



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: April 27, 2015

Approved

D. D. Syl

Date

4/28/15

REPLACEMENT

SUBJECT: FINAL PUBLIC HEARING AND APPROVAL OF THE 2015-2020 FIVE YEAR CONSOLIDATED PLAN AND THE FY 2015-16 ANNUAL ACTION PLAN

REASON FOR REPLACEMENT

The report is being replaced due to a change in the estimated CDBG program income from \$500,000 to \$700,000. This change is reflected in multiple places in the memo.

RECOMMENDATION

- (a) Hold a final Public Hearing regarding the approval of the City's Five-Year (2015-2020) Consolidated Plan and the FY 2015-16 Annual Action Plan;
- (b) Adopt the City's Five Year Consolidated Plan for FY 2015-2020;
- (c) Adopt the City's Annual Action Plan FY 2015-2016, including the FY 2015-2016 funding recommendations for the Community Development Block Grant (CDBG) Program, the HOME Investment Partnership Program (HOME), the Housing Opportunities for People with HIV/AIDS (HOPWA) Program, and the Emergency Shelter Grant (ESG) Program;
- (d) Adopt a resolution authorizing the Director of Housing to negotiate and execute all non-capital agreements and contracts not requiring CEQA/NEPA review and to negotiate all capital project agreements and contracts, including any amendments or modifications, and, to execute all documents for the expenditure of CDBG, HOME, and HOPWA funds on behalf of the City;
- (e) Adopt a resolution authorizing the Housing Department to submit the Five Year (2015-2020) Consolidated Plan and the FY 2015-2016 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), which makes the City eligible to receive and distribute approximately \$12.3 million for FY 2015-2016;
- (f) Adopt a resolution authorizing the Director of Housing to negotiate and execute extensions to the existing CDBG/ESG Homeless Services agreements with Homefirst, Bill Wilson Center, and the Domestic Violence Collaborative through September 30, 2015; and

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- (g) Modify the definition of a substantial amendment from the greater of \$100,000 or a 15% change in the amount allocated to the greater of \$100,000 or a 25% change.

OUTCOME

The City Council's adoption of the Five Year (2015-20) Consolidated Plan and the FY 2015-16 Annual Action Plan will enable the City to finalize and submit them in time to meet U.S. Department of Housing and Urban Development (HUD) requirements and its May 15, 2015 deadline, thereby allowing the City to receive \$12,232,815 in federal funds for FY 2015-16.

BACKGROUND

Every five years the federal Department of Housing and Urban Development (HUD) requires jurisdictions that receive federal funding to develop a Five-Year Consolidated Plan. The Consolidated Plan identifies priority needs, goals, actions, and funding strategies for the four federal housing and community programs: the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with Aids (HOPWA). Additionally, Annual Action Plans, which budget the federal funds received in accordance to the five-year funding strategy, are required to be approved by the City each year.

In the fall of 2013, staff began the City's Consolidated Plan updated for the 2015-20 cycle. San José joined six other cities in Santa Clara County, as well as the County itself, in a regional consortium to develop the Plans in a comprehensive yet streamlined process. Another key goal of this process was to understand housing and community development needs from a regional perspective, which could identify potential areas for regional collaboration in the future. The consortium selected LeSar Development Consultants (LDC) and MIG through a competitive selection process.

Since the summer of 2014, LDC, MIG, and City staff have held several regional and San José-specific public meetings. A survey on housing and community development needs was also conducted. Subsequently, a draft of the 2015-20 Consolidated Plan and FY 2015-16 Annual Action Plan was developed based on public input, qualitative analysis, and quantitative analysis. The draft 2015-20 Consolidated Plan and the FY 2015-16 Annual Plan were made publicly available on March 27, 2015 (<http://www.sanjoseca.gov/DocumentCenter/View/41708>) to begin the 30-day public comment period, with a HUD submittal deadline of May 15, 2015.

On February 12, 2015, staff provided the Neighborhood Services & Education (NSE) Committee a report on the purpose and content of the 2015-20 Consolidated Plan and FY 2015-16 Annual Action Plan, as well as the community input activities that have informed the development of both Plans thus far. Staff also identified four goals – based on public input and analyses – that frame the City's funding priorities, as listed below:

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- Increasing and preserving affordable housing opportunities.
- Responding to homelessness and its impact on the community.
- Strengthening neighborhoods.
- Promoting fair housing.

The NSE Committee unanimously approved the motion to accept the staff report and goals, with the request that staff return to the April 9 NSE meeting with additional detailed information.

On April 9, a public hearing was held to receive input on the draft Plans, and staff presented a memorandum to the NSE committee that identified project categories for the 2015-20 Consolidated Plan for each of the four priority goals. Staff also presented a funding strategy for the FY 2015-16 Annual Action Plan in alignment with these goals. A second public hearing was held that day at the Housing and Community Development Commission. On April 21, the City Council held a public hearing on the 2015-20 Consolidated Plan and the FY 2015-16 Annual Action Plan.

ANALYSIS

San José Context

Jurisdictions receiving federal funding are tasked with determining the areas of greatest need and the areas in which community investment can have the most impact given the limited resources available. The City of San José (City) is a large, diverse, and dynamic jurisdiction in transition. At a population of over 1,000,000, San José is the 10th largest city in the country and the 3rd largest in California, and is projected to add 400,000 residents by 2040. It is a minority-majority City, where one-third of its residents are Hispanic, one-third Asian/Pacific Islander, and one-third White. And where the City was once agricultural and predominantly suburban, San José is now the Capital of Silicon Valley and seeks to urbanize into the economic and cultural center of the South Bay Area. Already, some of the largest multinational technology companies call San José home, as well as many academic and cultural institutions.

San José is also one of the most expensive places in the country in which to live, with the median housing price at \$850,000 and the average new one-bedroom apartment costing \$2,500 to \$2,800 a month. Additionally, despite a strong economy that has produced many high-wage jobs, it has also produced many low-skill, low-wage jobs while middle-wage jobs have declined. According to the California Employment Development Department, the trend of bifurcated job growth is expected to continue for several more years. And although the City is one of the most diverse in the country, its lower-income communities are primarily concentrated in San José's East Side and Central industrial area that lack access to jobs, housing, infrastructure, and other resources and investments that other communities may have. These disparities in incomes, resources, and access provide the context for the needs identified through the public input process.

Findings of Need (Needs Assessment)

As noted at the February 12, 2015 NSE Committee meeting, multiple community needs forums were held and a region-wide survey was distributed to seek public input on housing and community development needs. Staff received a wide range of input, ranging from needs for: community facilities and services; economic development; affordable housing for families, special needs, and the homelessness; neighborhood investments and services; and improved infrastructure and transit connectivity. The summary of the community needs forum is available on the Housing Department's website here: <http://www.sanjoseca.gov/index.aspx?nid=1291>.

In addition to public input, analyses of housing data finds that a significant number of San José's households experience housing challenges, including high housing cost burden (spending more than 30 percent or 50 percent of household income on housing costs), the lack of completed kitchen or plumbing facilities, and overcrowding. The demand for special needs housing, housing for the homeless, affordable housing for families and seniors, greatly exceeds the supply.

Proposed 2015-20 Consolidated Plan Goals & Project Categories

In order to respond to the identified housing and community development needs, staff proposes investing in the following project categories within each of the five-year goals:

- Goal: Increasing and preserving affordable housing opportunities.
 - Development of new affordable rental apartments.
 - Acquisition/Rehabilitation of affordable rental apartments.
 - Acquisition/Rehabilitation of affordable homeowner housing.
 - Rental assistance/Rapid Rehousing for low-income households.

- Goal: Responding to homelessness and its impacts on the community.
 - Housing for homeless families and individuals.
 - Rental assistance/Rapid Rehousing for homeless and at-risk populations
 - Street outreach services for unhoused populations.
 - Homelessness prevention activities.

- Goal: Strengthening neighborhoods.
 - Services for low-income and special needs populations.
 - Public facility or infrastructure improvements.
 - Targeted code enforcement.
 - Homeowner housing repair.
 - Jobs creation/retention for low- and moderate-income individuals.

- Goal: Promoting fair housing.
 - Outreach, education, testing, enforcement, and technical assistance services to ensure equal access to housing.

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Proposed FY 2015-16 Annual Action Plan Funding Program

At the December 16, 2014 City Council meeting, City Council approved staff recommendation to utilize the funding strategy from FY 2014-15 to ensure the continuity of activities prior to the selection of new services and service providers starting in FY 2016-17.

(<http://www.sanjoseca.gov/DocumentCenter/View/38291>). The only exception to this is for homeless services. The Department recently issued a Request for Proposals (RFP) for homeless services so that agreements with service requirements would be in compliance with new federal requirements for the Emergency Solutions Grants (ESG) Program. Responses to this RFP will be received before the end of this fiscal year with award of the new agreements to be approved by City Council at the beginning of FY 2015-16. This strategy of a transition year was also discussed at the Neighborhood Service and Education Committee on February 12 meeting.

The funding program for the FY 2015-16 Annual Action Plan aligns with the goals identified in the Five-Year Plan. As shown in Table 1, the City estimates a total of \$29.0 million across the four federal funding programs are available for expenditure during the next fiscal year. Each of the four program budgets include the annual funding allocation from HUD. The CDBG budget includes additional funding from loan repayments (program income) and unused funds from the prior fiscal year. It should be noted that in the memo presented to City Council on April 21, the CDBG Budget amount listed was \$10,616,466. This figure did not include \$4,295,387 in funds that were either not allocated to a specific activity or were specifically identified as reserves for future expenditures. Staff have since learned that HUD requires the funds available for future expenditures be listed in the Annual Action Plan. The unallocated \$4,295,387 will now be included in the Annual Action Plan. As a result, the total amount of CDBG funds identified for specific activities is \$14,911,853. This total amount of funds available for expenditure includes the FY 2015-16 allocation amount, remaining allocation from prior years, and projected loan repayments.

**Table 1:
Estimated FY 2015-16 Federal Housing & Community Development Resources**

Program	FY 2015-16 Allocation	Total Estimated FY 2015-16 Budget
CDBG	\$ 8,259,253	\$14,911,853
HOME	\$2,381,725	\$12,472,799
HOPWA	\$866,106	\$866,106
ESG	\$725,731	\$725,731
TOTAL	\$12,232,815	\$28,976,489

It should also be noted that in the memo presented to City Council on April 21st, the HOME amount in Table 1 listed \$2,381,725 available for programming, which is equal to the FY 2015-16 HOME allocation amount. However, \$6,786,924 is available from prior year HOME resources. While these funds are not included in the FY 2015-16 Proposed Budget,

similar to the CDBG requirements, they must be identified as available for programming. In addition, there is an estimated \$3,304,150 in HOME loan repayments that HUD requires to be included in the Action Plan. As a result, this brings the total HOME amount available for programming to \$12,472,799.

As a result of this change, the total amount of federal funds available for programming is \$29.0 million rather than the \$14.6 million stated in prior memo. It should be emphasized that this does not mean that all of these funds will be spent next year. The Department will be issuing requests for proposals this Fall for new activities and projects in FY 2016-17. As eligible projects are identified, the Housing Department will seek City Council approval to program the funds.

The federal funds for FY 2015-16 are proposed to be budgeted in projects that align with the 2015-20 goals. The proposed funding program consists of sixteen (16) activities composed of five (5) activities to increase and preserve affordable housing, eight (8) activities to strengthen neighborhoods, one (1) activity to promote fair housing, and two (2) activities to respond to homelessness and its impacts on the community (one of the homelessness activities is funded from both the CDBG and ESG programs). Five (5) of the sixteen projects qualify as public service activities totaling \$1.31 million. The remaining funding program is allocated to program administration for each of the four federal programs, and for the Section 108 loan repayment. See **Attachment A** for a detailed project list.

Community Development Block Grant (CDBG) – Proposed Expenditures

CDBG program expenditure components are categorized as Public Services, Administration, or Community Development Investment (CDI) activities. The Table below summarizes the CDBG program by funding category.

**Table 2:
FY 2015-16 CDBG Program Components**

Program Components	Estimated Programming FY 2015-16
FY 2015-16 Public Services	\$1,310,097
FY 2015-16 Administration	\$1,791,850
Community Development/ Capital Projects	\$7,650,169
Section 108 Repayments	\$2,159,737
Unprogrammed Funds	\$2,000,000
TOTAL	\$14,911,853

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Public Services are the most competitively sought funds as they are the most flexible in terms of how they can be used. As stated in the April 21st Council memo, the Public Services expenditures are very similar to activities funded in FY 2014-15. Specific activities proposed to be funded through CDBG are listed in Attachment A. The proposed FY 2015-16 Action Plan also includes a 3% increase for all service providers with existing contracts. It is important to note that CDBG program regulations require that funding for public services be capped at 15% of the annual allocation (\$8,259,253 for FY 2015-16) plus the prior year's program income (\$500,000 for FY 2014-15).

The Administration category covers staff costs to administer the CDBG Program, which is limited to 20% of the annual CDBG allocation (\$8,259,253 for FY 2015-16) plus the expected program income for the coming year (\$700,000 for FY 2015-16). It should be noted that page 172 of the Draft Annual Action Plan released March 27 lists \$500,000 for the expected Program Income. This number will be increased by \$200,000 for the version recommended to be adopted by City Council on May 5.

Unlike the Public Services and Administration categories, there is no CDBG funding limit on Community Development project activities. Because Public Services and Administration are typically funded to their capped amount, the CDBG amount available for Community Development is what remains after the first two categories are funded. There are, however, specific guidelines that dictate how the Community Development funds can be used.

The City is also required to allocate approximately \$2 million annually (\$2,159,737 in FY 2015-16) to repay the federal government for Section 108 loans made to the City's former Redevelopment Agency for various private development projects. When the loans were executed, CDBG funds were identified as the collateral funding source for this repayment obligation. Until another source of funding is identified, CDBG will continue to be the source of this repayment.

It should be noted that the memo that was presented to the City Council on April 21, 2015 listed \$5,354,782 as the total amount available for Community Development project expenditures. As previously mentioned, HUD requires the City to list all funds available for programming in the Annual Action Plan. Therefore, an additional \$2,355,387 in unallocated funds have been added to the Land Acquisition activity for a total of \$2,955,387. As a result, the total Community Development category has increased by the same amount to \$7,650,169. Without this adjustment, the City would need to process a substantial amendment to the Action Plan if it wanted to spend these funds. The substantial amendment process requires two public hearings and the noticing of these hearings in five different languages in multiple newspapers. This would be a time-consuming, costly, and unnecessary process. City Council approval will still be required prior to expenditure of these funds.

In addition, a new line item has been added to the Action Plan. \$2.0 million has been added in the Action Plan as "Unobligated Funds" which will be set aside for future Section 108 Debt Service payments).

HOME, HOPWA and ESG - Proposed Expenditures

HOME funds must be used to provide low-income housing. As stated in the December 14, 2014 City Council memo, the proposed HOME funded activities for FY 2015-16 are proposed to be the same as those funded in FY 2014-15.

As mentioned previously, the HOME Budget in the Action Plan presented to City Council on April 21st includes only the FY 2015-16 Allocation of \$2,381,725. In order to meet HUD requirements to show all available funds, the HOME Budget listed in the Action Plan includes \$6.8 Million in funds available from prior year HOME allocations plus an estimated \$3.3 Million in anticipated loan repayments, for a total budget of \$12,472,799. The funds not previously shown in the publicly released draft FY 2015-16 Annual Action Plan have been added to the activities on Page 14 of this memo to identify total resources available per HUD regulations. Most of these funds have been added to the affordable rental housing development activity which has been increased to \$9,952,752. At such time as eligible rental developments are identified, the Department will seek City Council approval to spend additional HOME funds.

As mentioned, the Department recently issued a RFP for homeless services so that new agreements with service requirements could be established that are in compliance with new federal requirements for the Emergency Solutions Grants (ESG) Program. It is anticipated that the execution of the new homeless services agreements will occur after July 1. Therefore, the Housing Department is requesting a continuation of the existing homeless service agreements with Homefirst, Bill Wilson Center, and the Domestic Violence Collaborative, as currently structured, through September 30, 2015 to minimize any potential gaps in services until the new contracts are in place.

HOPWA is proposed to be funded at the current level for the nonprofit grantees that provide services. Specific activities proposed to be funded through HOME, HOPWA, and ESG are listed in Attachment A.

Citizen Participation Plan Substantial Amendment Threshold

The City's Citizen Participation Plan (CPP) is the portion of the Consolidated Plan that describes the efforts that the City will take to encourage its residents to participate in developing the Annual Action Plans. It also provides requirements for public process when a "substantial amendment" to the Annual Action Plan is proposed. The following changes currently constitute a substantial amendment and require public notice as described in the CPP if at least one of the following criteria is met:

1. Increases or decreases by the greater of \$100,000 or a 15% change in the amount allocated to a category of funding
2. A significant change to an activity's proposed beneficiaries or persons served
3. Funding of a new activity not previously described in the Action Plan

This Consolidated Plan process proposes to change the CPP by increasing the first substantial amendment criteria from a 15% to a 25% threshold. This proposed adjustment will provide appropriate flexibility to shift funding between project categories to respond to community needs. This is especially important as the City transitions to the 2015-20 Consolidated Plan with new funding strategies. The change would also reduce staff administration and public noticing costs. For each substantial amendment, the public noticing requires posting advertisements of in five local newspapers in five different languages. This proposal brings the substantial amendment threshold more in line with other large cities in California, such as Los Angeles (30% threshold), San Diego (25% threshold), and Oakland (25%). Accountability of the City's expenditure of federal funds is ensured through the City's Consolidated Annual Performance Evaluation Report (CAPER), which must be published and approved by City Council each year.

EVALUATION AND FOLLOW-UP

Upon City Council approval of these documents, they will be submitted to HUD by the May 15 deadline. The Housing Department will report on its progress in achieving the goals set out in the FY 2015-16 Action Plan in the fall of 2016 via the CAPER.

Additionally, staff will initiate the FY 2016-17 funding process this summer in preparation for next year's FY 2016-17 Annual Action Plan process. An initial proposed timeline is below:

- Summer 2015: Initiate public outreach to seek input on 2016-17 funding strategy.
- Fall 2015: Obtain City Council approval on specific services to fund for FY 2016-17 and issue Request for Proposals for those services.
- Winter 2015: Deadline to apply for grant funding.
- Spring 2016: Selection of grant recipients and completion of the FY 2016-17 Annual Action Plan.

PUBLIC OUTREACH

The 2015-20 Consolidated Plan process has included multiple public engagement opportunities, Four public input meetings held at Roosevelt Community Center (9/30/2014), Mayfair Community Center (October 2, 2014), Seven Trees Community Center (October 1, 2014), and Tully Library (October 7, 2014). The City's consultant (MIG) administered a needs survey in both hard copy and online formats, in five languages in which it received nearly 1,500 survey responses. Additional public input on the Consolidated Plan and the Action Plan was obtained at Housing and Community Development and Advisory Commission (HCDC) meetings of November 13, January 15, February 12, and April 9 (a Public Hearing). Input was also received at the February 12 and April 9 (a Public Hearing) Neighborhood Services and Education Committee meetings. The City Council held a Public Hearing on these documents on April 21st.

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All public comments provided to the City either verbally or in writing will be included in the appendices of the Consolidated Plan and Annual Action Plan when they are submitted to HUD.

FISCAL/POLICY ALIGNMENT

The timely submittal of the Five Year Consolidated Plan and Annual Action Plan to HUD enables the City to become eligible to receive and distribute approximately \$12.3 million in entitlement funds for FY 2015-16.

The activities identified in the FY 2015-16 Annual Action Plan are consistent with the approved 2010-2015 Consolidated Plan, as well as the 2015-2020 Consolidated Plan.

COST SUMMARY/IMPLICATIONS

Final approval of the associated expenditures and appropriation actions will occur as part of the FY 2015-2016 budget process.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office and the City Manager's Budget Office. Review of the 2015-20 Consolidated Plan and FY 2015-16 Annual Action Plan has been coordinated with the Departments of Transportation and Library, both of whom are grant recipients for the FY 2015-16 fiscal year.

CEQA

Not a Project, File No.PP10-069(a), Annual Report.

/s/

Jacky Morales-Ferrand
Interim Director, Department of Housing

For questions please contact Dave Bopf, Interim Assistant Director, at (408) 535-3854.

Attachment A: Proposed FY 2015-16 Annual Action Plan Funding Program

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CDBG-Funded Projects for FY 2015-16 Action Plan

Activity	Description	Agency	Goal Supported	Public Service (Y/N)	Funding
Senior Isolation to Inclusion	<ul style="list-style-type: none"> Community-based safety net services for San Jose's low-income, dependent seniors to reduce isolation and depression and increase community connections, including: <ul style="list-style-type: none"> Licensed adult day care Escorted transportation Congregate senior meals 	Catholic Charities	Strengthening Neighborhoods	Y	\$100,650
Meals on Wheels	<ul style="list-style-type: none"> Services for low-income, homebound San José seniors who cannot access services outside of their homes, including: <ul style="list-style-type: none"> Daily home-delivered hot meals Personal connections Wellness Checks 	The Health Trust	Strengthening Neighborhoods	Y	\$100,650
Neighborhood Engagement	<ul style="list-style-type: none"> Neighborhood engagement and/or leadership development in Santee, Mayfair, and Five Wounds/Brookwood Terrace Activities to increase community members' access to neighborhood resources 	Somos Mayfair CommUniverCity Franklin-McKinley Children's Initiative	Strengthening Neighborhoods	Y	\$150,000
Encampment and Place-Based Clean Up	<ul style="list-style-type: none"> Remove trash and other debris in homeless encampments and in three San José neighborhoods Provide project participants with case management, employment development services, and housing placement assistance. 	San Jose Streets Team	Strengthening Neighborhoods	N	\$775,000
Library Facility Improvements	<ul style="list-style-type: none"> Library improvements at several locations in the city, including: <ul style="list-style-type: none"> Teen Space at Biblioteca Latinoamericana Technology Bars at four branch libraries Library facility improvements at several 	SJ Public Library	Strengthening Neighborhoods	N	\$295,900

	key branch libraries in low-moderate income neighborhoods				
Place Based Street and Infrastructure Enhancements	<ul style="list-style-type: none"> • ADA Pedestrian Ramp Improvements, including: <ul style="list-style-type: none"> – Installation of 55 new Curb Ramps – Modification/reconstruction of 110 existing curb ramps • King Road Pedestrian Safety and Accessibility Enhancements, including: <ul style="list-style-type: none"> – Upgrade flashing beacons at an uncontrolled crosswalk – Upgrading four ramps to meet ADA compliance – Re-aligning a marked crosswalk • Relocating utilities (e.g. fire hydrant, utility boxes) 	SJ Department of Transportation	Strengthening Neighborhoods	N	\$1,430,000
Targeted Code Enforcement	<ul style="list-style-type: none"> • Enhanced code enforcement services in three place-based neighborhoods (Santee, Mayfair, Five Wounds/Brookwood Terrace) 	SJ Planning, Building, & Code Enforcement	Strengthening Neighborhoods	N	\$1,418,882
Minor Home Repair Program	<ul style="list-style-type: none"> • Repair housing units to address immediate health and safety needs, including: <ul style="list-style-type: none"> - Emergency and critical repair needs - Minor accessibility and mobility needs 	Rebuilding Together	Strengthening Neighborhoods	N	\$775,000
Land Acquisition	<ul style="list-style-type: none"> • Purchase of real property to be used for low and moderate-income rental rehabilitation or development. CDBG funds may be used for the acquisition only for planned low-moderate income housing or for the acquisition and rehabilitation of low-moderate income housing. 	N/A	Increasing and Preserving Affordable Housing Opportunities	N	\$2,955,387
Services for Unhoused Populations	<ul style="list-style-type: none"> • Citywide Homeless Outreach and Engagement program – Activities may include street outreach, emergency shelter operations, and rapid re-housing services for the chronic homeless population. • Supportive Services and Rapid Re-housing Program for Unhoused Populations – Activities may include shelter, interim housing, case 	TBD - The City has issued a request for proposals	Responding to Homelessness and its Impacts on the Community	Y	\$872,197

	management services, deposit/rental assistance, and other eligible services as needed.				
Fair Housing	<ul style="list-style-type: none"> • Support a consortium of agencies that will provide Fair Housing service including: <ul style="list-style-type: none"> – Outreach and education on fair housing issues – Conducting fair housing testing – Enforcing fair housing laws through litigation • Providing technical assistance to the Housing Department on how to monitor City-financed developments for fair housing compliance 	The Law Foundation of Silicon Valley	Promoting Fair Housing	Y (partial)	\$396,600
Section 108 Loan Repayment	<ul style="list-style-type: none"> • CDBG funds are utilized to cover the former redevelopment agency's Section 108 debt service obligation. 	N/A	N/A	N	\$2,159,737
CDBG Planning and Administration	<ul style="list-style-type: none"> • Planning and administrative costs associated with the administration of the CDBG funds and other related federal requirements, including: <ul style="list-style-type: none"> – Oversight activities of the housing department – Legal services from the City Attorney's Office • Environmental reviews 	N/A	N/A	N	\$1,481,850
Unallocated Funds	<ul style="list-style-type: none"> • This includes \$2 Million for future Section 108 Loan Repayment 				\$2,000,000
Total = \$14,911,853					

HOME-Funded Projects for FY 2015-16 Action Plan

Activity	Description	Agencies	Goal Supported	Funding
Rental Housing Development	<ul style="list-style-type: none"> • Creation and preservation of affordable housing for low-income households through: <ul style="list-style-type: none"> – Land acquisition and new construction of rental units – Acquisition/rehabilitation of existing rental units • Community Housing Development Organization (CHDO) Operating Costs 	TBD	Increasing and Preserving Affordable Housing Opportunities	\$9,952,752
Homeowner Housing Development	<ul style="list-style-type: none"> • Assist in the acquisition and/or rehabilitation of single-family homes 	Habitat for Humanity	Increasing and Preserving Affordable Housing Opportunities	\$532,406
HOME TBRA	<ul style="list-style-type: none"> • Tenant-based rental subsidies targeting employable homeless individuals and families. • Collaboration with outside agencies to provide intensive case management services to TBRA clients 	The Health Trust	Responding to Homelessness and its Impacts on the Community	\$1,699,107
HOME Planning & Administration	<ul style="list-style-type: none"> • Planning and administrative costs associated with the administration of the HOME funds and other related federal requirements. 	N/A	N/A	\$288,534
Total = \$12,472,799				

HOPWA-Funded Projects for FY 2015-16 Action Plan

Activity	Description	Agencies	Goal Supported	Funding
HOPWA – The Health Trust	<ul style="list-style-type: none"> Rental subsidies (tenant-based rental assistance) Supportive services 	The Health Trust	Increasing and preserving affordable housing opportunities	\$790,772
HOPWA – San Benito County	<ul style="list-style-type: none"> Utility and rental subsidies (tenant-based rental assistance) Nutritional and dental assistance 	San Benito County	Increasing and preserving affordable housing opportunities	\$49,351
HOPWA Planning & Administration	<ul style="list-style-type: none"> Planning and administrative costs associated with managing with the HOPWA grant. 	N/A	N/A	\$25,983
Total = \$866,106				

ESG-Funded Projects for FY 2015-16 Action Plan

Activity	Description	Agencies	Goal Supported	Funding
Services for Unhoused Populations (ESG15 City of San José)	ESG funds will be combined with CDBG funds to support the same programs described in the CDBG Unhoused Services project.	TBD - The City has issued a request for proposals	Responding to Homelessness and its Impacts on the Community	\$671,301
ESG Planning & Administration	Planning and administrative costs associated with the administration of the ESG funds and other related federal requirements. Planning and administrative costs will not exceed 7.5% of the total ESG budget.	N/A	N/A	\$54,430
Total = \$725,731				