord and program participants will state who pays the utilities. If the program participant is responsible for any utilities, the bill must be paid on time. Failure to do so will jeopardize the housing subsidy, as a unit without adequate utility service violates the Housing Quality Standards (HQS).
- The City's Program Administrator will review and make a recommendation on any proposed rent increase by a program participant's landlord renting to participants; owners may adjust rents, as appropriate, as leases are renewed (generally annually).
- The City's Program Administrator will inspect the program participant's units at move-in and do an annual re-inspection, plus any special inspections as needed. Participating landlords will be advised of any HQS violations. Copies of the inspection results will be provided to the landlord, the case manager, and/or the client upon request. The landlord may schedule and conduct his/her own inspections of the unit.
- The program participant's income and household size and composition will be re-examined by the City's Program Administrator annually through a recertification process. At that time their portion of the rent will be adjusted as needed. If the program participant's income goes above the Section 8 income limit at re-examination, the TBRA subsidy assistance will be terminated after reasonable notice is provided to the program participant and landlord.
- If a program participant's income changes, they must alert their case manager. The case manager must report the change in writing to the City's Program Administrator within 10 days. The written notification must include verification of the new income amount. The City's Program Administrator will determine the date to recertify the program participant's income. There will be no retroactive rents processed older than 30 days. Any questions about program participant rent shares should be directed to the City's Program Administrator.
- Failure to report increases in income when they occur may result in the program participant paying back the overage in subsidy payments back to the City's Program Administrator. Failure to

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pay back the rent difference will result in the participant's termination from the Program, resulting in the loss of TBRA assistance. For example, if the program participant's rent subsidy is \$100 and they neglect to report an income increase that occurred 5 months prior which would have resulted in a \$10 decrease in their subsidy, the program participant would need to repay the City's Program Administrator \$50 (\$10 difference X 5 months).

- All program participants must follow the maintenance-related procedures outlined in the lease with their agent or landlord. Program participants must notify their case manager and landlord in writing of any maintenance issues (including the nature of the repair and the date the issue was noticed). If the landlord does not respond to the request or otherwise offer a satisfactory solution within 10 days or determined a reasonable amount of time, the participant must notify the case manager. The case manager will notify the City's Program Administrator in the event of any violation of HUD's Housing Quality Standards.

### 5) TBRA Program Exit Policy

#### a) Programmatic Requirements

- If the program participant request to move from their unit and the reason is determined by the case manager and the City's Program Administrator as acceptable, the TBRA subsidy will move with the program participant.
- The case manager will work with the program participant to ensure compliance.
- An eviction by the landlord for cause may result in the participant's termination of the TBRA subsidy.
- When the participant's eviction from their unit is questionable, the case manager can present a case to the City's Program Administrator to advocate for the continuance of the TBRA subsidy in an alternative unit.
- Program participants' TBRA subsidy may terminate if they participate in any of the following:
  - Violence towards neighbors or program staff
  - General threats to neighbors, program staff, or landlord
  - Allow unauthorized persons to live in the unit
  - Abandon the unit
  - Cause destruction to the unit
  - Create HQS violations or sub-standard housing conditions, such as allowing the utilities to be turned off
  - Stalking
  - Additional issues that may result in termination, depending on each project, are outlined in the Addendum(s) in these Guidelines
- The case manager must provide a written notification to the City's Program Administrator if any program participant's behavior or actions may result in the termination of their TBRA subsidy. An e-mail will satisfy the written notification requirement.
- The case manager may not be involved with the serving or receiving of any legal unit notices from the landlord to the program participant; they may, however, serve TBRA assistance termination notices/letters to the program participant as advised by the City's Program Administrator.
- The landlord, not the case manager, must legally address any abandoned items after the program participant leaves their rental unit.

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- Program participants that exit the TBRA Program voluntarily may re-apply for assistance after six months, if the waiting list re-opens.
- If a program participant loses their TBRA subsidy and housing due to being hospitalized or institutionalized for an extended period of time (the unit may be held for up to three months), they may re-apply for assistance after six months, if the waiting list re-opens.
- If the program participant is exited for violent behavior or non-payment of rent, he/she may not be able to re-apply to the program.
- If the program participant caused significant damage to a unit (at the judgment of the case manager) resulting in their being evicted from the unit, he/she may not be able to re-apply for assistance.

### b) Housing Requirements

- The City's Program Administrator will mail a letter to the agent or landlord of all program participants whose TBRA subsidy is scheduled to terminate or expire within 90 days. A copy of this letter will also be mailed directly to each program participant, case manager, and the case manager's supervisor.
- The agent or landlord must be notified in writing of a program participant's termination from the TBRA Program.
- If an inspection occurs prior to a program participant's exit of the unit, the agent or landlord will complete a form with a list of all costs of repairs and damages. The original form will be placed in the program participant's case file and copies will be provided to the program participant and the City's Program Administrator. The cost of the damage will be subtracted from the program participant's security deposit. The landlord has the option of considering other means to collect any funds due in excess of the deposit amount. The City's Program Administrator will not bill the program participant for damages.
- The City's Program Administrator will pay a program participant's rent through the end of the month following his/her death.
- Once the case manager has determined that a unit is abandoned by a program participant, the landlord will be given written notification and to the extent not covered by the security deposit, rent will be paid to the end of the month following the abandonment.
- In the event a program participant needs a temporary extension of the TBRA subsidy and funds exist, an extension may be granted upon the recommendation of program participant's case manager. It will be granted provided all of the following criteria are met:
  - The program participant must have located housing (either new housing or their exiting unit) and has either a lease agreement for a future move in date or a letter of intent to rent from the landlord/agent (the lease or letter must be provided to the City's Program Administrator).
  - The case manager has verified that the program participant will be able to afford the housing on a long-term basis either through their own income, including benefits, or a housing subsidy (for example Section 8 or other housing subsidy program).
  - The case manager has verified with the current landlord or agent that they are willing to accept the extension (verification documentation from the case manager must be provided to the City's Program Administrator).

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- The extension process will go as follows:
  - The case manager contacts the City's Program Administrator with documentation (see above) to support an extension recommendation.
  - The City's Program Administrator informs the agent or landlord if the upcoming scheduled exit date is secure or needs adjusting based on the recommendation.
  - Extensions will only be granted for the time period between the scheduled exit date and when their new unit or subsidy is available.
  - Extensions may be granted in monthly increments.
  - If the program participant's TBRA subsidy is extended, the case manager will continue to work with the program participant throughout the extension.

### 6) Grievance Process

- Program participants who have a complaint about a service and/or procedure of the project, or overall TBRA Program, may file a grievance. In order to file a grievance the program participant must adhere to the following process:
  - The program participant is encouraged to first discuss the matter with their case manager. If an informal resolution is not achieved, or the program participant does not feel that they may discuss the matter with their case manager, they may file a written grievance with the case manager's supervisor.
  - A grievance must be filed within 30 calendar days of the incident.
  - The grievance must include a detailed written statement explaining the specific incident or experience, their complaint, and the desired outcome; the statement must be signed and dated.
  - If the grievance is not filed within 30 days of the incident for which it refers, the grievance shall be considered invalid.
  - The case manager's supervisor must set up a meeting with the case manager, and the program participant must be held within 10 business days of the supervisor's receipt of the grievance to resolve the issue. If the program participant fails to attend the meeting will continue based on complaint.
  - To formalize what was discussed and decided in the meeting, the case manager's supervisor will provide a written letter to the program participant within 5 business days of the final decision to document the outcome of the meeting. This decision shall be final.

### 7) Appeals Process

- All program participants shall have the opportunity to appeal termination decisions.
  - Within 30 calendar days of the decision, the program participant must complete a detailed written statement explaining why they should not be terminated; the statement must be signed and dated.
  - If the appeal is not filed within 30 days of the decision with the program participant's case manager, the appeal shall be considered invalid.
  - The case manager must set up a meeting to give the program participant a chance to discuss their appeal. This appeal meeting must be held within 10 business days of the case manager's receipt of the appeal. If the program participant fails to attend the meeting the appeal will be considered waived.
  - To formalize the decision after this meeting, the case manager will provide a written letter to the program participant within 5 business days regarding the outcome of the meeting. This decision shall be final.
  
- The case manager will evaluate the appeal based on the following considerations:

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- If the termination is based on a lease violation, the program participant may seek assistance from their case manager; however, the termination decision lies solely with the landlord or agent.
- If a participant is being terminated from the program because they will have been in the TBRA Program for the maximum amount of time of two years, they must meet with their case manager to discuss their efforts in making progress on their Exit Plan. Based on the program participant's situation, the case manager can:
  1. Submit a request to the City's Program Administrator to extend the TBRA subsidy beyond the program participant's identified end date if they have secured an alternative sustainable housing option with a defined move-in date or date that the subsidy/income will begin. The alternative sustainable housing options may include a permanent affordable housing unit, ongoing housing subsidy such as a Section 8 Voucher, or the guarantee of sufficient additional income to make the designated unit affordable. The City's Program Administrator can automatically extend the program participant's subsidy end date through the start date of their new housing situation.
  2. Submit a request to the City's Program Administrator recommending that the participant's program end date be extended by 6 months if the participant has made significant efforts to locate a sustainable permanent housing situation during their tenure in the pilot program and have been provided with no more than 3 sustainable housing options. The City's Program Administrator may approve up to 2 extensions of six months each (for a combined total of one year).
  3. If the program participant has made no effort to locate alternative housing during their tenure in the pilot program, the case manager can submit a written report to the City's Administrator describing this situation with a recommendation that they not be provided with a TBRA subsidy extension.
  4. All documentation in response to an Appeal must be stored in the case files.

### 8) Fair Housing and Non-Discriminatory Policy

- TBRA Program staff may not discriminate against any person(s) in the terms, conditions or privileges of rental of an apartment or otherwise make unavailable or deny the provisions of services or facilities in connection therewith, because of race, color, religion, national origin, age, familial status, disability, or sex. They will obey all applicable federal, State, and local fair housing laws and promote affirmative fair housing.
- TBRA Program staff shall adhere to the provisions of Title VI of the Civil Rights Act of 1964 (42 USC 2000d et seq.), Title VIII of the Civil Rights Act of 1968 (42 USC 3601 et seq.), and the provisions of the Rumford Act and Unruh Act in California Law.
- Housing providers that receive federal financial assistance are subject to the requirements of Section 504 of the Rehabilitation Act of 1973. 29 U.S.C. § 794. Section 504, and its implementing regulations in 24 C.F.R. Part 8, prohibit discrimination based on disability, and obligate housing providers to make and pay for structural changes to facilities, if needed as a reasonable accommodation for applicants and tenants with disabilities, unless doing so poses an undue financial and administrative burden.
- All advertising shall conform to Section 804 (c) of Title VIII of the Civil Rights Act of 1968 (42 USC 3604 (c)), as amended, which makes it unlawful to make, print or publish, or cause to be made, printed, or published any notice, statement or advertisement, with respect to the sale or rental of a dwelling, that indicates any preference limitation, or discrimination based on race, color, religion, ancestry, sex, national origin, age, sexual orientation, marital status, families with

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children, medical condition, source of income, and physical or mental disability, or an intention to make such preference, limitation or discrimination.

- All radio, TV, or newspaper advertising, pamphlets, or brochures used will identify the project's disability accessibility and contain the appropriate fair housing logotype or the equal housing opportunity slogan. In all space advertising, the equal housing opportunity logotype statement or slogan shall be of a size, which conforms to the standards of Fair Housing Advertising. Any human models used in photographs, drawings or other graphic techniques shall portray persons in an equal social setting and shall indicate that the housing is open to all without regard to race, color, religion, ancestry, sex, national origin, age, sexual orientation, marital status, families with children, medical condition, source of income, and physical or mental disability (must possess capacity to enter into legal contract) and is not for exclusive use of one such group.
- It should be noted that persons applying as a result of special outreach may be ill at ease and may appear unwilling to cooperate with staff in the eligibility process. Staff will take the time to explain the TBRA Program, or specific project, and how the different requirements work and how they may benefit the applicant. TBRA Program staff shall make a positive effort to provide all applicants with all the assistance and information they need.

### 9) Partner Roles

- Duties of partner agencies for each project are outlined in the Addendum(s) to these Guidelines.

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### **Appendix D: Applications for Federal Assistance (SF-424)**

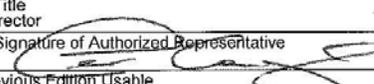
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## APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b> 5/13/2014 <b>3. DATE RECEIVED BY STATE</b> <b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Applicant Identifier State Application Identifier Federal Identifier B-14-MC-006-0021																					
<b>5. APPLICANT INFORMATION</b> Legal Name: City of San José Organizational DUNS: 063541874 <b>Address:</b> Street: 200 East Santa Clara Street, T-12 City: San José County: Santa Clara State: CA Zip Code: 95113 Country: USA		<b>Organizational Unit:</b> Department: Housing Department Division: N/A <b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b> Prefix: Ms First Name: Leslye Middle Name:  Last Name: Corsiglia Suffix:  Email: leslye.corsiglia@sanjoseca.gov Phone Number (give area code): (408) 535-3851 Fax Number (give area code): (408) 292-6203																						
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 94-6000419		<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)																						
<b>8. TYPE OF APPLICATION:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		<b>9. NAME OF FEDERAL AGENCY:</b> U.S. Department of Housing and Urban Development																						
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program): COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 14-218		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Community Development Initiatives; Public Service Projects; Fair Housing Projects; Section 108 Debt Service; Planning and Administration;																						
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> City of San José, California		<b>13. PROPOSED PROJECT</b> Start Date: 07/01/2014 Ending Date: 06/30/2015																						
<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 11, 13, 14, 15, 18 b. Project		<b>15. ESTIMATED FUNDING:</b> <table border="1"> <tr> <td>a. Federal</td> <td>\$</td> <td>8,141,778<sup>00</sup></td> </tr> <tr> <td>b. Applicant</td> <td>\$</td> <td><sup>00</sup></td> </tr> <tr> <td>c. State</td> <td>\$</td> <td><sup>00</sup></td> </tr> <tr> <td>d. Local</td> <td>\$</td> <td><sup>00</sup></td> </tr> <tr> <td>e. Other</td> <td>\$</td> <td><sup>00</sup></td> </tr> <tr> <td>f. Program Income</td> <td>\$</td> <td>900,000<sup>00</sup></td> </tr> <tr> <td>g. TOTAL</td> <td>\$</td> <td>9,041,778<sup>00</sup></td> </tr> </table>		a. Federal	\$	8,141,778 <sup>00</sup>	b. Applicant	\$	<sup>00</sup>	c. State	\$	<sup>00</sup>	d. Local	\$	<sup>00</sup>	e. Other	\$	<sup>00</sup>	f. Program Income	\$	900,000 <sup>00</sup>	g. TOTAL	\$	9,041,778 <sup>00</sup>
a. Federal	\$	8,141,778 <sup>00</sup>																						
b. Applicant	\$	<sup>00</sup>																						
c. State	\$	<sup>00</sup>																						
d. Local	\$	<sup>00</sup>																						
e. Other	\$	<sup>00</sup>																						
f. Program Income	\$	900,000 <sup>00</sup>																						
g. TOTAL	\$	9,041,778 <sup>00</sup>																						
<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b> a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b> <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No																						
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>																								
<b>a. Authorized Representative</b> Prefix: Ms First Name: Leslye Middle Name:  Last Name: Corsiglia Suffix:  b. Title: Director c. Telephone Number (give area code): (408) 535-3851 d. Signature of Authorized Representative  e. Date Signed: 5/7/14																								

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# Section 9: Appendices



## APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b> 5/13/2014	Applicant Identifier
<input type="checkbox"/> Construction	<input type="checkbox"/> Pre-application Construction	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier M-14-MC-06-0215
<b>5. APPLICANT INFORMATION</b>			
Legal Name: City of San José		Organizational Unit: Department: Housing Department	
Organizational DUNS: 063541874		Division: N/A	
<b>Address:</b> Street: 200 East Santa Clara Street, T-12		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
City: San José		Prefix: Ms	First Name: Leslye
County: Santa Clara		Middle Name	
State: CA		Last Name Corsiglia	
Zip Code 95113	Suffix:		
Country: USA		Email: leslye.corsiglia@sanjoseca.gov	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 94-6000419		Phone Number (give area code) (408) 535-3851	Fax Number (give area code) (408) 292-6203
<b>8. TYPE OF APPLICATION:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) C. Municipal Other (specify)	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program): HOME INVESTMENTS PARTNERSHIP PROGRAM (HOME) 14-239		<b>9. NAME OF FEDERAL AGENCY:</b> U.S. Department of Housing and Urban Development	
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> City of San José, California		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> New Construction of rental units for ELI, VLI, large families; Home-ownership assistance programs; CHDO expenses; Planning & Administration; TBRA, Rehabilitation	
<b>13. PROPOSED PROJECT</b> Start Date: 07/01/2014		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 11, 13, 14, 15, 16	
Ending Date: 06/30/2015		b. Project	
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$ 2,550,688 <sup>00</sup>	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$ <sup>00</sup>	DATE:	
c. State	\$ <sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$ <sup>00</sup>	<input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$ <sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
f. Program Income	\$ 2,411,093 <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$ 4,961,781 <sup>00</sup>		
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>			
a. Authorized Representative			
Prefix Ms	First Name Leslye	Middle Name	
Last Name Corsiglia		Suffix	
b. Title Director		c. Telephone Number (give area code) (408) 535-3851	
d. Signature of Authorized Representative		e. Date Signed 5/7/14	

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# Section 9: Appendices



## APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b> 5/13/2014	Applicant Identifier
<input type="checkbox"/> Construction	<input type="checkbox"/> Construction	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier E-14-MC-06-0021
<b>5. APPLICANT INFORMATION</b>			
Legal Name: City of San José		Organizational Unit: Department: Housing Department	
Organizational DUNS: 063541874		Division: N/A	
Address: Street: 200 East Santa Clara Street, T-12		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms First Name: Leslye	
City: San José		Middle Name	
County: Santa Clara		Last Name Corsiglia	
State: CA	Zip Code 95113	Suffix:	
Country: USA		Email: leslye.corsiglia@sanjoseca.gov	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 94-6000419		Phone Number (give area code) (408) 535-3851	Fax Number (give area code) (408) 292-6203
<b>8. TYPE OF APPLICATION:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) C. Municipal Other (specify)	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program): HEARTH ACT EMERGENCY SOLUTIONS GRANT (HESG) 14-231		<b>9. NAME OF FEDERAL AGENCY:</b> U.S. Department of Housing and Urban Development	
<b>12. AREAS AFFECTED BY PROJECT</b> (Cities, Counties, States, etc.): City of San José, California		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Full Service, Multi-disciplinary Street Outreach Programs; Full Service Programs for Homeless Youth and Families; Homeless Management Information System; Planning and Administration;	
<b>13. PROPOSED PROJECT</b> Start Date: 07/01/2014 Ending Date: 06/30/2015		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 11,13,14,15,16 b. Project	
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$ 670,964.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$ .00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$ .00	<input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$ .00	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
e. Other	\$ .00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$ .00	<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>	
g. TOTAL	\$ 670,964.00		
<b>a. Authorized Representative</b>			
Prefix Ms	First Name Leslye	Middle Name	
Last Name Corsiglia	Suffix		
b. Title Director	c. Telephone Number (give area code) (408) 535-3851		
d. Signature of Authorized Representative	e. Date Signed 5/7/14		

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# Section 9: Appendices



## APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b> 5/13/2014	Applicant Identifier
Pre-application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<b>5. APPLICANT INFORMATION</b>		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b> Federal Identifier CAH-14-F-004	
Legal Name: City of San José		<b>Organizational Unit:</b> Department: Housing Department	
Organizational DUNS: 063541874		Division: N/A	
<b>Address:</b> Street: 200 East Santa Clara Street, T-12		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
City: San José		Prefix: Ms	First Name: Leslye
County: Santa Clara		Middle Name	
State: CA		Last Name: Corsiglia	
Zip Code: 95113	Suffix:		
Country: USA		Email: leslye.corsiglia@sanjoseca.gov	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 94-6000419		Phone Number (give area code) (408) 535-3851	Fax Number (give area code) (408) 292-6203
<b>8. TYPE OF APPLICATION:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) C. Municipal Other (specify)	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> 14-241		<b>9. NAME OF FEDERAL AGENCY:</b> U.S. Department of Housing and Urban Development	
TITLE (Name of Program): HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> AIDS Services; Planning and Administration;	
<b>12. AREAS AFFECTED BY PROJECT</b> (Cities, Counties, States, etc.): Santa Clara County, San Benito County		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 11,13,14,15,16,17 b. Project	
<b>13. PROPOSED PROJECT</b> Start Date: 07/01/2014 Ending Date: 06/30/2015		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b> a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
<b>15. ESTIMATED FUNDING:</b>		<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b> <input type="checkbox"/> Yes if "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
a. Federal	\$ 872,691 <sup>00</sup>		
b. Applicant	\$ <sup>00</sup>		
c. State	\$ <sup>00</sup>		
d. Local	\$ 0 <sup>00</sup>		
e. Other	\$ <sup>00</sup>		
f. Program Income	\$ <sup>00</sup>		
g. TOTAL	\$ 872,691 <sup>00</sup>		
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>			
<b>a. Authorized Representative</b>			
Prefix Ms	First Name Leslye	Middle Name	
Last Name Corsiglia		Suffix	
b. Title Director		c. Telephone Number (give area code) (408) 535-3851	
d. Signature of Authorized Representative		e. Date Signed 6/19/14	

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# Section 9: Appendices



## INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.																
7.	Select the appropriate letter in the space provided. <table border="0" style="width: 100%;"> <tr> <td>A. State</td> <td>I. State Controlled</td> </tr> <tr> <td>B. County</td> <td>Institution of Higher Learning</td> </tr> <tr> <td>C. Municipal</td> <td>J. Private University</td> </tr> <tr> <td>D. Township</td> <td>K. Indian Tribe</td> </tr> <tr> <td>E. Interstate</td> <td>L. Individual</td> </tr> <tr> <td>F. Intermunicipal</td> <td>M. Profit Organization</td> </tr> <tr> <td>G. Special District</td> <td>N. Other (Specify)</td> </tr> <tr> <td>H. Independent School District</td> <td>O. Not for Profit Organization</td> </tr> </table>	A. State	I. State Controlled	B. County	Institution of Higher Learning	C. Municipal	J. Private University	D. Township	K. Indian Tribe	E. Interstate	L. Individual	F. Intermunicipal	M. Profit Organization	G. Special District	N. Other (Specify)	H. Independent School District	O. Not for Profit Organization	17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
A. State	I. State Controlled																		
B. County	Institution of Higher Learning																		
C. Municipal	J. Private University																		
D. Township	K. Indian Tribe																		
E. Interstate	L. Individual																		
F. Intermunicipal	M. Profit Organization																		
G. Special District	N. Other (Specify)																		
H. Independent School District	O. Not for Profit Organization																		
8.	Select the type from the following list: <ul style="list-style-type: none"> <li>• "New" means a new assistance award.</li> <li>• "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date.</li> <li>• "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter:  <table border="0" style="width: 100%;"> <tr> <td>A. Increase Award</td> <td>B. Decrease Award</td> </tr> <tr> <td>C. Increase Duration</td> <td>D. Decrease Duration</td> </tr> </table> </li> </ul>	A. Increase Award	B. Decrease Award	C. Increase Duration	D. Decrease Duration	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)												
A. Increase Award	B. Decrease Award																		
C. Increase Duration	D. Decrease Duration																		
9.	Name of Federal agency from which assistance is being requested with this application.																		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.																		

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## **Section 9: Appendices**

### **Appendix E: Certifications**

### CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

## Section 9: Appendices

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

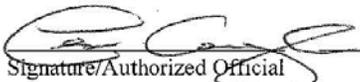
**Anti-Lobbying --** To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

 5/7/14  
Signature/Authorized Official      Date

\_\_\_\_\_  
Director  
Title

## Section 9: Appendices

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014 \_\_\_\_\_ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its



## Section 9: Appendices

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

 \_\_\_\_\_  
Signature/Authorized Official

5/7/14  
\_\_\_\_\_ Date

\_\_\_\_\_  
Director  
Title

## Section 9: Appendices

### ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

## Section 9: Appendices

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature/Authorized Official

5/7/14  
\_\_\_\_\_  
Date

Director  
\_\_\_\_\_  
Title

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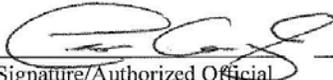
### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

 5/7/14  
Signature/Authorized Official Date

Director  
Title

## Section 9: Appendices

### APPENDIX TO CERTIFICATIONS

#### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

##### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

##### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

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Place of Performance (Street address, city, county, state, zip code)

City of San José, 200 East Santa Clara Street, San Jose,  
CA 95113

Check  if there are workplaces on file that are not identified here.

This information with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).