CITY OF SAN JOSÉ

FY 2017-18 Annual Action Plan

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CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY
10th Largest U.S. City

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Executive Summary

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

1. Introduction

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 approximately 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 $863,000[1] and the average rent for a 2BR apartment costing $2,826[2] 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. Indeed, while approximately 30% of jobs in the region pay at or above 120% of the area median income (AMI), nearly 60% of all jobs pay low-income wages below 80% of the AMI[3]. The "hour glass" economy is projected to continue for the next several years, where middle-class jobs remain hollowed out and are replaced by higher-wage and lower-wage jobs. In addition, San Jose has a homeless population of more than 4,000 people on any given night.

Although the City is one of the most diverse in the country, it experiences a "segregated diversity," with low-income communities concentrated in San José's East Side and Central industrial areas; lacking access to jobs, infrastructure, and other resources and investments. This growing disparity in incomes, resources, access, and opportunities is one of the key social issues in San José.

The City of San José seeks to address these issues through strategic investment of its resources, including federal programs. As an entitlement jurisdiction, the City receives federal funding from the Department of Housing and Urban Development (HUD) to strengthen and revitalize communities through housing and neighborhood investment. The four main federal programs are the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Opportunities for People with AIDS (HOPWA), and Emergency Solutions Grants (ESG) Programs.

- CDBG funding is the most flexible program, and helps jurisdictions address various community development needs, including but not limited to affordable housing development, land acquisition, housing rehabilitation, public services, community and economic development, capital improvement projects, public facilities/infrastructure, and code enforcement.

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[1] Santa Clara County Association of Realtors, December 2016
[2] RealAnswers Q3, 2016
[3] California Employment Development Department, May 2015

- HOME funding is used for various housing-related programs and activities, typically to address the housing needs of jurisdictions through the preservation or creation of affordable housing opportunities. Eligible uses include tenant-based rental assistance, homebuyer assistance, rehabilitation, and new construction.
- The ESG Program supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless individuals and families.
- HOPWA supports communities in developing affordable housing opportunities and related supportive services for low income persons living with HIV/AIDS and their families. HOPWA-eligible activities include direct housing, support services, information and referral, resource identification, and technical assistance.

In order to qualify for funding, HUD requires that entitlement jurisdictions complete a Consolidated Plan every five years. The Consolidated Plan includes an analysis of the jurisdiction's market, affordable housing, and community development conditions, and provides five-year strategies and goals based on that analysis and through an extensive public participation process. Jurisdictions must also submit an Annual Action Plan to identify the yearly strategies and programs it will fund in order to help meet the goals covered in the Five-Year Consolidated Plan. The annual results are captured in the Consolidated Annual Performance Evaluation Report (CAPER).

Five-Year Goals

As mentioned above, the Consolidated Plan contains five-year goals based on analysis and public input. The four goals are identified below, and form the basis of the priority needs and strategies identified:

1. Increase and preserve affordable housing opportunities.
2. Respond to homelessness and its impacts on the community.
3. Strengthen neighborhoods.
4. Promote fair housing.

Five-Year Methodology

San José joined six other cities in Santa Clara County, as well as the County itself, in a regional consortium to develop the 2015-2020 Consolidated Plan in a more comprehensive yet streamlined process. This process included a regional analysis to identify shared housing and community development needs throughout the County as well as specific needs within San José. Public input was received through several regional community meetings as well as a needs survey administered countywide, and a collaborative working group composed of staff from various jurisdictions. This process provided a regional context that each city used to help inform the individual Consolidated Plans and Annual Action Plans of the participating cities.

Additionally, the City's 2015-2020 Consolidated Plan includes a quantitative Needs Assessment and Market Analysis. This data serves to inform the HUD-required Strategic Plan (found later in this document), which identifies priority needs and sets the five-year goals of the City to help guide the entitlement funding strategy. The majority of data utilized throughout the Needs Assessment and

Market Analysis is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. Known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the extent of housing problems and housing needs, particularly for low-income households. The CHAS data is used by local governments to plan for investing HUD funds, and may also be used by HUD to distribute grant funds.[4]

When CHAS data is not available or appropriate, other data sources are used, including 2000 and 2010 U.S. Census data and the American Community Survey (ACS) 2008-2012 five-year estimates. While ACS one-year estimates are also available and provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are therefore considered more reliable and precise, although they may not be as current.[5]

Federal Program Requirements

Federal funds provided under the CDBG, HOME, HOPWA, and ESG programs primarily address the housing and community development needs of low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.[6] HUD uses three income levels to define LMI households, subject to certain adjustments for areas with unusually high or low incomes:

- Extremely low-income: Households earning 30 percent or less than the AMI
- Very low-income: Households earning 50 percent or less than the AMI
- Low-income: Households earning 80 percent or less than the AMI

2. Summarize the objectives and outcomes identified in the Plan

Background

With a population of just over 1 million, San José ranks as the tenth largest city in the nation, the third largest in California, and the largest in the San Francisco Bay Area region. San José is considered to be the capital of Silicon Valley, where many high-tech companies are located. The surge in high paying jobs to the area, combined with a housing market that is not keeping pace with job growth produces primarily high-cost housing, and makes it critical to increase and maintain affordable housing opportunities for residents who do not have the skills to qualify for these new jobs or who work in sectors that critically support "driving industry" high-wage sectors.

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

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

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

The San José Metro Area has the second most expensive rental market and the second most expensive homeownership market among the 50 largest metro areas in the Country[7]. Market rents are significantly out of reach for many San José workers including teachers, construction workers, and retail salespersons. Annual rents have increased almost 10% over the past five years[8] and only 19% of homes that are for sale are affordable to a family earning the median income[9]. In addition, a national report found that housing costs continue to rise across the nation and more low- and moderate-working households are renting as opposed to owning their homes[10].

The loss of the Redevelopment Agency's 20% Low- and Moderate-Income Housing Fund, cuts in Federal entitlement funding, and state laws that prohibit the use of rental inclusionary ordinances continue to stifle the production of affordable housing in California. However, important strides were made in 2016. In November, Santa Clara County passed a $950 M bond measure to fund affordable housing. Two other Counties in the Bay Area also passed affordable housing bonds. In addition, the City of San Jose relaxed zoning regulations to encourage the development of legal secondary dwelling units in established single family neighborhoods. Key changes included reducing the minimum lot size and reducing rear setbacks allowing for thousands of residential sites to become newly eligible for secondary units. These are significant accomplishments, but new affordable housing tools and funding strategies at the Federal and State levels are still needed. The City will continue to participate in efforts that will advance San José's commitment to facilitating the development of a range of housing types for different income levels and needs.

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. To achieve these objectives, the General Plan includes careful planning for residential land uses at appropriate locations and densities. It seeks to maximize housing opportunities on infill parcels already served by the City in order to utilize existing infrastructure, and at locations served by transit. The General Plan also seeks to provide sufficient housing opportunities for new workers to encourage and support continued economic development, as well as access to housing for lower-income workers in occupations that support driving industries. San José is also planning for demographic and market shifts that indicate greater future demand for more urban forms of housing and neighborhoods. In Fall 2016, several important changes were made during the General Plan Major Review to facilitate affordable housing production. These changes are detailed in section AB-75.

San José is currently moving forward to implement its inclusionary housing ordinance following the U.S. Supreme Court's decision not hear an appeal. The Ordinance generally requires that, in market-rate for-sale developments of 20 or more units, 15% of the units be made affordable to and sold to moderate-income households. The Ordinance provides numerous alternative ways that the developer can meet this requirement, including payment of an in-lieu fee and construction of affordable units off-site, among many others. Although the Ordinance contains provisions for inclusionary rental housing, those

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[7] National Housing Conference, Paycheck to Paycheck Report for 2016; www.nhc.org/2016-paycheck-to-paycheck
[8] Real Answers Quarterly Statistics 2010 - 2015
[9] National Association of Home Builders (NAHB) Housing Opportunity Index Q4 2016
[10] Ault, Mindy; National Housing Conference, Housing Landscape 2016

provisions will take effect only if the appellate court decision Palmer v. City of Los Angeles is overturned by a court of competent jurisdiction or if State legislation changes applicable law.

In November 2014, the City of San José established a housing impact fee of $17.00 per net square foot on new market-rate rental housing developments of three or more units in San José. However, in an effort to minimize negative financial impacts on development projects in the pipeline, the housing impact fee includes a grandfathering exemption for developments if certain conditions are met. Because of this, the Housing Department does not anticipate receiving any revenue from this fee until at least FY 2018-19. Revenue from the housing impact fee will primarily fund development costs for affordable workforce housing for residents earning between 30% and 120% of the Area Median Income.

Summary of objectives and outcomes of the Annual Action Plan 2017-18

Each of the programs and projects detailed in this Action Plan is aligned with the four goals of the Consolidated Plan and contribute to the five-year outcomes and objectives for the City. In FY17-18, the City's federally-funded programs will result in the following outcomes:

Affordable Housing

- At least 50 new rental apartments, affordable to low-income households, will be developed with HOME funding.
- At least 90 low-income people living with HIV/AIDS will receive rental assistance, making their housing affordable. Households receiving rental assistance also receive housing placement assistance, medical and housing case management, and self-sufficiency services as needed.

Respond to Homelessness and Its Impacts on the Community

- At least 250 homeless individuals will be served in overnight shelters.
- At least 150 households will receive rapid rehousing assistance through the HOME TBRA program and the ESG rapid rehousing program. Rapid re-housing participants also receive housing placement assistance and case management.
- At least 700 outreach contacts will be made through ESG and CDBG-funded street outreach programs. These contacts include street-based case management services and participation in the CoC's coordinated assessment.
- All homeless services are provided with the goal of moving individuals from living on the streets into permanent housing.

Strengthening Neighborhoods

- At least 200 seniors will be served with meals/nutrition, transportation, and/or shared housing services.
- At least 250 neighborhood residents will receive services to meet basic needs, develop leadership skills, and/or increase self-sufficiency.
- Create 10 jobs and place homeless and formerly homeless individuals in those jobs.
- Provide enhanced code enforcement services to 775 households in CDBG low-income focus areas, including inspections of multi-family apartments to increase the livability and habitability of rental apartments.

- Improve pedestrian safety by adding enhanced high-visibility crosswalks to increase pedestrian visibility to motorists and reduce conflicts been modes of transportation. It is expected that this project will serve approximately 20,000 residents in low-income neighborhoods.
- Improve non-profit facilities with rehabilitation funding to better serve low-income and other vulnerable populations in San José.
- At least 300 low income residents will be receive tenant/landlord counseling and legal services, increasing housing and neighborhood stability.

Promote Fair Housing Choice

- At least 220 residents will be served through outreach and education on fair housing issues; fair housing testing; and/or legal assistance.

3. Evaluation of past performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG, HOME, HOPWA, and ESG entitlement grant programs. The City's Annual Action Plans and CAPERs have provided many details about the goals, projects and programs completed by the City.

The City recognizes that the evaluation of past performance is critical to ensure the City and its subrecipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The City evaluates the performance of subrecipients providing public services on a quarterly basis. Subrecipients are required to submit quarterly progress reports, which include participant data, outputs/activities as well as data on outcome measures specific to each project. Prior to the start of the project, outcome measures are developed collaboratively by the subrecipient and the City, ensuring that they are aligned with the City's overall goals and strategies. Homeless project outcomes are also aligned with CoC performance measures. The City utilizes the quarterly reports to review progress towards annual goals and works with subrecipients to adjust annual goals as needed.

In addition to the quarterly review of progress reports, the City conducts an annual risk assessment for all subrecipients. Monitoring site-visits are scheduled based on the level of risk. All subrecipients are monitored at least once every two years to ensure compliance with program-specific and crosscutting federal regulations. Subrecipient monitoring provides another opportunity to review progress towards overall goals and strategies and to ensure that the programs implemented by subrecipients are compliant with both federal regulations and City requirements.

The City's CAPER is presented to City Council for review and approval each year. The Housing Department presents successes and challenges during the year and highlights specific outcomes and achievements. This review process also provides an opportunity for the public to provide feedback on the City's performance.

4. Summary of citizen participation process and consultation process

As noted above, San José joined six other cities in Santa Clara County, as well as the County itself, in a regional consortium to develop the 2015-2020 Consolidated Plan in a more comprehensive yet streamlined process. This process included a regional analysis identify shared housing and community development needs throughout the County as well as specific needs within San José. Public input was

received through several regional community meetings as well as a needs survey administered countywide, and a collaborative working group composed of staff from various jurisdictions. The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the Consolidated Plan.

In addition to the extensive consultation conducted for the Consolidated Plan, the City of San José solicited additional input for the 2017-2018 Annual Action Plan through meetings with stakeholders, community forums, and survey distribution. In October and November of 2016, the Housing Department convened two groups of stakeholders and held three community forums to gather additional input for the 17-18 strategies and goals.

The Housing Department began gathering stakeholder input by convening a meeting with other City departments, followed by a meeting with community-based organizations. During the stakeholder meetings, the housing department solicited feedback on the Consolidated Plan goals to ensure they represented the needs of the community, as well as ideas for strategies and projects to meet those goals in the 2017-2018 year. The housing department was able to identify gaps in services provided by the City and community-based organizations and gather input on the highest priority needs for services and community development and infrastructure projects in low and moderate-income neighborhoods.

Following the stakeholder meetings, the City coordinated three public meetings to request additional feedback from the general public. The public input sessions were publicized in English, Spanish, and Vietnamese, and held in community centers in various CDBG-eligible neighborhoods in the City. The public input meetings focused on gathering input on community priorities for federal funding. In addition, the housing department gathered input specifically related to the need for senior services in the community. The input was used in the development of the CDBG senior services RFP for FY 17-18. The Housing Department has also used information from these public input sessions and meetings in the development of the strategies and projects found in the 17-18 Annual Action Plan.

5. Summary of public comments

All public comments are included in Appendix B. In the early stages of strategy development, the Housing and Community Development Commission (HCDC) recommended that the City consider supporting shared housing for seniors. The City included Shared Housing as an option in the Senior Services RFP, but it was not part of the selected proposals.

During the review of the Action Plan in June 2017, no public comments were received and HCDC and the City Council approved the Action Plan.

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

The City accepted all comments.

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

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

The agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source are shown in **Table 1**.

Table 1 - Responsible Agencies

Agency Role	Name	Department/Agency
CDBG, HOME, HOPWA & ESG Administrator	City of San José	Department of Housing

Lead and Responsible Agencies

The City of San José (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City's Housing Department is responsible for the administration of HUD Entitlements including but not limited to the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Shelters Grant program (ESG), and the Housing Opportunities for People with AIDS (HOPWA) funding. By federal law, each jurisdiction is required to submit to HUD a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of federal funds.

The Consolidated Plan is a guide for how the City will use its federal funds to meet the housing and community development needs of its populations. For the 2015-2020 Consolidated Plan process, the City worked collaboratively with the County of Santa Clara (County) and other entitlement jurisdictions in the County to identify and prioritize community and housing-related needs across the region, and strategies to meet those needs. This process is an acknowledgement that housing and community development needs are often regional in nature, and builds on the regional efforts that the City of San José and partners have undertaken thus far. At the same time, an understanding of the regional context helps cities make more informed and effective decisions about local policies and programs.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Throughout the County, eight entitlement jurisdictions collaborated on preparation of their 2015-2020 Consolidated Plans. This group of jurisdictions, referred to within this document as the "Santa Clara County Entitlement Jurisdictions" or simply "Entitlement Jurisdictions," includes:

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

Public participation plays a central role in the development of the 5-year Consolidated Plan and the Annual Action Plans each year. To develop the Consolidated Plan, the City of San José worked with the other participating Entitlement Jurisdictions within the County to conduct an in-depth, collaborative regional effort to consult with community stakeholders, elected offices, City and County departments, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan.

The City built upon this work in 2016 and 2017 to gather additional input and further refine the strategies and goals for the 2017-2018 Annual Action Plan. In the fall of 2016, the City of San José consulted with two groups of stakeholders, including City departments and non-profit partners, in addition to holding three public meetings to gather input for the 2017-2018 Annual Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215[l]).

Consolidated Plan Development
When developing the 2015-2020 Consolidated Plan, the participating jurisdictions, in partnership with LeSar Development Consultants (LDC) and MIG, Inc. (MIG), facilitated a comprehensive outreach process to enhance coordination and discuss new approaches to working with public and assisted housing providers, legal advocates, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs.

The Entitlement Jurisdictions conducted a Regional Needs Survey to solicit input from residents and workers in the region. The Regional Needs Survey, translated in multiple languages, polled respondents about the level of need in their respective neighborhoods for various types of improvements that could be addressed by entitlement funds. A total of 1,472 survey responses were obtained from September

19, 2014 to November 15, 2014, including 1,078 surveys collected electronically and 394 collected via print surveys.

During development of the Consolidated Plan, the City of San José participated in three regional public forums to identify regional housing and community development needs and priorities for the next five years. The public forums were conducted as part of a collaborative regional approach to help the participating jurisdictions make both qualitative and data-driven, place-based investment decisions for federal funds. Seventy-six (76) people attended the regional forums, including community members, service providers, nonprofit representatives, and interested stakeholders. These public forums were also intended to identify regional housing issues and that could potentially benefit from a regional, coordinated approach to addressing those issues. In addition to the regional forums, the City of San José conducted public outreach independent of the regional collaborative to solicit public input on local issues, needs, and priorities.

Print newspaper display ads were posted in the *El Observador* (Spanish), *Vietnam Daily News* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San José Mercury News* (English).

Action Plan Development
In addition to the extensive consultation conducted for the Consolidated Plan, the City of San José solicited additional input for the 2017-2018 Annual Action Plan through meetings with stakeholders, community forums, and a survey. In October and November 2016, the Housing Department convened two groups of stakeholders and held three community forums to gather additional input for the 17-18 strategies and goals.

The Housing Department began gathering stakeholder input by convening a meeting with other City departments, followed by a meeting with community-based organizations. During the stakeholder meetings, the housing department solicited feedback on the 5-year Consolidated Plan goals to ensure they represented the needs of the community, as well as ideas for strategies and projects to meet those goals in the 2017-2018 year. The housing department was able to identify gaps in services provided by the City and community-based organizations and gather input on the highest priority needs for services and community development and infrastructure projects in low and moderate-income neighborhoods.

Following the stakeholder meetings, the City coordinated three public meetings to solicit additional feedback from the general public. The public input sessions were publicized in English, Spanish, and Vietnamese, and held in community centers in various CDBG-eligible neighborhoods in the City. The public input meetings focused on gathering input on community priorities for federal funding. In addition, the housing department gathered input specifically related to the need for senior services in the community. The input was used in the development of the CDBG senior services RFP for FY 17-18. The Housing Department has used information from these public input sessions and meetings in the development of the strategies and projects found in the 16-17 Annual Action Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Santa Clara County Continuum of Care (CoC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County of Santa Clara (County). The CoC is considered by HUD to be a "Major City CoC", and is one of 48 CoCs that cover the 50 largest cities in the U.S. The CoC's primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness in the County. The CoC is governed by the Santa Clara CoC Board (CoC Board), which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the County.

The CoC Board is composed of the same individuals who serve on the Destination: Home Leadership Board. Destination: Home is a public-private partnership committed to collective impact strategies to end chronic homelessness, and leads the development of community-wide strategy related to the CoC's work.

The County's Office of Supportive Housing serves as the Collaborative Applicant for the CoC, and is responsible for implementing by-laws and protocols that govern the operations of the CoC. The Office of Supportive Housing is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).[11][12]

In late 2014, Destination: Home and the CoC released a Community Plan to End Homelessness in Santa Clara County (the Plan), which outlines a roadmap for community-wide efforts to end homelessness in the County by 2020. The strategies and action steps included in the plan were informed by members who participated in a series of community summits designed to address the needs of homeless populations. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Additionally, it also intended to address the needs of persons at risk of homelessness.

To address the needs of homeless individuals and individuals at risk of homelessness, the Plan aims to implement the following strategies:[13]

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

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[11] County of Santa Clara. "Housing Element 2015-2022." 2014. http://www.sccgov.org/sites/planning/PlansPrograms/GeneralPlan/Housing/Documents/HE_2015_Adopted_Final.pdf

[12] Santa Clara County. "Continuum of Care Governance Charter." 2013.

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

By 2020, the Plan seeks to identify approximately 6,000 new housing opportunities for the homeless, intending to house 2,518 homeless individuals, 718 homeless veterans, and more than 2,333 children, unaccompanied youth, and homeless individuals living in families.

The City is represented on the CoC by staff of the Housing Department's Homelessness Response Team. Members of the CoC meet on a monthly basis in various work groups to ensure successful implementation components of the Plan's action steps. A Community Plan Implementation Team, which includes members of the CoC and other community stakeholders, meets quarterly to evaluate progress toward the Plan's goals, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness.

Staff participates on the Coordinated Assessment Work Group and Performance Measures Work Group, both of which develop and implement new systems in Santa Clara County. The Coordinated Assessment Work Group implemented a community-wide intake process, using a standard triage assessment tool (the VI-SPDAT), to match people experiencing homelessness to existing community resources that are the best fit for their situation. For a few years, we have used this type of process for people who are chronically homeless. Now, we are expanding to use coordinated assessment for all permanent housing programs for people who are homeless in Santa Clara County, including permanent supportive housing and rapid rehousing. The vision is to ultimately implement coordinated assessment for shelter and transitional housing programs as well, but that will be a later phase due to the various challenges of such fluid programs. The Performance Measures Work Group has implemented the outcomes in which the community shall share to measure performance. Similar to Coordinated Assessment, the permanent housing programs have measures in place but the rapid rehousing, emergency and transitional housing measures will be finalized by next fiscal year.

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

Allocating Funds, Setting Performance Standards and Evaluating Outcomes

The City of San José (City) utilizes Emergency Solutions Grant Program (ESG) funds to support programs aimed at ending homelessness. The City contracts with two homeless service providers to administer the ESG program. The program provides homeless persons with outreach and engagement services, basic shelter and essential supportive services, case management and rapid rehousing services. Grantees were selected in 2015 through a competitive process and provide services such as homeless outreach, shelter for families and victims of domestic violence, and rapid rehousing, including rental assistance and housing search and placement.

The City of San José, as the County recipient of ESG funds, will continue to coordinate with its public and private partners to ensure that the local Continuum of Care (CoC) meets all HEARTH requirements with respect to ESG funds, including:

- Evaluating the outcomes of projects funded under ESG and reporting them to HUD.

- Operating and participating in a 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 sub-recipients.

Operating and Administrating Homeless Management Information System (HMIS)

The HMIS SCC project was administered by Community Technology Alliance (CTA) from 2004 to 2015. In July 2015, administration of Santa Clara County CoC's HMIS transitioned to the County's Office of Supportive Services utilizing Clarity Human Services software. The project meets and exceeds HUD's requirements for the implementation and compliance of Homeless Management Information System Standards. The County's HMIS has a rich array of service provider participation and is utilized to capture information and report on special programming.[14] One of the ESG grantees for outreach services was new to Santa Clara County and had been administering the newly implemented assessment tool, the VI-SPDAT, in a different jurisdiction. The provider was able to train other agencies and had a significant impact in getting the data input quickly, which resulted in the quick referrals for housing opportunities. In the upcoming fiscal year, the provider will continue to assist in ensuring data quality and technical training on VI-SPDAT administration.

The City also administers the website SCCHousingsearch.org, which provides information about affordable housing in the County, searchable by unit size, location, supportive services, and opened or closed waiting lists.

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[14] County of Santa Clara. Consolidated Annual Performance and Evaluation Report (CAPER). 2014 http://www.sccgov.org/sites/oah/Housing%20%20Community%20Development%20(HCD)/Documents/Draft%20CAPER%20FY14%20vs%201.pdf

2. Describe agencies, groups, organizations, and others who participated in the process, and describe the jurisdictions consultations with housing, social service agencies, and other entities.

1	**Agency/Group/Organization**	CATHOLIC CHARITIES OF SANTA CLARA COUNTY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
2	**Agency/Group/Organization**	REBUILDING TOGETHER SILICON VALLEY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
3	**Agency/Group/Organization**	SAN JOSE CONSERVATION CORPS & CHARTER SCHOOL
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
4	**Agency/Group/Organization**	SILICON VALLEY HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Strategic Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
5	**Agency/Group/Organization**	San Jose State University Research Foundation
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
6	**Agency/Group/Organization**	San Jose Streets Team (
	Agency/Group/Organization Type	Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
7	**Agency/Group/Organization**	Somos Mayfair, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
8	**Agency/Group/Organization**	SENIOR ADULT LEGAL ASSISTANCE
	Agency/Group/Organization Type	Services-Elderly Persons Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Strategic Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
9	**Agency/Group/Organization**	THE HEALTH TRUST
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
10	**Agency/Group/Organization**	YU-AI-KAI
	Agency/Group/Organization Type	Services-Elderly Persons Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
11	**Agency/Group/Organization**	Silicon Valley Council of Nonprofits
	Agency/Group/Organization Type	Non-Profit Association
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
12	**Agency/Group/Organization**	County of Santa Clara Office of Supportive Housing
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
13	**Agency/Group/Organization**	Silicon Valley Leadership Group
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
14	**Agency/Group/Organization**	League of Women Voters
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
15	**Agency/Group/Organization**	LifeMoves
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
16	**Agency/Group/Organization**	SILICON VALLEY INDEPENDENT LIVING CENTER
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum

17	**Agency/Group/Organization**	SIREN - Services, Immigrant Rights and Education Network
	Agency/Group/Organization Type	Services-Education Services - Immigrant Rights
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Forum
18	**Agency/Group/Organization**	EPISCOPAL SENIOR COMMUNITIES
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder forum
22	**Agency/Group/Organization**	RESPITE AND RESEARCH FOR ALZHEIMER'S DISEASE
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder forum
23	**Agency/Group/Organization**	Sacred Heart Community Service
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Strategic plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder forum
24	**Agency/Group/Organization**	Aging Services Collaborative of Santa Clara County
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder forum
25	**Agency/Group/Organization**	PROJECT SENTINEL
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder forum and public meeting
26	**Agency/Group/Organization**	Law Foundation of Silicon Valley
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Strategic Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder forum

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

All agency types were consulted during the consolidated plan and/or annual action plan process. In August 2014, the Entitlement Jurisdictions contracted with LDC and MIG to develop the Consolidated Plans for each participating city for fiscal years 2015-2020. In the summer of 2015, the City built upon the previous outreach efforts and held three community forums, two stakeholder meetings, and conducted a survey to gather input for the FY17-18 Annual Action Plan. The City received 26 complete responses to the online survey.

A total of 209 individuals participated in the August 2014 forums and 97 individuals participated in the Annual Action Plan sessions in 2016 including residents, service providers, community advocates and interested stakeholders. Several of the agencies, groups and organizations attended multiple forums.

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

Table 2 - Other Local / Regional / Federal Planning Efforts

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
City of San José Housing Element (2014-2023)	City of San José	The Housing Element is the State-required component of the City's General Plan and provides a policy guide and implementation work plan to help the City meet its future regional housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing opportunities.
Continuum of Care	Regional Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to support activities to respond to homelessness and its impacts on the community.
Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022	Association of Bay Area Governments	This plan analyzes the total regional housing need for Santa Clara County and all of the Bay Area. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing opportunities.

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
Community Plan to End Homelessness in Santa Clara County 2015-2020	Destination: Home	The Community Plan to End Homelessness in the County is a five-year plan to guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities and needs. This effort aligns with the Strategic Plan's goal to support activities to respond to homelessness and its impacts on the community.
City of San José Envision 2040 General Plan	City of San José	The Envision 2040 General Plan provides the City's long-term land use plan and strategy. San José seeks to create a sustainable, equitable, and economically strong city that invests in infrastructure, jobs, and housing opportunities. These goals align with the Strategic Plan's goal to invest in programs and infrastructure that strengthen neighborhoods and to increase and preserve affordable housing opportunities.
City of San José Housing & Neighborhood Investment Strategic Plan (FY 2014-2015 and FY 2015-2016)	City of San José	This is the City's local Strategic Plan on how the Department intends to use its funds to increase the stock of permanent supportive housing, transitional homeless housing, and to a lesser extent affordable housing for low-income residents. This effort aligns with the federal Strategic Plan's four priority goals.

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
Home Not Found	Economic Roundtable, Destination: Home, Santa Clara County	This report identifies the characteristics of the most vulnerable, distressed and costly homeless residents of Santa Clara County to guide strategies for stabilizing their lives through housing and supportive services, improving their wellbeing and reducing public costs for their care.
VTA Joint Development Policy	Valley Transportation Authority (VTA)	This policy details how the VTA will develop underutilized land surrounding transit stops in Santa Clara County. The policy includes a goal of making 20-30% of this new housing as affordable. This policy aligns with Federal Consolidated Plan goals #1 and #4.
Vision Zero	City of San José	The goal of Vision Zero San José is to create a community culture that prioritizes traffic safety and eliminates traffic deaths. Street lighting and senior citizen safety are focus areas in this Plan.
Food for Everyone	The Health Trust, City of San José	This is a thorough assessment of healthy food access among low-income seniors and homeless individuals in San Jose. This report provides data to drive informed decision making, while maximizing resources. It calls for the formation of a Food Access Implementation Task Force.
Santa Clara County Seniors Agenda	Santa Clara County	The report explores current and future needs of baby boomers and seniors in the County.
Age Friendly City	City of San Jose, Parks Recreation & Neighborhood Services	Housing Services are an integral part of the Age-Friendly Initiative supported by the City. Its main housing priorities are to

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
		provide affordable and accessible housing, funding for affordable home-safety modifications and to require new urban development to consider safety and access needs of seniors.

AP-12 Participation – 91.105, 91.200(c)

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

The following is an overview of the efforts made to enhance and broaden citizen participation.

Community Forums, Stakeholder Meetings, and Survey

- Results: 97 individuals participated in the forums including residents, service providers, community advocates and interested stakeholders. An addition 26 individuals completed the needs survey. The forums were advertised in the San José Mercury News, El Observador (Spanish), Vietnam Daily News (Vietnamese), The World Journal (Chinese), and Philippine News (Tagolog).
- Location: Three community forums were held in the following locations: Seven Trees Community Center, Edenvale Library, and Biblioteca Latinoamericana.

Overall Community Needs identified in the 5-year Consolidated Plan

- Need for Affordable Rental Housing

  The majority of community forum participants and survey respondents identified increasing affordable rental housing inventory as the highest priority need within the County. More than 63 percent of survey respondents indicated affordable rental housing as a "high level" of need. Several community forum participants noted that LMI households cannot afford average rental rates in the County.

- Need to Increase Services for the Homeless

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

- Need for Senior Housing

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

- Need for Infrastructure and Neighborhood Investment

  The need to invest in physical infrastructure such as creating pedestrian-friendly neighborhoods and cities that support "Complete Streets" to facilitate multi-modal travel was frequently noted by forum participants. Addressing bicycle/pedestrian conflicts with vehicular traffic was a key issue of concern for vulnerable populations, including school-age children and seniors. Other participants expressed the need for increased street connectivity, such as expanding ADA improvements like curb cuts, sidewalk repairs, and crosswalk enhancements. Expanding access to open space, recreational amenities, and community facilities were also noted by several

service providers as a pressing need to encourage healthy lifestyles and active living among the County's residents. Communities also identified a need for investments to increase social infrastructure to increase civic engagement, social capital, and neighborhood resilience.

- Need for Increase in Community Services

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

- Need for Economic Development and Job Training Programs

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

- Need for Transportation Services

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

- Need for Fair Housing Education and Legal Services

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

Overall Community Needs identified during the FY17-18 Action Plan Outreach Process:

During the outreach process for the 17-18 Action Plan, the community identified some of the same needs as during the 5-year Consolidated Planning process, as well as some of the same needs as identified in FY 16-17, and provided increased clarification on the specific needs for the current year.

The following table provides a summary of the needs identified during the 16-17 and 17-18 Action Plan meetings.

Areas of Need	Potential Activities
Facilitate Neighborhood engagement and leadership development	• Resident Leadership Training • Development and implementation of Community-building activities • Assist with prioritization of City infrastructure projects • Community Asset Mapping

	• Leveraging funds – including pursuit of grants
Address Housing needs	• Displacement/gentrification Prevention • Preservation Activities (Homeowner Rehabilitation) • Low-income Rental Development • Transitional and Short-term Housing for Homeless • Permanent Supportive Housing • Senior housing
Support Youth Programs	• After school programs • Summer programs • Free recreation activities • Financial literacy in high schools
Improve Transportation	• Improved Access • Pedestrian Safety • Bike improvements
Support Senior Services	• Activities that support age friendly cities • Affordable housing and housing rehabilitation • Meals and nutrition programs • Transportation services • Socialization • Legal assistance • Education, outreach, and referral for services • Home repair/rehabilitation to allow seniors to age in place • Caregiver support • Technology education
Promote Healthy Communities	• Access to healthy foods • Address Illegal Dumping • Walkable communities • Community gardens
Non-profit facility needs	• Senior centers • Shelter Rehabilitation • Showers/laundry/storage facilities for homeless • ADA improvements • Community kitchen
Legal Assistance	• Fair Housing • Landlord/tenant counseling • Legal representation • Education and mediation • Rental Rights and Referral Program

Action Plan Public Comment Period

The Action Plan will be released in May 2017 for a minimum of 30 days for public review and comment. A summary of all public comments will be included in the final Action Plan, along with the City's response to the comments, if any.

Public Hearings

- Locations and dates:

    - Housing & Community Development Commission
      San José City Hall
      200 E. Santa Clara St. (Wing Rooms 118, 119, 120)
      San José, CA 95113
      November 10, 2016 – 5:45pm

    - Housing & Community Development Commission
      San José City Hall
      200 E. Santa Clara St. (Wing Rooms 118, 119, 120)
      San José, CA 95113
      June 8, 2017 – 5:45pm

    - City Council Hearing
      San José City Hall
      200 E. Santa Clara St. (City Hall Chambers)
      San José, CA 95113
      June 20, 2017 – 1:30pm

Citizen Participation Outreach

Table 3 – Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Public Forums	Broad community outreach to all members of the public and targeted outreach to service providers, beneficiaries and grant recipients	A total of 97 individuals attended the 5 community forums and stakeholder meetings held in the October and November of 2016.	Staff facilitated small group discussions and gathered input related to potential strategies for the Action Plan. The feedback is included throughout the plan. Priorities from these meetings include senior services, homeless services and facilities, neighborhood engagement and community leadership, housing rehabilitation, youth programs, displacement prevention, low-income housing availability, access to healthy food, pedestrian safety, public facility (library, park, community center) improvements, and more. In addition, attendees of the public forums participated in a "HUD Bucks" exercise in which they used pretend money to demonstrate how they would spend our federal grants, specifically related to senior services and capital projects. The top priorities for senior services were affordable housing options, transportation, food access/nutrition, senior day care programs/socialization. The top priorities for	All comments were accepted.	

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
			capital projects were homeless shelter improvements, library/parks/community center improvements, multi-family apartment rehabilitation, and pedestrian safety improvements.		
Online Survey	Broad community outreach to members of the public and interested stakeholders	A total of 26 Surveys were collected	The survey responses showed strong support for senior services, affordable housing, homeless programs, youth services, and housing/home repair/rehabilitation.	All comments were accepted.	English, Vietnamese, and Spanish: https://www.surveymonkey.com/r/S3PK3KV
Website	Broad outreach to Santa Clara County stakeholders with computer and internet access	Announcements posted to the City of San José website, to promote the survey (English, Spanish, and Vietnamese) and community forums.	See public comments	Not Applicable	http://www.sanjoseca.gov/index.aspx?NID=4662

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Advertisements in News Media Outlets	Multi-lingual advertisements printed in the following media outlets: El Observador (Spanish, San José Mercury News (English), Vietnam Daily News (Vietnamese), Philippine News (Tagalog) and World Journal (Chinese)	Five multi-lingual display ads were posted in local news media outlets in San José;	See public comments	Not Applicable	
E-blasts	Mass emails to new and established distribution	Over 4,000 entities, organizations, agencies, and persons have been engaged through e-blasts outreach efforts.	See public comments	All comments were accepted.	

Expected Resources

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

Introduction

The City of San José's (City) Fiscal Year (FY) 2017-18 Action Plan covers the time period from July 1, 2017 to June 30 2018 (HUD Program Year 2017). The City Fiscal Year (FY) 2017-2018 entitlement amount is ~~$12,463,478~~ $12,463,415. While HUD allocations are critical, they are not sufficient to overcome all barriers and address all needs that low-income individuals and families face in attaining self-sufficiency. The City will continue to leverage additional resources to successfully provide support and services to the populations in need.

The FY 2017-2018 allocation amount for each of the federal housing and community development programs is broken down as follows:

- Community Development Block Grant (CDBG) - $8,196,038
- HOME Investment Partnerships Program (HOME) - $2,512,787
- Housing Opportunities for Persons with AIDS (HOPWA) - $999,261
- Emergency Services Grant (ESG) - $755,329

In addition to the FY 2017-2018 allocation for CDBG and HOME, total program resources for the two programs will be higher than the allocation amount due to estimated program income (e.g., repayments of federally funded loans) and prior year balance. The prior year's CDBG balance consists of unused balances from previous year's projects. The "Prior Year Balance" of HOME funds consists of previous year's funds that were left uncommitted, funds committed to the Tenant Based Rental Assistance (TBRA) program that were unspent (which will be rolled over into the new program year), program income, and CHDO funds set-aside but not committed to a specific project. The prior year balance in the HOPWA program consists of unused funds from previous year projects.

Table 4 – FY 2017-18 Summary of Funding

	2017-18 Funding Allocation	Prior Year Balance	Estimated FY 2017-18 Program Income	Total Estimated Resources
Total CDBG	$8,196,038	$2,276,000	~~$2,400,000~~ $2,600,000	~~$12,872,038~~ $13,072,038
Total HOME	$2,512,787	$6,950,091	$0	$9,462,878
Total HOPWA	$999,261	$150,000	$0	$1,149,261
Total ESG	$755,329	$0	$0	$755,329
TOTAL	**$12,463,415**	**$9,376,091**	**~~$2,400,000~~ $2,600,000**	**~~$12,239,506~~ $24,439,506**

Table 5 - Fiscal Year 2017-2018 CDBG Budget Priorities

CDBG Fiscal Year 2017-2018 Annual Budgetary Priorities	
FY 2017-2018 Budget	~~**$12,871,038**~~ **$13,072,038**
Administration (includes City grant administrative costs and fair housing activities)	**$2,014,106**
Public Services Program	~~**$1,280,000**~~ **$1,212,000**
Neighborhood Engagement Program	~~**$200,000**~~ **$235,000**
Homeless Programs	~~**$350,000**~~ **$694,000**
Senior Programs	~~**$200,000**~~ **$253,000**
Legal Services for LI Tenants	~~**$530,000**~~ **$30,000**
Community Development Improvement Program	~~**$7,692,067**~~ **$7,807,067**
Place Based Projects (pedestrian safety improvements, green alleyway improvement, ADA Curb Ramps, Lighting Improvements)	~~**$1,830,000**~~ **$1,680,000**
Targeted Code Enforcement	**$1,085,119**
Minor Repair	~~**$1,250,000**~~ **$1,515,000**
Job Training	**$500,000**
Non-profit Facility Rehab	**$3,026,948**
Section 108 Repayments	~~**$1,885,865**~~ **$2,038,865**
Total	~~**$12,872,038**~~ **$13,072,038**

Table 6 - Fiscal Year 2017-2018 HOME Budget Priorities

HOME Fiscal Year 2017-2018 Annual Budgetary Priorities	
FY 2017-2018 Budget	**$9,462,878**
General Administration (includes Fair Housing activities, and city staff HOME administration activities)	$350,000
Tenant-Based Rental Assistance (project delivery costs and administrative costs)	$2,400,000
New Construction of affordable Multi-Family Housing	$6,712,878
Total	**$9,462,878**

Table 7 – Fiscal Year 2017-2018 HOPWA Budget Priorities

HOPWA Fiscal Year 2017-2018 Annual Budgetary Priorities	
FY 2017-2018 Budget	**$1,149,261**
City Administration and Planning	$26,000
Sponsor Administration	$78,500
Tenant-based Rental Assistance & Supportive Services	$1,044,761
Total	**$1,149,261**

Table 8 – Fiscal Year 2017-2018 ESG Budget Priorities

ESG Fiscal Year 2017-2018 Annual Budgetary Priorities	
FY 2017-2018 Budget	**$755,329**
Administration	$55,329
Emergency Shelter, Outreach, Rapid Re-housing, and HMIS	$700,000
Total	**$755,329**

Table 9 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public Federal	• Admin and Planning • Acquisition • Economic Development • Housing • Public Improvements • Public Service	$8,196,038	~~$2,400,000~~ $2,600,000	$2,276,000	~~$12,872,038~~ $13,072,038	~~$9,146,528~~ $9,346,528	This program funds various nonprofit agencies and other city departments to implement services that benefit low- and moderate-income persons and neighborhoods or address community and economic development needs.

***Note: The Expected Amount Available Remainder of Con Plan includes the estimated allocation for years 2018-2020 (minus a 5 percent reduction per year), plus the estimated program income, minus the amount the City expects expend on Admin and/or Section 108 debt repayment.**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	Public Federal	• Acquisition • Multifamily Rental New Construction • Multifamily Rental Rehab • TBRA • Fair Housing Activities • Program Administration	$2,512,787	0	$6,950,091 (includes $1,033,887 of Entitlement Funds and $5,916,204 of Program Income)	$9,462,878	$6,189,444	This program is designed exclusively to create affordable housing for low-income households.
HOPWA	Public Federal	• Permanent Housing in Facilities • Permanent Housing Placement • STRMU • Short Term or Transitional Housing Facilities • Supportive Services • TBRA	$999,261	$0	$150,000	$1,149,261	$2,239,044	The program is exclusively dedicated to the housing needs of people living with HIV/AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	Public Federal	• Conversion and Rehab for Transitional Housing • Financial Assistance • Overnight Shelter • Rapid Re-Housing (Rental Assistance) • Rental Assistance Services • Transitional Housing	$755,329	$0	$0	$755,329	$1,294,411	This program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help them quickly regain stability in permanent housing.

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

Entitlement Funds

Leveraging HUD resources allows the City to bring in local, state, and other resources to combine with federal financial resources to maximize the reach and impact of the City's HUD-funded programs. The following are either HUD or City-required matching requirements for the four federal housing and community development programs:

- In the HOME program, HUD requires entitlement cities to contribute, from non-federal resources, at least 25 percent of program disbursements. That is, $1 of non-federal funds for every $4 of federal funds.
- In the ESG program, there is a one-to-one match (that is, $1 of non-federal funds for every $1 of ESG funds). The City provides a match for ESG funding by supporting additional programs for homeless individuals and families through the Housing Trust Fund and the City's General Fund. The City dedicates approximately $3.5 million in General Funds and approximately $1 million in Housing Trust Fund for homeless services (see detailed description below).

Outside of these match requirements, the City pairs Entitlement Funds with other federal programs such as the HOPWA Permanent Supportive Housing (PSH) program as well as non-federal sources described below, in order to meet San Jose's housing needs and priorities. Additionally, in 2016, the City was awarded a new HOPWA-VAWA Demonstration Project grant for a pilot program supporting People Living with HIV/AIDS who are also survivors of domestic violence. The award is $1,300,000 over three years.

State Housing and Community Development Sources

In addition to federal resources, the State of California has provided funding for affordable housing development, homebuyer programs, transit-oriented development, special needs housing, and infrastructure. However, over the last few years, resources have either been depleted (such as Proposition 1C) or eliminated (such as the former Low- and Moderate-Income Housing Fund as part of former redevelopment agencies). Additionally, tools such as inclusionary zoning policies are of limited use in California because they cannot be used for multifamily rental housing due to the Palmer vs. City of Los Angeles court decision. In 2016, a variety of legislative proposals to create affordable housing resources – such as expanding the low-income housing tax credit program, and allowing inclusionary housing policies to apply to multifamily rentals -- have been proposed as the need for affordable housing in California continues to grow.

The following is a list of State funding sources that the City has either accessed in the past or seeks to access in the future:

- Low-Income Housing Tax Credit Program: administers both federal and State programs that encourage private investment in affordable rental housing.
- CalHome: first-time homebuyer down payment assistance, home rehabilitation, homebuyer counseling or mortgage assistance programs.

- Building Equity and Growth in Neighborhoods Program (BEGIN): down payment assistance program
- Infill Infrastructure Grant (IIG): financial assistance for infrastructure improvements to support new infill housing development.
- Transit-Oriented Development Fund: supports dense development and affordable housing in close proximity to public transportation.
- Affordable Housing and Sustainable Communities (AHSC) Program: funding for Green House Gas reducing transit-oriented affordable housing development and transportation-related infrastructure.
- Veterans Housing and Homelessness Prevention (VHHP) Program: new construction of rental homes as well as supportive services for low-income and homeless veterans.
- Mental Health Services Act (MHSA) funds: State funds administered at the county level to serve low-income mentally ill clients.
- Housing Related Parks Program: Competitive funding for Parks that support affordable housing projects

County and Local Housing and Community Development Sources

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

- Low- and Moderate-Income Housing Asset Fund: Repayments from the Housing Department's $675 million loan portfolio, originally funded by former redevelopment affordable housing funds, are reused to finance a variety of affordable housing programs for lower-income households. $40 million in these Low- and Moderate-Income Housing Asset Fund (LMIHAF) funds were made available in a Notice of Funding Availability/ Request for Proposals (NOFA/RFP) which was issued jointly on July 21, 2016, with the Housing Authority of the County of Santa Clara and the County of Santa Clara. In January 2017, the City Council awarded $16.6 million from the joint NOFA, which was designed to identify new developments of special needs housing eligible for both capital commitments and federally-funded project-based rental vouchers (PBVs). Requests for another $10-15 million of capital commitments from the City's NOFA applications will be brought to the City Council in FY 2017-18.

- Inclusionary Housing Program: The City currently has an Inclusionary Housing Program in place in former redevelopment project areas, which requires that 20 percent of residential for-sale units be affordable or that other options are pursued, including the payment of in-lieu fees to the City. This program is expected to be superseded by the Citywide Inclusionary Housing Ordinance (described below), on July 1, 2016.
- Inclusionary Housing Ordinance: 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 requires that 15 percent of a project's units built be restricted affordable if the affordable units are constructed on-site, which increases to 20 percent of units if the affordable units are constructed offsite. 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. The Citywide Ordinance has recently taken effect and will subsume the Inclusionary Housing Program now in operation in redevelopment project areas for future applications. The Citywide ordinance was expected to go into effect no later than January 1, 2013; however, a series of legal challenges delayed the City's implementation of the Inclusionary Housing Ordinance. It is expected that the City of San José began enforcing the Inclusionary Housing Ordinance on July 1, 2016.

- City of San José Housing Trust Fund: provides ongoing funding for housing and support programs that seek to address homelessness, in part by creating a vehicle eligible to compete for outside funding sources. In FY 2017-2018, it is anticipated that at least $1 million in HTF will be used towards the following to respond to the impacts of homelessness in the community: City staffing and non-personnel costs; Destination: Home administrative and programmatic costs; direct supportive services such as essential services, outreach, case management, employment placement, and housing support; and matching funds for federal, State and regional grants.
- Affordable Housing Impact Fee Program: in November 2014, the City established the Affordable Housing Impact Fee Program, to be levied on market-rate rental housing developments, excluding developments that qualify for pipeline status and other exemptions. Implementation of the Affordable Housing Impact Fee (AHIF) Program is successfully underway. Due to an exemption period, the Housing Department does not expect to receive any revenue from the AHIF program until FY 2018-19.
- City of San José General Fund: the City's General Fund will be providing a fourth year of funding of $3.5 million for homeless services. $2 million will fund a Rapid Re-Housing Program prioritizing homeless persons living in encampments and $1.5 million will be set aside for ongoing homeless encampment abatement and deterrent services. In 2017-2018, The City's General Fund will fund Destination: Home to develop and implement a Homelessness Prevention System to provide financial assistance and support to families at risk of homelessness.
- On July 21, 2016, the Housing Department issued a new $40 million Notice of Funding Availability, with a focus on new permanent supportive housing for vulnerable homeless households. The NOFA was the City's first joint release with the County of Santa Clara's Office of Supportive Housing (OSH), and with the Housing Authority of the County of Santa Clara (HACSC). In the NOFA/RFP, HACSC offered up to 603 project-based rental commitments for special needs populations, including vouchers for homeless veterans through the U.S. Department of Veterans Affairs. OSH is making available services commitments for vulnerable populations, as well as $8 million in capital funds for developments focusing on the homeless.
- Veterans Affairs. OSH is making available services commitments for vulnerable populations, as well as $8 million in capital funds for developments focusing on the homeless.
- Measure A – Affordable Housing Bond Fund: In November 2016, the voters of Santa Clara County passed Measure A, a $950 million affordable housing bond measure. Measure A will fund the development of permanent affordable housing for the County's most vulnerable populations, including homeless, veterans, disabled, seniors, foster youth and others. The affordable housing units will be built throughout the County, and the funds will be leveraged to

attract matching funds from private, state and federal sources. The spending plan of the bond will allocate $700 million for Extremely Low-Income housing (below 30 percent of area median income), including Permanent Supportive Housing and Rapid Rehousing; $100 million for Very Low Income housing (31 to 50 percent of the area median income); up to $100 million for housing assistance for Moderate Income households; and up to $50 million for Moderate Income residents who are first-time homebuyers. When funds become available, they will likely be layered with commitments from the City's LMIHAF funds, in order to fund affordable housing developments.

- Mortgage Credit Certificates (MCC) Program: Provides assistance to first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions in the County, including San José.
- The Housing Trust Silicon Valley (HTSV): This nonprofit organization combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers.
- Housing Authority: Acting on behalf of the City of San José Housing Authority, the City contracts 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 San José. The HACSC receives federal funding to run the programs below:
    - Section 8 Housing Choice Voucher Program: rental assistance to low-income households.
    - Continuum of Care (Formerly Shelter Plus Care): rental assistance program for homeless persons with a disability.
    - Family Self-Sufficiency Program: employment assistance program for Section 8 participants.
    - Veterans Affairs Supportive Housing (VASH): housing assistance for homeless veterans.
    - The Family Unification Program: voucher assistance for families who have been separated due to a lack of adequate housing.
    - Non-Elderly Disabled (NED) Vouchers: voucher program to allow non-elderly disabled people to transition out of care-giving institutions.
    - Moderate Rehabilitation Program: project-based rental assistances for low-income families.

In January 2008, HUD designated the HACSC as a "Moving to Work" (MTW) 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 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.

The City also partners with the Housing Authority through Project-based vouchers. Through the July 2016 joint NOFA/RFP, the City teamed with the Housing Authority of the County of Santa Clara and the County of Santa Clara to identify developments that would be eligible for both PBVs and capital awards. PBVs are critical to development feasibility for deeply-affordable rental housing, as they augment tenant-paid rents. The higher rents predictably increase rental properties' cash flow, therefore increasing the size of permanent commercial loans that can be underwritten and, in turn, decreasing the need for public gap subsidy funding. This joint issuance of the NOFA/RFP was the first of its kind in the South Bay. The Housing Authority is expected to make new PBVs available for project commitments in FY 2017-18.

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

The City will continue to explore opportunities to develop affordable housing on public lands and on surplus lands, such as with the Santa Clara Valley Transportation Authority (VTA), which owns land in transit-rich locations. In 2016, VTA updated its Joint Development framework for leasing land around light rail stations for dense mixed use development, and added an affordability policy requirement at VTA Joint Development sites and on other real estate owned by VTA. In 2016-17, the City will continue to work with VTA on planning for affordable units at their station areas and facilitating their development. The City also continues to review opportunities to purchase surplus land from other public agencies to meet its housing and community development goals.

In December 2015, the City Council approved the purchase of two properties located at 226 Balbach Avenue and 96 South Almaden Boulevard from the former Successor Agency to the Redevelopment Agency of the City of San Jose. One of these properties at 96 South Almaden Boulevard will be rehabilitated to provide transitional housing for homeless individuals for up to five years. The City has not yet determined what type of affordable housing will be built at 226 Balbach Avenue.

The City will also seek council approval to purchase 2 sites at 5647 Gallup and 1171 Mesa for a future affordable housing development. Were funds available at the time that such surplus parcels were for sale, the Housing Department would pursue purchase of land in strategic locations for the purpose of supporting the development of restricted affordable multifamily units. 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 developments also provide greater certainty that affordable units will continue to operate in key locations throughout the City.

Discussion

Please see discussions above.

Annual Goals and Objectives

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

Goals Summary Information

Table 10 – Goals Summary (One Year)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase & Preserve Affordable Housing Opportunities	2017	2018	• Affordable Housing	N/A	Affordable Housing	HOME: $6,712,878 HOPWA: $1,123,261	• HOME Rental Units Constructed = 50 housing units • Tenant-Based Rental Assistance/Rapid Re-housing = 90 households assisted
2	Respond to Homelessness and Its Impacts on the Community	2017	2018	• Homeless	N/A	Homelessness	CDBG: ~~$350,000~~ $694,000 HOME: $2,400,000 ESG: $755,329	• Homeless overnight shelter = 250 persons assisted • HOME Tenant-Based Rental Assistance/Rapid Re-housing = 150 households assisted • Other – Outreach Contacts = ~~700~~ 800 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Strengthen Neighborhoods	2017	2018	• Non-Housing Community Development Non-Homeless Special Needs	N/A	Strengthening Neighborhoods	CDBG: ~~$8,622,067~~ $8,325,067	• Public service activities other than LMI Housing Benefit = ~~450~~ 490 persons assisted • Jobs created = 10 jobs • Housing code enforcement/Foreclosed property care = 775 housing units • Homeowner housing rehabilitated = ~~250~~ 280 housing units • Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit = ~~21,000~~ 16,000
4	Promote Fair Housing Choice	2017	2018	• Non-Housing Community Development	N/A	Fair Housing	CDBG: ~~$300,000~~ $368,000 HOME: ~~$100,000~~ $32,000	• Public service activities other than LMI Housing Benefit = 220 persons assisted

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

The City anticipates that entitlement dollars will be used to provide rental assistance, production of new units, and/or acquisition of existing units over the 2015-2020 Consolidated Planning period. Below is an estimate of the number of low income households that will be assisted, by grant program.

HOME

Projected total assisted: 50

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

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.

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan goals below represent high priority needs for the City of San José (City) and serve as the basis for the strategic actions the City will use to meet these needs. The goals, listed in no particular order, are:

1. Increase and preserve affordable housing opportunities.
2. Respond to homelessness and its impacts on the community.
3. Strengthen neighborhoods.
4. Promote fair housing choice.

Table 11 – Project Information

#	Project Name
1	Senior Services
2	Neighborhood Engagement
3	Legal Services for Low Income Tenants
4	Job Training for Unhoused Individuals and/or Youth
5	Place Based Capital Street and Infrastructure Enhancements
6	Targeted Code Enforcement
7	Minor Home Repair Program
8	HOPWA – The Health Trust
9	HOPWA – San Benito County
10	Rental Housing Development
11	HOME TBRA
12	Homeless Services (CDBG)
13	Homeless Services (ESG15 City of San José)
14	Fair Housing
15	Non-profit Facility Rehabilitation
16	Section 108 Repayment
17	CDBG Administration and Monitoring
18	HOME Administration and Monitoring
19	HOPWA Administration and Monitoring

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

The City's Annual Action plan was developed based on the goals and strategies of the City's 5-year Consolidated Plan. The 5-year goals and strategies were refined after conducting additional outreach and analysis over the past year. In addition, the results of the programs and projects undertaken in the first and second years of the consolidated plan cycle influenced the development of this action plan. The Consolidated Plan is the basis for the City's strategy in allocating its federal resources in four primary programs: CDBG, HOME, ESG, and HOPWA funds. To further refine the strategy for allocating funds, the

City conducted additional outreach with residents, community-based organizations, government agencies, the Continuum of Care, and other community stakeholders.

The following priorities were identified during the outreach process for the Consolidated Plan, the FY16-17, and/or the FY17-18 Annual Action Plan:

- Need for Affordable Rental Housing

  The majority of community forum participants and survey respondents identified increasing affordable rental housing inventory as the highest priority need within the County. More than 63 percent of consolidated plan survey respondents indicated affordable rental housing as a "high level" of need. Several community forum participants noted that LMI households cannot afford average rental rates in the County.

- Need to Increase Services for the Homeless and Improve Facilities Serving the Homeless Population

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

  Additionally, while the City has several rental subsidy programs for homeless individuals, there are challenges finding suitable rental housing at or below fair market rent values for individuals in these programs. The City has identified the need for project-based rental housing for homeless individuals.

  Several non-profit facilities serving the homeless population are in need of rehabilitation and the City has provided CDBG funds over the past two years to three agencies serving homeless individuals or families. Non-profits have identified additional needs to improve other facilities.

- Need for Senior Housing, Transportation, and Access to Health Food

  The need to address the housing crisis facing seniors in the County was a common discussion topic. Forum participants noted that elderly renter households experience numerous housing issues, including cost burden and rental units in disrepair. Additionally, residents identified an increased need for transportation services, as well as access to health food and nutrition services. As the City's elderly population grows, more senior residents are in need of meal delivery services or congregate meal services.

- Need for Infrastructure and Neighborhood Investment including Pedestrian Safety and Accessibility Improvements

  The need to invest in physical infrastructure such as creating pedestrian-friendly neighborhoods and cities that support "Complete Streets" to facilitate multi-modal travel was frequently noted by forum participants. Addressing bicycle/pedestrian conflicts with vehicular traffic was a key issue of concern for vulnerable populations, including school-age children and seniors. Other participants expressed the need for increased street connectivity, such as expanding ADA improvements like curb cuts, sidewalk repairs, and crosswalk enhancements. Expanding access to open space, recreational amenities, and community facilities were also noted by several service providers as a pressing need to encourage healthy lifestyles and active living among the County's residents.

- Need for Increase in Community Services

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

- Need for Economic Development and Job Training Programs

  Many consolidated plan forum participants emphasized the need for job training programs for homeless individuals, veterans, and at-risk youth. Participants supported employment services such as job training, English language, and capacity-building classes.

- Need for Transportation Services

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

- Need for Fair Housing Education and Legal Services

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

- Need for Neighborhood Engagement Resources and Investments

  Communities identified a need for investments to increase social infrastructure to increase civic engagement, social capital, and neighborhood resilience. With limited resources for neighborhood investment, residents and community-based organizations identified the need for investment in community leaders to build the capacity of neighborhoods and communities. Residents have shown increasing interest in participating in the process of allocating government and other resources in the community. To increase the capacity of neighborhoods to play a role in decision-making, community members support programs such as neighborhood leadership development and community-led neighborhood improvement projects.

AP-38 Projects Summary

Project Summary Information

Table 12 – Project Summary

	Project Name	Target Area	Needs Addressed	Funding	GOI
1	Senior Services	N/A	• Strengthening Neighborhoods	CDBG: ~~$200,000~~ $253,000	~~200~~ 250 persons assisted
2	Neighborhood Engagement	N/A	• Strengthening Neighborhoods	CDBG: ~~$200,000~~ $235,000	~~250~~ 290 persons assisted
3	Legal Services for LI Tenants	N/A	• Strengthening Neighborhoods	CDBG: ~~$530,000~~ $30,000	~~300~~ 15 persons assisted
4	Job Training for Unhoused Individuals	N/A	• Strengthening Neighborhoods • Homelessness	CDBG: $500,000	10 Jobs created
5	Place Based Street and Infrastructure Enhancements	N/A	• Strengthening Neighborhoods	CDBG: ~~$1,830,000~~ $1,680,000	~~20,000~~ 15,000 persons assisted
6	Targeted Code Enforcement	N/A	• Strengthening Neighborhoods	CDBG: $1,085,119	775 housing units
7	Minor Home Repair Program	N/A	• Strengthening Neighborhoods	CDBG: ~~$1,250,000~~ $1,515,000	~~250~~ 280 housing units
8	HOPWA – The Health Trust	N/A	• Affordable Housing	HOPWA: $1,073,261	105 persons assisted
9	HOPWA – San Benito County	N/A	• Affordable Housing	HOPWA: $50,000	5 persons assisted
10	Rental Housing Development	N/A	• Affordable Housing	HOME: $6,712,878	50 housing units
11	HOME TBRA	N/A	• Homelessness	HOME: $2,400,000	100 persons assisted
12	Services for Homeless and Unhoused Populations (CDBG)	N/A	• Homelessness	CDBG: ~~$350,000~~ $694,000	~~150~~ 200 persons assisted ~~700~~ 800 outreach contacts
13	Homeless Services (ESG17 City of San José)	N/A	• Homelessness	ESG: $755,329	150 persons assisted 700 outreach contacts
14	Fair Housing	N/A	• Fair Housing	CDBG: ~~$300,000~~ $368,000 HOME: ~~$100,000~~ $32,000	220 persons assisted

15	Non-profit Facility Rehab	N/A	• Homelessness • Strengthening Neighborhoods	CDBG: $3,026,948	1,000 persons assisted
16	Section 108 Repayment	N/A	• N/A	CDBG: ~~$1,885,865~~ $2,038,865	N/A
17	CDBG Administration and Monitoring	N/A	• N/A	CDBG: ~~$1,714,106~~ $1,646,106	N/A
18	HOME Administration and Monitoring	N/A	• N/A	HOME: ~~$250,000~~ $318,000	N/A
19	HOPWA Administration and Monitoring	N/A	• N/A	HOPWA: $26,000	N/A

1	**Project Name**	Senior Services
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: ~~$200,000~~ $253,000
	Description	This project will provide community-based services – including Meals on Wheels and the Senior Nutrition and Wellness - to San José's low-income seniors in order to improve health and quality of life, prevent or reduce their isolation and depression, and/or increase their housing stability improving their opportunities to age in place.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	~~200~~ 250 low-income seniors
	Location Description	City-wide (service locations vary)
	Planned Activities	Meals on Wheels – The Health Trust Senior Nutrition and Wellness - POSSO

2	**Project Name**	Neighborhood Engagement
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: ~~$200,000~~ $235,000
	Description	The goal of the Neighborhood Engagement program is to increase social capital (i.e., a form of economic and/or cultural capital in which social networks are essential components to community growth) in San José neighborhoods, increase community engagement and cohesion, build the capacity of local organizations, pilot solutions to solve neighborhood level problems, and develop leadership skills of residents to promote,

		support, and sustain civic engagement by residents that are typically underrepresented in city governance and civic processes. This work will build upon the previous successes of the Strong Neighborhoods Initiative and the work of the Housing Department's Place Based Initiative.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	~~250~~ 290 low-income residents
	Location Description	East San José and Central San José
	Planned Activities	Somos Mayfair – Home Grown Talent CommUniverCity – Community Leadership Program

3	**Project Name**	Legal Services for LI Tenants
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: ~~$530,000~~ $30,000
	Description	The goal of the Legal Services for LI Tenants is to increase housing stability by providing landlord/tenant counseling, education, referrals, and legal assistance to tenants facing unlawful evictions or other landlord/tenant issues. These services will include additional outreach and education to low income tenants Citywide.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	~~300~~ 15 low-income residents
	Location Description	TBD – RFP to be issued.
	Planned Activities	TBD – Agencies to be selected from RFP.

4	**Project Name**	Job Training
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods and/or Respond to Homelessness and Its Impacts on the Community
	Needs Addressed	Strengthening Neighborhoods and/or Respond to Homelessness and Its Impacts on the Community
	Funding	CDBG: $500,000
	Description	The program will support job training for low income individuals, focused on homeless individuals and/or youth/young adults (ages 16-24). Community outreach related to the Annual Action Plan highlighted a community need for job training, especially for unhoused individuals and youth/young adults. This program must meet the national objective of low/moderate job creation and retention (LMJ) as well as the required Public Benefit Standards Activities must create or retain permanent jobs to be made available or held by low/moderate income persons. This requirement is met when job training participants are placed in permanent jobs. In addition, in order to be eligible for CDBG funding the job training must be tied to assistance to for-profit businesses. Non-profit entities, including Community Based Development Organizations, are eligible to apply.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	10 jobs created
	Location Description	1671 The Alameda #306 San Jose, CA 95126
	Planned Activities	Downtown Streets Team

5	**Project Name**	Place-Based Street and Infrastructure Enhancements
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: ~~$1,830,000~~ $1,680,000
	Description	CDBG funds will be used to support street and pedestrian safety improvements in low-moderate Income areas. This may include enhanced pedestrian crosswalks to increase pedestrian visibility to motorists, reduce conflicts between modes of transportation, and shorten crossing distances. Improvements may include adding and improving sidewalk ramps, installing high-visibility crosswalks with flashing beacons, adding signage and high visibility roadway markings, repair damaged sidewalks, and improving functionality of intersections. All approved projects will be located in low-income areas and are not included in the City's budget for capital improvements. Additionally, this project will include support for alleyway improvements in low income neighborhoods. The poor condition of deteriorated alleyways has been an ongoing concern of the neighborhood residents. Several alleyways are unpaved or have deteriorating pavement, creating a rough roadbed and flooding in storms. The improvements will provide a reliable roadway surface, ensuring safe access for residents, improving accessibility, improved storm water management and raising awareness of storm water issues. This project will also support additional improvements at the King Road and San Antonio intersection to improve Pedestrian Safety and Accessibility. The project, originally funded in FY 15-16, involved improving the southern portion of the intersection and the additional funds will expand the project to improve the northern side of the intersection as well. Lastly, this project will support lighting and pedestrian safety improvements on Evans Lane, where a supportive housing project will be under developments soon.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	~~20,000~~ 15,000 low and moderate-income households

	Location Description	TBD
	Planned Activities	TBD

6	**Project Name**	Targeted Code Enforcement
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: $1,085,119
	Description	Code Enforcement activities will be conducted in low-income, residential neighborhoods that meet the City's definition of "Deteriorated/Deteriorating Areas". Code Enforcement's focus will be primarily on the inspections of multi-family units, with ancillary
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	775 households in place-based neighborhoods
	Location Description	Santee, Mayfair, Five Wounds/Brookwood Terrace, and additional hotspots identified through the Mayor's Gang Prevention Task Force
	Planned Activities	Place-based Code Enforcement

7	**Project Name**	Minor Home Repair Program
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: ~~$1,250,000~~ $1,515,000
	Description	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 accessibility and mobility needs within the home.

		The program also includes funding for limited rehabilitation to address more substantial safety issues in the home to ensure safe, affordable, decent living environment for the occupants.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	~~250~~ 280 extremely low-income homeowners
	Location Description	Citywide
	Planned Activities	Rebuilding Together Habitat for Humanity

8	**Project Name**	HOPWA – Santa Clara County
	Target Area	N/A
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOPWA: $1,073,261
	Description	The program will provide rent subsidies, permanent housing placement assistance, and supportive services to help low-income residents living with HIV/AIDS secure and maintain housing. Housing placement assistance includes working with an placement specialist and receiving security deposit assistance. Supportive services include medical and housing case management and self-sufficiency services.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	105 low-income individuals living with HIV/AIDS
	Location Description	Santa Clara County
	Planned Activities	• Supportive Services • TBRA • Permanent Supportive Housing • Administration

9	**Project Name**	HOPWA – San Benito County
	Target Area	N/A
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOPWA: $50,000
	Description	The City's HOPWA entitlement grant to San Benito County will provide housing placement assistance, rental subsidies, and nutritional and dental assistance to low-income clients living with HIV/AIDS.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	5 low-income individuals living with HIV/AIDS
	Location Description	San Benito County
	Planned Activities	• Housing Placement • Supportive Services • TBRA • Administration

10	**Project Name**	Rental Housing Development
	Target Area	N/A
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $6,712,878
	Description	Consistent with the City's goal to assist in the creation and preservation of affordable housing for low income households, the City has the option to use HOME funds for new construction of Rental Housing Development and/or Rehabilitation of existing Multi-family units. HUD requires that at least 15 percent of each year's HOME allocations be set aside for Community Housing Developers (CHDOs). This requirement will be met through the rental housing development activity. At least $376,919 of the rental

		development activity funds will be committed to a CHDO developer within 24-months, as required by HOME regulations. 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.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	50 low-and moderate-income households
	Location Description	TBD
	Planned Activities	TBD

11	**Project Name**	HOME Tenant Based Rental Assistance
	Target Area	N/A
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	HOME: $2,400,000
	Description	Consistent with the City's goal to assist in the creation and preservation of affordable housing for low-income households, the City will use HOME funds to provide tenant-based rental subsidies targeting employable homeless individuals and families. The City will contract with three (3) agencies to provide intensive case management services (funded with City General Funds) for TBRA clients. The program's goal is to transition participants out of homelessness, and improve their long-term self-sufficiency.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 homeless individuals/families

	Location Description	TBD
	Planned Activities	Agency(s) will be selected from Request for Proposals released in Spring 2017.

12	**Project Name**	Services for Homeless and Unhoused Populations (CDBG)
	Target Area	N/A
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: ~~$350,000~~ $694,000
	Description	The City will utilize CDBG funds to support a Citywide Homeless Outreach, Engagement, and Shelter program. The program will focus on utilizing an integrated approach to provide a comprehensive response to addressing chronic homelessness in the City. Activities may include street outreach, emergency shelter operations, and rapid re-housing services for the chronic homeless population. The City will contract with HomeFirst Services of Santa Clara County to provide these services. CDBG funds will be utilized to support shelter or outreach services.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	~~150~~ 200 unduplicated homeless individuals will be provided shelter services
	Location Description	Citywide
	Planned Activities	HomeFirst - Homeless Outreach and Engagement PATH – Homeless Outreach and Engagement

13	**Project Name**	ESG17 City of San José
	Target Area	N/A
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: $755,329
	Description	The City will utilize ESG funds to support a Homeless Outreach and Engagement program as well as a Supportive Services and Rapid Re-housing Program for homeless individuals and families.

		The Homeless Outreach and Engagement Program will focus on utilizing an integrated approach to provide a comprehensive response to addressing chronic homelessness in the City. The City will contract with HomeFirst to provide the Outreach and Engagement services. This program is combined with the CDBG Homeless Outreach, Engagement, and Shelter program. The Supportive Services and Rapid Re-housing Program for Unsheltered Populations will utilize an integrated approach to provide shelter, interim housing, case management services, deposit/rental assistance, and other eligible services as needed. The City will contract with Bill Wilson Center, the lead agency in a consortium of homeless and domestic violence service providers to provide these services. ESG funds will be used to support the administration of the ESG program by the City's Housing Department. <u>ESG Allocations by Component</u> Outreach = $260,000 Shelter = $76,550 Rapid Rehousing = $363,450 Administration = $55,729
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 unduplicated homeless individuals will be provided shelter services 700 outreach contacts will be made with homeless individuals 50 homeless individuals/families will receive rapid re-housing services (deposit/rental assistance)
	Location Description	Citywide
	Planned Activities	• Emergency Shelter • Homeless Outreach • Rapid Re-housing • Administration

14	**Project Name**	Fair Housing
	Target Area	N/A
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: ~~$300,000~~ $368,000 HOME: ~~$100,000~~ $32,000
	Description	The City will continue to program some of its CDBG Administrative funds as well as some public service funds, and HOME Administrative Funds to support an agency(s) that will provide Fair Housing services. Services may 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. The City will contract with a consortium of four agencies to provide these services, with the Law Foundation of Silicon Valley serving as the consortium lead.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	220 individuals/families
	Location Description	Various locations
	Planned Activities	The Law Foundation Fair Housing Project

15	**Project Name**	Non-profit Facility Rehabilitation
	Target Area	N/A
	Goals Supported	Homelessness Strengthening Neighborhoods
	Needs Addressed	Homelessness Strengthening Neighborhoods
	Funding	CDBG: $3,026,948

	Description	CDBG funds will be used to support the Bill Wilson Center Rehabilitation project, originally funded in the FY14-15 Annual Action Plan. Funds will rehabilitate the homeless drop-in center, which includes three buildings on the corner of South 2nd and Margaret Street. Additionally, the City will issue a Request for Proposals (RFP) for non-profit facility rehabilitation. Projects selected will be aligned with the 5-year goals in the Consolidated Plan.
	Target Date	06/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	1,000 individuals/families
	Location Description	691 South 2nd Street, San José, CA 693 South 2nd Street, San José, CA 10 Margaret Street, San José, CA Additional locations TBD
	Planned Activities	Bill Wilson Center Rehabilitation Additional Activities TBD

16	**Project Name**	Section 108 Loan Repayment
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: ~~$1,885,865~~ $2,038,865
	Description	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 RDAs 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 2017-2018 the City will partially offset the Section 108 loan

		payment with $1,885,865 in loan repayments paid by those developers who were loaned, not granted, Section 108 loan proceeds.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Section 108 Repayment

17	**Project Name**	CDBG Administration and Monitoring
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: ~~$1,714,106~~ $1,646,106
	Description	A portion of the CDBG grant allocation will be used for reasonable planning and administrative costs associated with the administration of the CDBG funds and other related federal requirements. Administration funds will support oversight activities of the housing department, legal services from the City Attorney's Office, and environmental reviews.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	200 E. Santa Clara Street San José, CA 95113
	Planned Activities	CDBG Planning and Administration

18	**Project Name**	HOME Administration and Monitoring
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: ~~$250,000~~ $318,000
	Description	Up to 10 percent of the total HOME grant allocation will be used for reasonable planning and administrative costs associated with the administration of the HOME funds and other related federal requirements.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	200 E. Santa Clara Street San José, CA 95113
	Planned Activities	HOME Planning and Administration

19	**Project Name**	HOPWA Administration and Monitoring
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOPWA: $26,000
	Description	The City will allocate $25,500 (approximately 3 percent of the entitlement grant) to administrative costs associated with managing with the HOPWA grant.
	Target Date	06/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	200 E. Santa Clara Street San José, CA 95113
	Planned Activities	HOPWA Administration

AP-50 Geographic Distribution – 91.220(f)

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

Not applicable. The City has not established specific target areas to focus the investment of CDBG funds.

Table 13 - Geographic Distribution

Target Area	Percentage of Funds
Not applicable	Not applicable

Rationale for the priorities for allocating investments geographically

The Consolidated Plan allocates federal entitlement dollars according to low- and moderate-income (LMI) census tracts without target areas. However, in light of current budget limitations, San José recognizes the importance of a coordinated effort to invest in its neighborhoods. In its 2010-15 Consolidated Plan, San José initiated the first iteration of its neighborhood plan through its place-based strategy by focusing leveraged investments in the Santee/McKinley, Mayfair, and Five Wounds/Brookwood Terrace neighborhoods to create clean, safe, and engaged places. In the 2015-2020 Consolidated Plan, the City continued to emphasize the importance of neighborhoods and to refine its approach by seeking to make high-impact, targeted investments in strategic locations and activities that advance the four goals identified. The City will continue to prioritize investments in the Place-based neighborhoods which include the three original Place-based Neighborhoods as well as four new targeted neighborhoods. Over the last several years, funding levels in CDBG and HOME - the two largest programs - have been reduced due to federal budget cuts, with future federal funding levels remaining relatively uncertain year-to-year. As a result, it is important that annual funding strategies invest in activities and projects that have the greatest impact, rather than spread limited resources too thinly. To the extent possible, the funding strategy seeks to leverage resources, support partnerships, advance multiple City goals, be outcome instead of output driven, and invest in programs that are replicable and sustainable without the need for ongoing federal and other public resources. Investments will also be made in programs and activities that have measurable results in meeting core program objectives.

As capital projects wrap up in the original three neighborhoods, resources will begin to shift to the new targeted neighborhoods. The new targeted areas include three low-income areas adjacent to planned supportive housing developments at Evans Lane, Senter Road, and South Second Street. In addition to the required planning outreach, the Housing Department conducted extensive outreach in these communities to solicit feedback on community needs. Each of the neighborhood groups identified capital improvement needs such as improved lighting, traffic calming, and improved pedestrian safety. The fourth area is associated with the City's Project Hope initiative. Project Hope is a collaborative effort between city department such as the San Jose Police Department, Code Enforcement, Parks Recreation and Neighborhood Services as well as outside agencies including local school districts. The first neighborhoods targeted under this initiative is the Cadillac neighborhood.

Discussion

Please see discussion above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although entitlement dollars are limited, the City does anticipate expending a significant portion of its federal allocation dollars on the preservation and provision of affordable housing. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City is provided in AP-20, with the number of households to be assisted itemized by goal.

Table 14 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	150
Non-Homeless	50
Special-Needs	90
Total	**290**

Table 15 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through:	
Rental Assistance	240
The Production of New Units	50
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	**290**

Discussion

Please see discussions above.

AP-60 Public Housing – 91.220(h)

Introduction

HACSC assists approximately 16,000 households through the federal Section 8. The Section 8 waiting list contains 6,815 households and is estimated to be a seven-year wait. HACSC also develops, controls, and manages more than 2,700 affordable rental housing properties throughout the County. HACSC's programs are targeted toward ELI and VLI households, and more than 80 percent of its client households are extremely low-income families, seniors, veterans, persons with disabilities and formerly homeless individuals.[15]

In 2008, HACSC entered into a ten-year agreement with HUD to become a MTW agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.[16] Additionally, HACSC has used LIHTC financing to transform and rehabilitate 551 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.

Note: Subsidized housing is housing owned and managed by private or nonprofit owners who receive subsidies in exchange for renting to LMI tenants, while public housing is housing owned and managed by the housing authority. Public Housing is defined by HUD as "housing assisted under the provisions of the U.S. Housing Act of 1937 or under a state or local program having the same general purposes as the federal program. Distinguished from privately financed housing, regardless of whether federal subsidies or mortgage insurance are features of such housing development."[17] The Housing Authority of the County of Santa Clara had 555 units of public housing in Santa Clara County including approximately 150 in the City of San Jose. Funding for the public housing program was not adequately meeting the agency's needs for providing much needed renovations and capital improvements to the projects and so, with HUD approval, the Housing Authority disposed of all but four of its public housing units. The units are now owned by a Housing Authority affiliate and maintain their affordability through LIHTC and Project Based Vouchers

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

Not applicable. There are no public housing units located in the City.

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[15] Housing Authority of the County of Santa Clara. "Welcome to HACSC." http://www.hacsc.org/

[16] HACSC. "Moving to Work (MTW) 2014 Annual Report." September 2014.

[17] United States Housing and Urban Development Department. "Glossary." http://www.huduser.org/portal/glossary/glossary_p.html

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

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

HACSC has been a MTW agency since 2008. To date, the agency has had 40 activities approved by HUD. The vast majority of their successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families. The following is excerpted from HACSC's August 2014 Board of Commissioner's report:

"HACSC's Family Self Sufficiency (FSS) Program is designed to provide assistance to current HACSC Section 8 families to achieve self-sufficiency. When a family enrolls in the five-year program, HPD's FSS Coordinator and LIFESteps service provider helps the family develop self-sufficiency goals and a training plan, and coordinates access to job training and other services, including childcare and transportation. Program participants are required to seek and maintain employment or attend school or job training. As participants increase their earned income and pay a larger share of the rent, HACSC holds the amount of the tenant's rent increases in an escrow account, which is then awarded to participants who successfully complete the program. HACSC is currently in the initial stages of creating a pilot successor program to FSS under the auspices of its MTW flexibility called Focus Forward."[18]

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

Not applicable.

Discussion

Please see discussions above.

[18] HACSC. "Housing Programs Department (HPD) Monthly Board Report." August 2014.

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

Introduction

The Santa Clara region is home to the seventh-largest population of homeless people on any given night (6,556 individuals)[19] and the third-highest percentage of unsheltered homeless of any Major City CoC in the country (71 percent of homeless people sleep in places unfit for human habitation).[20] The homeless assistance program planning network is administered by the Santa Clara Continuum of Care (CoC) and governed by the Destination: Home Leadership Board, who serves as the CoC Board of Directors. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the Housing Authority of County of Santa Clara, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. The homeless services system utilized by the CoC is referred to as the Homeless Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

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

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

The Homeless Census and Survey is a countywide collaborative effort to help assess regional homeless needs. The City participates with the County and other jurisdictions to conduct a biennial countywide homeless count. The data from the census is used to plan, fund, and implement actions for reducing homelessness and circumstances that bring about homelessness. San José financially contributed and led the countywide Homeless Census and Survey that took place in 2015. The 2017 Homeless Census and Survey took place in January; the City will have a completed report of the findings by June 2017. In addition, the City will provide funding to several homeless outreach programs and projects:

- Citywide Homeless Outreach and Engagement program – Activities will include street outreach and case management, basic needs, emergency shelter operations, and rapid re-housing services for the homeless population.
- Supportive Services and Rapid Re-housing Program for Unhoused Populations – Activities will include shelter, interim housing, case management services, deposit/rental assistance, and other eligible services as needed.

The three main purposes of this program are as follows:

1. To provide a consistent presence on the streets and other outdoor locations throughout San José and the downtown area to build rapport and trust with unsheltered homeless residents with the goal of moving them into and keeping them in permanent housing;

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[19] The U.S. Department of Housing and Urban Development. "2016 Annual Homeless Assessment Report (AHAR) to Congress." November 2016. https://www.hudexchange.info/resources/documents/2016-AHAR-Part-1.pdf
[20] Ibid

2. To provide street-based case management to the unhoused population and;
3. To provide an avenue to alleviate business and resident concerns about encampments and homeless persons living in their neighborhoods or other areas of San José.

In 2017-2018, the homeless service agencies will continue to proactively identify areas to provide outreach, as well as to respond to concerns from City staff, residents, businesses, and other persons as appropriate.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City currently has over 600 emergency shelter beds and over 400 transitional housing beds which serve homeless individuals, families with children, women with children, youth, and victims of domestic violence. The overall number of emergency and transitional beds has decreased over the past year due to a combination of conversions to permanent housing and the lack of resources to fund emergency and transitional beds. In line with its goal of ending homelessness, the City will continue to focus its funding on programs aimed at permanently housing homeless persons.

The City will continue to support emergency and transitional housing options, but focus much more 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 homeless people linked with supportive wraparound services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City has historically funded two TBRA programs: one funded by HOME dollars, and another by HOPWA funds. The HOME TBRA Program provides housing subsidies leveraged with appropriate case management services to various employable homeless populations including families with children, Veterans, and participants in City-funded programs such as Outreach and Engagement.

The City's TBRA Programs are similar to the 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. The HOPWA TBRA Program targets low-income residents living with HIV/AIDS who are homeless or at-risk of homelessness.

Beyond HOME funded programs, the City's Place-Based Rapid Re-Housing Program was implemented in early 2014. Funded through a general fund appropriation from City Council, the City granted $650,000 to a homeless service agency, Downtown Streets Team, to provide case management and employment services to transitionally homeless persons of targeted encampments. The remaining balance of $1,350,000 was 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; subsidy administration costs and personnel, and City operating costs. City Council reauthorized another $2,000,000 for the Program for FY 2014-2015, FY 2015-2016 and FY 2016-2017. City Council earmarked funds for FY 2017-2018 as well. In FY 2017-2018, the City will release a Request for Proposals for Rapid Rehousing. The program will combine local and federal resources to administer a short-term rental assistance and services for various employable homeless populations. The selected service agencies will participate in the CoC's coordinated assessment.

On a regional level, leaders from the City, the County, other government agencies such as the Housing Authority of the County of Santa Clara and the Santa Clara Valley Water District, service providers, philanthropy, community institutions, and business organizations created and launched a five year Community Plan to End Homelessness in Santa Clara County. The Community Plan was developed to enhance the community's work towards ending and preventing homelessness among all homeless persons and families.

Major points of emphasis in the Community Plan include:

- *Disrupt the System* - Develop strategies and innovative prototypes that transform the systems related to housing homeless people.
- *Build the Solution* - Secure the funding needed to provide 6,000 housing opportunities with services to those who are homeless and those at risk of homelessness.
- *Serve the Person* - Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

The Community Plan builds upon previous plans including the County's 2005 Ten-Year Plan to End Chronic Homelessness: Keys to Housing and San Jose's 2003 Homeless Strategy. In February 2015, San Jose City Council adopted the Plan for full implementation. As a result of the Community Plan, a couple City-supported campaigns have launched, including a Capital Campaign, which will raise funds to develop approximately 6,000 housing opportunities for homeless men and women, and a Campaign to End Veteran Homelessness, which aims to house 700 homeless veterans in Santa Clara County by 2017. The City will continue to support the efforts of the Community Plan in FY 2016-2017.

In November 2016, the voters of Santa Clara County voted to pass Measure A, a $950 million affordable housing bond measure. The $950 million General Obligation Bond will raise property taxes based on the value of the property for tax purposes. Of the $950 million, $700 million for Extremely Low-Income housing (below 30 percent of area median income), including Permanent Supportive Housing and Rapid Rehousing. Beginning as soon as FY 2017-2018, Measure A will fund the development of permanent affordable housing for the County's most vulnerable populations, including homeless, veterans, disabled, seniors, foster youth and others. The affordable housing units will be built throughout the

County, and the funds will be leveraged to attract matching funds from private, state and federal sources.

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

Homeless prevention is addressed in the community through the through the County of Santa Clara's CALWORKS program and/or the Emergency Assistance Network, in which eight non-profit homeless service agencies and seven law enforcement agencies provides a variety of services to prevent homelessness and act as a safety net for residents facing eviction, utility disconnection, and hunger. In terms of assisting households to avoid becoming homeless, the City is more focused on permanent supportive housing programs, rapid re-housing programs and street-based crisis services, including outreach and engagement.

From 2017-2019, the City will support Destination: Home with $750,000 to oversee a 27-month pilot program with the goal of implementing a countywide homelessness prevention system and preventing all instances of family homelessness. The goal of this new effort is to expand families' ability to become quickly connected to prevention services throughout the community, streamline and standardize service delivery, and measure the collective impact of homelessness prevention. To that end, Destination: Home has already raised over $2,500,000 in funding to make available to local nonprofit(s) that demonstrate a capacity to implement a Homelessness Prevention System for families at risk of homelessness. Through this work, Destination: Home will incubate the development and implementation of a countywide prevention model and system of care that is focused on outcomes and best practices in preventing homelessness for up to 150 families in FY 2017-2018.

Discussion

In addition to the strategies described above, the City has drafted several policies for ending homelessness in the County:

- 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 the County by infusing permanent housing with important services like mental health, physical rehabilitation, and employment training programs. The City will continue to partner with Destination: Home in its regional strategic plan implementation.
- 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.

- Work with HACSC to allocate project-based and tenant-based vouchers to homeless housing projects and individuals.
- Develop and implement a variety of homeless housing options to the immediate homeless housing needs for the City. Interim housing opportunities are a priority for the City in FY 2017-2018. These include but are not limited to:
    - Located at City-owned facilities including libraries and community centers, the Overnight Warming Locations will provide a safe place for homeless households to sleep, access basic needs services overnight during periods of inclement weather, while working to secure permanent housing.
    - The Emergency Bridge Housing Communities will provide interim housing in the form of free-standing, small, low-cost, private spaces for homeless individuals with supportive services and linkages to permanent housing.
    - The Motel/Hotel Leasing Program will master-lease rooms from hotel/motel owners and manage the lease with each subtenant to as to provide a quick interim housing alternative for homeless people who have housing subsidies but cannot find a market-rate apartment to rent.
    - The Tenant-Based Rental Assistance (TBRA) subsidy Program is one of the City's primary tools aimed at helping households who are employable and capable of gaining some level of self-sufficiency with time-limited support. The program goal is to provide support quickly so that the household may exit from homelessness and eventually into long-term stable housing.
    - The implementation of the Assembly Use Shelter Ordinance will allow places of assembly to open their doors to vulnerable populations for overnight shelter.
- Develop and implement a variety of homeless housing options to address the long-term homeless housing needs for the City. Prioritized permanent housing and permanent supportive housing opportunities include but are not limited to:
    - Continue partnering with the County of Santa Clara and the Housing Authority of the County of Santa Clara; the City typically provides development financing while the County of Santa Clara coordinates supportive services and the Housing Authority funds project-based vouchers.
    - The Permanent Housing Referral Program, or the Transition In Place (TIP) Program, provides access to housing in subsidized apartments. The City uses a variety of strategies to gain access to existing restricted affordable apartments, including paying for rehabilitation costs of existing apartments, buying down rents of very low- or low-income apartments, and subsidizing the development costs of new construction.
    - Support a multi-family housing rehabilitation program for homeless veterans beginning in FY17-18.

AP-70 HOPWA Goals – 91.220 (l)(3)

Table 16 - One Year Goals for HOPWA

One Year Goals for the Number of Households to be Provided Housing through the Use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	90
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	90

Discussion

HOPWA is an entitlement grant program that assists local communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include: direct housing, support services, information and referral, resource identification, technical assistance, and administration expenses.

The City will award most of its HOPWA entitlement grant to The Health Trust, a local non-profit organization, to administer the HIV/AIDS Services program. The program will provide rent subsidies (tenant-based rental assistance), permanent housing placement assistance, and supportive services to help low-income residents living with HIV/AIDS secure and maintain housing. The City also administers HOPWA funds for San Benito County, providing a grant to the County of San Benito to administer the program. In addition to providing TBRA to 90 individuals in Santa Clara and San Benito Counties, HOPWA programs include supportive services such as housing and medical case management and nutritional and dental assistance. The HOPWA program also provide housing placement assistance, including housing search and deposit assistance, to households receiving TBRA and other eligible households.

Detailed information on FY 2017-2018 HOPWA-funded projects is listed in AP-38.

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

Introduction

The incorporated and unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. Governmental barriers may include the following, as identified in the City's State-mandated 2014-2023 Housing Element update:[21]

- Restrictive General Plan land use policies that limit the feasibility and add to the cost of housing development.
- Zoning regulations, including but not limited to design standards such as parking requirements, height limits, minimum lot sizes, setbacks, widths, and densities, and building and landscape coverage.
- California Building Standards Code, which apply to any application for a structural building permit.
- Development review procedures/processing time can increase the carrying costs of property under consideration for residential development.
- Fees, taxes, and other exactions add to the cost of housing development. These include fees for land use approval and environmental clearance, construction fess, impact/capacity fees that mitigate the costs that new development imposes on community infrastructure, and development taxes to finance capital projects.
- Reduction/depletion/elimination of affordable housing programs at the State and federal levels.
- Lack of regional/interagency coordination to respond to the regional impacts of the lack of affordable housing. This includes cities that are not producing their fair share of housing, requiring other cities to provide homes for the jobs created in under-housed cities.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Negative Effects of Public Policies on Affordable Housing and Residential Investment

As per the Market Analysis, the incorporated and unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. Governmental barriers may include the following, as identified in the City's State-mandated 2014-2023 Housing Element update.

- Restrictive General Plan land use policies that limit the feasibility and add to the cost of housing development.

[21] City of San Jose. "2014-2023 Housing Element." 2014.

- Zoning regulations, including but not limited to design standards such as parking requirements, height limits, minimum lot sizes, setbacks, widths, and densities, and building and landscape coverage.
- California Building Standards Code, which apply to any application for a structural building permit.
- Development review procedures/processing time can increase the carrying costs of property under consideration for residential development.
- Fees, taxes, and other exactions add to the cost of housing development. These include fees for land use approval and environmental clearance, construction fess, impact/capacity fees that mitigate the costs that new development imposes on community infrastructure, and development taxes to finance capital projects.
- Reduction/depletion/elimination of affordable housing programs at the State and federal levels.
- Lack of regional/interagency coordination to respond to the regional impacts of the lack of affordable housing. This includes cities that are not producing their fair share of housing, requiring other cities to provide homes for the jobs created in under-housed cities.

In addition to potential governmental constraints to affordable housing, it is equally important to recognize and be aware of the non-governmental barriers to affordable housing. These may include but are not limited to the following:

- Land cost and availability.
- Speculation, which further drives up the cost and makes it more difficult for non-profits and government agencies to compete with private developers for land.
- Increase in cost of construction.
- Cost and availability of financing.
- Structure of the financial system that does not create capital to help meet public purpose needs.
- Environmental hazards and limitations, such as seismic hazards, water supply, etc.
- Market forces/failures that lead to:
    - Displacement: efforts to maximize investment returns by replacing lower-value land uses with higher-value ones cause increasing redevelopment pressures. This natural, profit-seeking behavior on the part of individual property owners can result in the steady elimination of existing affordable housing and, as a consequence, potential displacement of lower income households.
    - Product Uniformity—specialized housing types are designed to match the unique needs of persons comprising a relatively small share of the overall market. As a result, these housing types carry higher investment risk making them more difficult to finance. Product uniformity is the outcome, at least until demographic trends or changing preferences alter supply/demand and the associated risk profile.
    - Overcrowding—the inability of lower income households to afford housing can result in overcrowding as multiple or extended families are forced to live together. This

overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. As well, overcrowding stifles household formation and thus market demand that would otherwise trigger increasing supply.

- Labor/Housing Imbalances—the labor and housing markets operate somewhat differently, and as a result communities can become imbalanced and inequitable. While both markets seek to maximize profits, the (private) housing market does so by pricing homes according to what the market will bear. Alternatively, the labor market naturally includes workers across a full range of incomes, while generally seeking to keep costs low. As a result, the cost of market rate housing will tend to be affordable for only a (higher income) segment of the workforce, even though a broader range of housing types/prices are needed to match the full income spectrum.

Local opposition is another common obstacle as many neighbors have strong reactions to infill, density and affordable housing developments. Their opposition is based on what are often misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools.[22] However, to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region's workforce – for example, sales clerks, secretaries, firefighters, police, teachers, and health service workers – whose incomes significantly limit their housing choices.[23]

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renter households can outbid lower income households and a home's final sale or rental price may far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households as the private market often seeks to price housing at or near the top of the market, which a significant portion of the workforce cannot afford.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is addressing the barriers that hinder affordable housing and residential investment with the key programs and policies below. These programs and policies are aimed at maximizing the City's ability to promote and encourage affordable housing development in San José, and to mitigate barriers to affordable housing: [24]

- Monitor and support state and federal legislation to create a permanent dedicated source of funding for affordable housing creation, rehabilitation, and preservation, including 0-30% AMI 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, the Affordable Housing and Sustainable Communities (Cap and Trade) Grant Program, the National Housing Trust Fund.

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[22] Association of Bay Area Governments. "Affordable Housing in the Bay Area." 2014.
[23] Association of Bay Area Governments. "Jobs-Housing Connection Strategy." 2012.
[24] City of San Jose. "Action Plan FY14-15." 2013.

- 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.
- Implement an affordable housing impact fee as a permanent local funding source for affordable housing.
- The City began implementing its Inclusionary Housing Ordinance on July 1, 2016. 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 support legislation that provides a "Palmer Fix" that allows inclusionary housing policies to apply to multifamily rental developments.
- Prioritize resources for the most vulnerable households by:
    - Partnering with Santa Clara County and the Housing Authority to build new supportive housing with rental vouchers and wrap around services for the homeless.
    - Partnering with service providers to better target and provide needed services to 0-30% AMI households
    - Integrating 0-30% AMI units with various types and income levels within developments
    - Seeking to appropriately leverage all funds to receive the greatest number of 30% AMI units
    - Maximizing other, outside, funding resources to deepen affordability.
- 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 such as near transit stations/corridors. In fall 2016, the City adopted a new policy establishing an area-wide goal for Urban Village Plans that is equal to or great than 25% of units built to be affordable. In addition, another policy was adopted allowing 100% affordable housing to proceed within an Urban Village ahead of a Growth Horizon or approved Village Plan, if it meets certain criteria.
- Continue to identify developable sites suitable for higher density and/or mixed-use development 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. In Fall 2016, the City adopted a new policy allowing 1.5 acre commercially designated vacant sites to be developed as 100% affordable housing if the site has housing on two sides and if other conditions are met.
- Update the City's Dispersion Policy 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 allows for 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 Apartment Rent 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. In Fall of 2016, the City adopted changes to the zoning code to facilitate the production of secondary dwelling units. Changes included reduced setbacks, smaller minimum lot sizes, and other changes.
- Explore policies regarding the preservation of affordable housing, rent controlled apartments, rent-controlled mobilehome parks, and anti-displacement strategies in order to respond to the community's concerns over gentrification especially in strong market areas.
- Work with partner agencies, non-profits, and other organizations to develop a more coordinated, regional response to creating affordable housing opportunities. This includes working with the County, neighboring jurisdictions, and transit agencies such as the Valley Transportation Authority (VTA).
- Engage with new partners and agencies to develop new systems and responses to address the shared need for more affordable housing.

Discussion

Please see discussions above.

AP-85 Other Actions – 91.220(k)

Introduction

This section discusses the City's efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved populations

Please see activities in AP-20 and AP-35 to address the housing and community development needs in the City. Also, please see AP-75 regarding potential actions to address barriers to meet the City's affordable housing needs.

Actions planned to foster and maintain affordable housing

Please see AP-15 for actual and potential housing resources available, and AP-20 and AP-35 for activities that will be funded to address the housing and community development needs in the City. Also, please see AP-75 regarding potential actions to address barriers to meet the City's affordable housing needs.

Additionally, San Jose was an active participant in the Bay Area Regional Prosperity Plan, which was led by MTC and the Association of Bay Area Governments, and funded through a $5 million grant from HUD's Sustainable Communities Development Program. The three-year (2012-2015) initiative explored an integrated approach to planning for housing, transportation and jobs in the region. Three working groups oversaw a sub-grant program that funded more than 50 pilot projects at the local and sub regional level in three categories: economic opportunity initiative projects, equity initiative projects and housing the workforce initiative projects. The City had a variety of opportunities to learn about key findings from the RPP learn and explore potential programs and policies to implement to achieve housing, economic development, and transit-oriented development goals in San José.

Actions planned to reduce lead-based paint hazards

The City's Department of Housing continues to provide Lead Based Paint (LBP) testing and assessment services on all dwelling units built prior to 1978, and that receive rehabilitation assistance. Along with the trained and lead-certified Housing Department staff, the City maintains a contract with a private environmental consultant to provide LBP testing and assessment services. The City also requires that:

- Properties that use CDBG or HOME rehabilitation funds conduct testing for LBP and LBP hazard reduction. As discussed in the Market Analysis, there are approximately 199,733 housing units that have a potential LBP hazard. With 38 percent of City households being LMI, there are approximately 75,899 units occupied by a LMI household that have a LBP risk.

- Contractors are trained and certified in an effort to decrease the risk of potential use of LBP in new units. All services provided for LBP hazard reduction are in compliance with Federal regulations 1012 and 1013 of Title X.[25]

Actions planned to reduce the number of poverty-level families

The City, in its continuing effort to reduce poverty, will prioritize funding to agencies that provide direct assistance to the homeless and those in danger of becoming homeless. Additionally, the City has made a commitment to improve the communication and service delivery capabilities of agencies and organizations that provided programs to assist the homeless. This includes a job training program for homeless individuals. The City-supported homeless programs also work with individuals and families to increase their self-sufficiency by providing employment readiness assistance or help with applying for state or federal benefits.

The City also utilizes CDBG funding to support the Home Grown Talent project in East San José, which provides safety net services and economic development opportunities for low-income residents. The services include referrals and support to meet food, housing, financial, immigration and health needs of participants, as well as viable economic opportunities that tap into the local assets of the community. Economic opportunities include childcare owner/provider training, artist training, and urban agriculture training.

A key component of the City's other efforts reduce the number of poverty-level families is Work2Future, the local administrative arm of the Workforce Innovation and Opportunity Act of 2013 (WIOA).[26] Work2Future operates one-stop centers that serve the areas of San José, Campbell, Morgan Hill, Los Altos Hills, Gilroy, Los Gatos, Saratoga, Monte Sereno, and the unincorporated areas of the County. The Department of Labor is the main funding stream for the centers. Other sources include state, local, and federal grants and corporate support. Strategically positioned within the Office of Economic Development, Work2Future addresses the workforce and economic development needs of the local area in collaboration with small and large businesses, educational institutions and community-based organizations.

Additionally, the City's Office of Economic Development began an initiative in 2014 to explore pathways to middle-wage jobs and manufacturing employment to create new economic opportunities for the residents of San Jose.

Actions planned to develop institutional structure

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and resources, and develop new revenues for community service needs and the production of affordable housing. Collaborative Efforts Include:

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[25] City of San José. "FY2013-14 Consolidated Annual Performance Evaluation Report." http://www.sanjoseca.gov/documentcenter/view/34302

[26] City of San José Office of Economic Development. "work2future." http://work2future.biz/

- Regular quarterly meetings between entitlement jurisdictions at the CDBG Coordinators Meeting and Regional Housing Working Group
- Developing joint jurisdiction RFPs and project review committees, to take advantages of cost and operational efficiency as a result of economy of scales. In 2016, the City released a joint NOFA with the County of Santa Clara for the development of low-income housing.
- Coordination on project management for projects funded by multiple jurisdictions.
- The Director of the Housing Department meets with her counterpart in the City of Oakland and the City/County of San Francisco on a regular basis to coordinate policy initiatives and program implementation.

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

The City benefits from a strong jurisdictional network of housing and community development partners, such as the Regional Housing Working Group, the CoC, and the San José Silicon Valley Workforce Investment Network. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local jurisdictions and developers in sharing information and resources.

Discussion

Please see discussions above.

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l) (1)

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	~~$2,400,000~~ $2,600,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	$0
3. The amount of surplus funds from urban renewal settlements	$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	$0
5. The amount of income from float-funded activities	$0
Total Program Income	**~~$2,400,000~~** **$2,600,000**

Other CDBG Requirements

1. The amount of urgent need activities	$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low-and moderate-income	80%
3. Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low-and moderate-income. Specify the years that include this Annual Action Plan.	07/01/2017- 06/30/2018

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l) (2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Resale Provisions

Definitions

(a) "**Affordable Housing Cost**" shall mean the cost which does not exceed thirty percent (30%) of eighty percent (80%) of Area Median Income adjusted for family size appropriate to the Home for Low Income Households whose gross income does not exceed 80% of Area Median Income adjusted for family size appropriate to the Home.

(b) "**Area Median Income**" shall mean the median family income in the San Jose Primary Metropolitan Statistical Area, as annually estimated by HUD pursuant to Section 8 of the United States Housing Act of 1937. In the event such income determinations are no longer published by HUD, or are not updated for a period of at least twenty four (24) months, City may use or develop such other reasonable method as it may choose to determine the Area Median Income. (Health and Safety Code Section 50093)

(c) "**City**" shall mean the City of San José, a municipal corporation with offices located at 200 East Santa Clara Street, San José, California 95113.

(d) "**Eligible Capital Improvements**" are described in paragraph 7(b)(i) below.

(e) "**Eligible Person or Family**" shall mean a person or family which is a Low Income Household and which also meets the City's eligibility requirements regarding family size for the Home.

(f) "**Event of Default**" shall mean those events described in paragraph 7 below.

(g) "**Fair Market Value**" shall mean the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obligated to sell, and a buyer, being ready, willing and able to buy but under no particular or urgent necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the Owner-Occupied Housing Unit is reasonably adaptable and available but as though this Restriction did not exist.

(h) "**Housing Cost**" of a person or family purchasing the Home shall be calculated in accordance with the provisions of California Code of Regulation, Title 25, Section 6910,

et seq., as amended from time to time, which as of the date hereof include all of the following associated with the Home:

(i) Principal and interest on a mortgage loan including any rehabilitation loans, and any loan insurance fees associated therewith.
(ii) Property taxes and assessments.
(iii) Fire and casualty insurance covering replacement value of property improvements.
(iv) Property maintenance and repair.
(v) A reasonable allowance for utilities (excluding telephone service).
(vi) Any homeowner association fees.
(vii) Mortgage insurance premiums.

Monthly Housing Cost of a purchaser shall be an average of estimated costs for the next twelve (12) months.

(i) "**HUD**" shall mean United States Department of Housing and Urban Development.

(j) "**Indexed Price**" is defined in paragraph 7(b) below.

(k) "**Low Income Households**" means persons and families whose income is below eighty percent (80%) of Area Median Income, adjusted for family size in accordance with adjustment factors adopted and amended from time to time by HUD. (Health and Safety Code Section 50079.5)

(l) "**Maximum Restricted Resale Price**" is defined in paragraph 7(a) below.

(m) "**Notice of Intent to Transfer**" shall mean a notice delivered by Owner to the City.

(n) "**Owner**" shall mean Owner and any successor in interest of Owner in all or any part of the Owner-Occupied Housing Unit referred to as the Home in this Restriction.

(o) "**Owner-Occupied Housing Unit**" means a single-family dwelling situated in California which is occupied by the Owner. (Health and Safety Code Section 50092.1)

(p) "**Proposed Transferee**" is defined in paragraph 3(a)(ii) below.

(q) "**Sales Price**" shall mean all sums paid by a purchaser to a seller for, or in conjunction with, the acquisition of an Owner-Occupied Housing Unit, including but not limited to the purchase price designated in any purchase agreement, consideration for personal property and all other costs and fees paid by the purchaser to or for the benefit of the seller.

(r) "**Section**", unless stated otherwise defined, shall refer to sections in the California Health and Safety Code, as amended from time to time.

(s) "**Term**" shall be forty-five (45) years, commencing on the date of recording of this Restriction. For HOME Investment Partnership Program funds invested in the property, the term shall be not less than fifteen (15) years from the date that this Restriction is recorded (i.e., HOME Affordability Period).

(t) "**Transfer**" shall mean any sale, assignment, conveyance or transfer, voluntary or involuntary, of any interest in the Home. Without limiting the generality of the foregoing, Transfer shall include (i) a transfer by devise, inheritance or intestacy to a party who does not meet the definition of Eligible Person or Family, (ii) a lease or occupancy agreement of all or any portion of the Home, except pursuant to paragraph 9 below, (iii) creation of a life estate, (iv) creation of a joint tenancy interest, (v) execution of a land sale contract by which possession of the Home is transferred to another party and title remains in the transferor, (vi) a gift of all or any portion of the Home, or (vii) any voluntary conveyance of the Home. Transfer shall not include transfer by devise, inheritance or intestacy to a spouse, a transfer to a spouse pursuant to the right of survivorship under a joint tenancy, or a transfer to a spouse in a dissolution proceeding, however any subsequent Transfer shall be subject to this Restriction.

(u) "**Transferee**" shall mean any natural person or entity who obtains ownership or possessory rights in the Home pursuant to a Transfer.

Resale Provisions

The Resale Provision method is used in cases where HOME funds are provided directly to the developer in order to reduce development/rehabilitation costs, thereby, making the price of the home affordable to the buyer. Referred to as a "Development Subsidy", these funds are not repaid by the developer to the PJ, but remain with the property for the term of the affordability period.

The Resale Restriction restricts the full benefits of owning the home. Owner(s) may not enjoy the same economic or other benefits from owning the home that Owner(s) would enjoy if this Restriction did not exist. The HOME Affordability Period requirement shall apply without regard to the term or repayment of the Loan or the transfer of ownership, and shall be imposed by deed restrictions or covenants running with the land, except that the affordability requirements may terminate upon foreclosure or transfer in lieu of foreclosure. The affordability requirements shall be revived according to the original terms if, during the HOME Affordability Period, Owner(s), before the foreclosure, or deed in lieu of foreclosure, or those with whom Owner has or had family or business ties, obtains an ownership interest in the Property

Notification to Prospective Buyers. The resale policy is explained to the prospective home buyer(s) prior to signing a contract to purchase the HOME-assisted unit. The prospective homebuyer(s) sign an acknowledgment that they understand the terms and conditions applicable to the resale policy as they have been explained. This document is included with the executed sales contract.

Enforcement of Resale Provisions. The resale policy is enforced through the use of a Restrictive Covenant signed by the homebuyer(s) at closing. The Developer will administer the Restrictive Covenant to ensure that, (i) the Owner receives a fair return on his/her investment at sale and (ii) the home will continue to be affordable to a specific range of incomes. The City of San Jose will monitor the Developer to ensure the Resale Provisions are adhered to by the Owner. The Restrictive Covenant, approved by the City of San Jose, will specify:

1. the length of the affordability (based on the dollar amount of HOME funds invested in the unit; either five, 10, or 15 years);
2. that the home remain the Buyer's principal residence throughout the affordability period; and
3. the conditions and obligations of the Owner should the Owner wish to sell before the end of affordability, including;
    a. the Owner must contact the Developer in writing if Owner intends to sell the home prior to the end of the affordability period;
    b. the subsequent purchaser must be low-income as defined by HOME, and occupy the home as their primary residence for the remainder of the affordability period;

Fair Return on Investment.

Upon transfer to Developer, Developer's assignee, or subsequent eligible purchaser, Owner(s) shall receive the Maximum Restricted Resale Price, which is the lesser of (i) the Indexed Price (as defined below) of the home; or (ii) the Fair Market Value (as defined below) of the home.

Indexed Price. The indexed price (the "Indexed Price") of the home means the affordable sales price of the home at the time of purchase by the Owner increased by the percentage of increase in the Area Median Income (AMI) from the date of the original purchase of the home by the Owner to the date Owner notifies Developer of Owner's intent to transfer, plus the outstanding balance of any subordinate mortgages, adjusted, where applicable, to reflect the value of Eligible Capital Improvements or to reflect the cost of deferred maintenance. Provided, however, the Indexed Price may not exceed "affordable housing costs" (as defined in Health and Safety Code Section 50052.5) for Low Income Households at the time of the sale.

Where applicable, the Indexed Price shall include an upward adjustment reflecting the value of any substantial structural or permanent fixed improvements which the Owner has made to the home after purchase of the home. No such adjustment shall be made except for improvements: (a) made or installed by the Owner which conform with applicable building codes; (b) documented with evidence of applicable City permits (c) approved in advance of installation by Developer; (d) whose initial costs were Two Thousand Dollars ($2,000) or more; (e) that conform to Federal Housing Quality Standards; and (f) for which the Owner has submitted two bids from contractors acceptable to Developer stating the estimated cost to perform the Improvements. Capital improvements meeting the above requirements are referred to herein as "Eligible Capital Improvements." Eligible Capital Improvements shall be any addition or improvement made to the home which consists of more than mere repairs or replacement of existing facilities or improvements and which has a useful life of five (5) years or more. The form for requesting Developer approval of an Eligible Capital Improvement will be provided to the Owner(s). The adjustment to the Indexed Price for Eligible Capital Improvements shall be limited to appraised increases in value to the Home as a result of the improvements, including any depreciation in value of the capital improvements since the time of installation, and not the cost of construction of the improvements to the home.

The Indexed Price shall include a downward adjustment, where applicable, in an amount necessary to repair any violations of applicable building, plumbing, electric, fire or housing codes or any other provisions of applicable building codes, as well as any other repairs needed to put the home into a "sellable condition." Items necessary to put the home into sellable condition shall be determined by Developer, and may include cleaning, painting and making needed structural, mechanical, electrical, plumbing and fixed appliance repairs and other deferred maintenance repairs.

In the event the difference between the Indexed Price and the Owner's Base Price is less than the amount of closing costs that the Owner paid at the initial closing of the sale of the home to Owner(s) (the "**Owner's Original Closing Costs**"), the Indexed Price shall be adjusted upward in an amount equal to the difference between (A) the Indexed Price and (B) the sum of the Owner's Base Price and Owner's Original Closing Costs. Notwithstanding the preceding sentence, the Indexed Price shall not be adjusted upward if any downward adjustment is required if the Owner has otherwise failed to maintain the Home in good repair, or if the Owner is otherwise in default under or in violation of the terms of this Restriction.

Fair Market Value. In certain circumstances it may be necessary to determine the fair market value of the home without taking account of the resale restrictions imposed by the Restrictive Covenant (the "Fair Market Value"). These circumstances include: (1) where the parties wish to determine if the Indexed Price exceeds the Fair Market Value in order to determine the Maximum Restricted Resale Price; and (2) where the parties wish to determine the value of Eligible Capital Improvements in order to calculate the Indexed Price. If it is necessary to determine the Fair Market Value of the home, it shall be determined by a certified Member of the Appraisal Institute ("MAI") or other qualified real estate appraiser approved in advance by Developer, or by a market analysis in a form approved by the Developer.

Affordability to a Range of Buyers. The Restrictive Covenant will ensure continued affordability to a range of buyers for the term of the affordability period, specifically those whose total household income ranges from 60% to no greater than 80% AMI at the time of purchase. ***If the subsequent homeowner does <u>not</u> require any HOME subsidy to purchase the home, the affordability period is not extended and ends when the original 15 year affordability period is completed at which time the subsequent homeowner is free from the Restrictive Covenant.***

Calculating Fair Return on Investment (Example)

Original Purchase Price. $300,000
Original Mortgage(s). $240,000 *(first, Affordable Sales Price)*
$60,000 (*second)*

Eligible Capital Improvements. The original homeowner installs a privacy fence for $2,000 and met the conditions for Eligible Capital Improvement.

Deferred Maintenance. The original homeowner neglected to maintain the interior of their home to a reasonable standard; Developer estimates $500 in repairs to put home into a sellable condition.

Affordability Period. The original purchase price for the home was $300,000 and the amount of HOME funds invested (i.e., Developer Subsidy to acquire the property) was $100,000, thus requiring the 15-year affordability period.

Calculation of Fair Return on Investment (example)

Original Purchase Price (Total)			$	300,000
Original First Mortgage (Affordable Sales Price)	*$*	*240,000*		
Original Deferred Mortgage(s)	*$*	*60,000*		
Indexed Price (Paid to Owner)				
Original AMI			$	93,500
Current AMI			$	100,000
Index (Current AMI/Original AMI)				107%
Pre-Adjusted Indexed Price			$	316,684
Indexed Affordable Sales Price	*$*	*256,684*		
Original Second Mortgage	*$*	*60,000*		
Eligible Capital Improvements			$	2,000
Deferred Maintenance			$	(500)
Indexed Price			$	318,184
Return on Investment to Owner				
Fair Market Value			$	330,000
Maximum Restricted Resale Price (minimum of Index Price or FMV)			$	318,184
Return on Investment to Owner			**$**	**18,184**

A description of the guidelines for resale or recapture that ensures the affordability of homebuyer units acquired with HOME funds? See 24 CFR 92.254(a) (4) are as follows:

All units receiving HOME Program subsidies are required to comply with an Affordability Period. The period is contingent upon the amount of subsidy per unit received (see table below).

Amount of HOME Assistance to Unit	Minimum Affordability Period
Under $15,000	5 years
$15,001 - $40,000	10 years

Over $40,000	15 years

The Affordability Period described above is the *minimum*. The City of San Jose has the option of making the Affordability Period longer. During the Affordability Period, the homebuyer remains compliant by continually occupying the property as their principal residence, and not selling their property prior to the completion of the Affordability Period.

Enforcement of this affordability period is ensured through the recapture provisions described below and in 24 CFR 92.254 (a) (5) (ii) (A) (1). The principal legal documents that are used to enforce the recapture restrictions are a recorded restriction, promissory note, a deed of trust and a HOME Agreement.

Principal Residence. The definition of "principal residence" shall mean that the borrower must reside in the home for at least 10 months out of the calendar year. Borrower shall occupy the Property as a principal residence during the period of affordability. Should the borrower cease to occupy the Property as their principal residence and/or rent the property, the City shall give the borrower the opportunity to comply with this requirement and reoccupy the Property. If the borrower does not reoccupy the Property as their principal residence, this shall trigger a Recapture of the loan.

If the borrower pays off their loan to the City prior to the expiration of the Period of Affordability and continues to own the property, the requirement of occupying the Property as the principal residence continues to be enforced until the end of the Affordability Period. For example, if the owner decides to refinance and pay off the City loan in year 3 of a 10 year Affordability Period, the owner will still be required to use the property as their principal residence for rest of the Affordability Period (7 years).

Long-term Affordability. Pursuant to 24 CFR 92.254 (a) (4), the HOME-assisted unit must meet the affordability requirements for not less than the term of the period of affordability or any longer period stipulated in the City Documents.

Recapture Provisions. Recapture Provisions requires that the entire direct subsidy provided to the borrower is recaptured from the **available net proceeds** at the time the borrower sells the property before the borrower receives any return. The borrower may sell the property to any willing buyer during the Period of Affordability. The transfer/sale of property (either voluntary or involuntary) during the Period of Affordability triggers the Recapture Provisions. Further, if the borrower ceases to occupy the property as their principal residence at any time during the Period of Affordability, the City shall make efforts to recapture the entire direct subsidy.

Direct subsidy is the amount of HOME assistance that enables the borrower to buy the home. *Net proceeds* are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can the PJ recapture more than is available from the net proceeds of the sale.

Examples

A. Borrower receives $25,000 of HOME down payment assistance (direct subsidy). The City imposes a 15-year affordability period. If the borrower sells the home after three years, the City would recapture, assuming that there are sufficient net proceeds, the entire $25,000 direct subsidy. The borrower would receive any net proceeds in excess of $25,000.

B. Same scenario but the net proceeds of the sale, due to a short-sale or foreclosure, are $10,000. The City cannot collect more than net proceeds available; thus the City collects the full $10,000.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable.

Emergency Solutions Grant (ESG)

Reference 91.220(l) (4)

Include written standards for providing ESG assistance (may include as attachment)

All agencies receiving ESG funds comply with the written standards and policies developed by the CoC. These written standards are contained in the attached documents in Appendix C:

- CoC Quality Assurance Standards
- CoC Written Standards for Rapid Rehousing

The City's written standards are currently under development. The standards will include the topics included in this outline:

1. Overview and Background
2. Eligible Program Components
3. Eligible Costs and Activities – Including Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-Housing, Data Collection (HMIS)
4. Administration
5. Participant Eligibility
6. Service Standards Applicable to All Programs
7. Street Outreach Service Standards - Including standards for Targeting and Providing Essential Services Related to Street Outreach
8. Emergency Shelter – Including Admission, diversion, referral, and discharge standards, as well as assessment, prioritization, and reassessment of participant needs for essential services related to emergency shelter
9. Rental Assistance – Including standards for assessment and prioritization of eligible families to receive assistance, determination of rental and/or utility assistance and length of assistance, Housing Unit Requirements, and Housing stabilization or relocation assistance standards
10. Conflicts of Interest
11. Summary List of Required Policies and Procedures
12. Reporting and Monitoring Requirements
13. Performance Standards
14. Participation in the Coordinated Assessment and Coordinated Entry Systems
15. Fair Housing Requirements
16. Compliance with HUD HMIS Data Standards

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system

In the past year the Continuum of Care developed and established a coordinated assessment system, utilizing the VI-SPDAT. The City was actively involved in the planning and development and in the implementation. The City requires all homeless service providers funded with ESG and CDBG funds to utilize the coordinated assessment system.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations)

The City selects ESG subrecipients through a formal competitive Request for Proposals (RFP) process. Approximately every 3 years, the City develops a RFP based on the needs identified in the Consolidated Plan and the Annual Action Plan and the needs identified by the Continuum of Care. The City selects and awards funds to subrecipients based on the following factors:

- Project eligibility under the ESG program
- Goals and Outcomes
- Project relevance in meeting the need identified
- Organizational Capacity and Experience
- Budget and Fee Structure

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a) the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG

The Action Plan is distributed to the CoC applicant for review. The Board of the CoC applicant is the Destination: Home Board, which includes representation from the homeless community nominated and elected by the Collaborative non-profit agencies. Services funded with ESG are aligned with CoC and Destination: Home strategic plans.

The City solicits comments through the public comment process noted in the Action Plan.

Describe performance standards for evaluating ESG

The CoC has developed performance standards for community-wide use and the City and it's ESG participate in the collection of performance data for the CoC and utilize the same standards to evaluate the performance of each individual ESG grantee. The City issued a request for proposals for ESG services prior to the 2015-2016 program year. The RFP was combined with CDBG funds allocated for homeless services and funds were awarded to three non-profit agencies. These grant agreements have been continued into FY16-17 and the City will continue to fund the programs in FY17-18. The grant agreements with all three agencies incorporated the CoC performance standards.

These performance standards include:

- Street Outreach - Change in placements to permanent housing destinations, temporary destinations (ES or TH), and some institutional destinations (e.g. foster care, long-term care facility).
- Shelter - Change in exits to permanent housing destinations
- Rapid Rehousing - Change in employment and non-employment income and Change in exits to permanent housing destinations

Discussion

Additional CDBG Information

Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low-and moderate-income.

Specify the years that include this Annual Action Plan: 07/01/2017-06/30/2018.

Additional HOME Information

Eligible applicants/beneficiaries for programs funded with HOME dollars vary based on program type.

TBRA: Applicants must be a part of the targeted population defined in the Annual Action Plan: Homeless. "Homelessness" is defined using HUD's definition. Each household/individual must have an income of less than or equal to 60% AMI. Income is determined using the Part 5 income determination.

TBRA applicants are taken from HMIS and paired with appropriate case management. Case management is funded from the City's general fund.

Additional HOPWA Information

HOPWA project sponsors are chosen through a competitive Request for Proposals process. Proposals are rated on factors such as program design, organizational capacity and experience, performance measurement, and budget.

Appendix A: Public Notices

Community Outreach Meetings – October and November 2016

Published 10/07/2016

MN – 10/7

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Fiscal Year (FY) 2017-18 Annual Action Plan and 2016-19 Analysis of Impediments Community Forums

Help Shape Our City's Future. Please join neighborhood leaders, nonprofit organizations, and the City of San José Housing Department for a series of Community Forums related to the City's federal grants. We want to hear from you!

Annual Action Plan (AAP) – The AAP includes the funding priorities for the City's federal community development and housing grants. These forums will provide an opportunity to confirm the priorities for the coming year, ensure consistency with the 5-year strategic plan, and provide feedback on senior services and capital improvements. All federal funds must benefit low-income residents or communities. A draft of the FY 2017-18 Annual Action Plan will be available for public comment in the spring of 2017.

Analysis of Impediments to Fair Housing Choice (AI) - This three-year plan details the barriers to fair housing choice in San José and the actions the City will take to address those barriers. A draft of the 2016-2019 AI will be available on the City's website at http://www.sanjoseca.gov/index.aspx?nid=1292 after October 10, 2016.

Community Forum Schedule

Topic	Where	When
Annual Action Plan Funding Priorities	**Biblioteca Latinoamericana Library** 921 South First St., San José	**October 20,** 2016 6:00PM – 8:00PM
Analysis of Impediments to Fair Housing Choice	**San José City Hall - City Council Chambers (Wing)** 200 E. Santa Clara Street, San José	**October 24,** 2016 10:00AM – 12:00PM
Annual Action Plan Funding Priorities and Analysis of Impediments to Fair Housing Choice	**Edenvale Library** 101 Branham Lane East, San José	**October 26,** 2016 6:00PM – 8:00PM
Annual Action Plan Funding Priorities	**Seven Trees Community Center** 3590 Cas Drive, San José	**November 2,** 2016 10:00AM – 12:00PM
Housing and Community Development Commission – Public Hearing on AAP Priorities and Draft AI	**San José City Hall - Room W – 118, 119 (Wing)** 200 E. Santa Clara St., San José	**November 10,** 2016 5:45 PM

MAKER SENT PUBLISH AGENDA PROOF

Meeting dates may be subject to change. Please check http://www.sanjoseca.gov/housingconplan for updates.

Light refreshments, children's activities, and interpretation services are available. The City of San José will provide reasonable accommodations toward the inclusion of all participants. We need at least five business days to accommodate requests for language interpretation, translation and/or disability-related assistance. Please contact Arlene Silverio at (408) 793-5542 or arlene.silverio@sanjoseca.gov to request assistance.

PARA RESIDENTES QUE HABLAN ESPAÑOL:
Este aviso es con respecto a foros communitarios para proporcionar información sobre el Plan de Acción Anual 2017-18 y el análisis de los impedimentos para Feria de Elección de Vivienda 2016-2019. El plan de acción anual identifica las necesidades de vivienda y desarrollo comunitario de la ciudad, y ofrece un plan de acción de un año para demostrar cómo la ciudad invertirá sus fondos federales con el fin de hacer frente a esas necesidades. Para mas información, favor de llamar a Eric Calleja (408) 975-2650.

Thông báo này là dành cho người nói tiếng Việt:
Thông báo này được liên quan đến diễn đàn cộng đồng để cung cấp ý kiến vào về Kế hoạch hành động hàng năm 2017-18 và Phân tích các trở ngại đối với về Sự Cồng Bằng Lựa Chọn Nhà Ở (Fair Housing Choice) 2016-2019. Kế hoạch hành động hàng năm xác định nhu cầu nhả ở và phát triển cộng đồng của thành phố, và cung cấp một kế hoạch hành động một năm để chứng minh làm thế nào các thành phố sẽ đầu tư tài trợ liên bang của nó để giải quyết những nhu cầu đó. Xin vui lòng liên lạc để biết thêm chi-tiết (408)793-5549.

對使用華語的聖荷西居民：本通知是 2017-18 年度計劃和 2016-2019 住屋平權選擇障礙分析的社區討論會。年度計劃列出本市房屋社區發展的需求，和市府應用聯邦基金來舒解需求的方案。詳細資料，請電，華語 Ann Tu (408)975-4450 粵語 Yen Tiet (408)975-4425

PARA SA RESIDENTE NA ANG WIKA AY TAGALOG:
Ang paunawang ito ay tungkol sa mga pagtitipon upang magbigay ng input ang komunidad para sa "Annual Action Plan 2017-18" at ang pagsusuri ng mga hadlang sa "Fair Housing Choice 2016-2019". Ipinahihiwatig ng gobyerno ng "housing and community development" para sa isang-taon na plano at aksyon ukol sa pagunlad at pangangailangan ng lunsod. Para sa karagdagang impormasyon, tawagan si Arlene Silverio sa (408) 793-5542.

The Battle to Permanently Protect the Arctic National Wildlife Refuge

Roddy Scheer & Doug Moss
EarthTalk

The Arctic National Wildlife Refuge (ANWR), located on Alaska's northeast coast, has been a conservation-versus-development battleground for decades. The 1.5 million acre coastal plain at the foot of the Brooks Range where the land meets the Arctic Ocean is the crown jewel of the 19 million acre refuge—and a magnet for iconic Alaskan wildlife like caribou, polar bears and wolverines. But oil interests say the coastal plain is covering huge oil and natural gas reserves and should be drilled for the sake of the U.S. and Alaskan economies.

Some 250 wildlife species consider ANWR home, while another 180 species of birds migrate through every year (from all 50 states and beyond). The coastal plain itself is a birthing ground for the region's iconic caribou herd and also provides safe haven and sustenance for hundreds of other marine and terrestrial species. Environmental advocacy groups cite studies showing that industrial operations would deter animals from the area, robbing them of one of the last protected areas to raise their young.

Beyond biological pragmatism, conservationists argue that opening the refuge up to drilling operations would set a dangerous precedent, potentially opening the door for similar pressures on federal wilderness areas and even in national parks. Some of the key defenders of ANWR include the Alaska Wilderness League, Defenders of Wildlife, EarthJustice and others.

The other side champions the economic potential of the region. Alaska Governor Bill Walker has strongly supported drilling operations in ANWR, a stance shared by Alaska's federal representatives. A 2007 Yale study showed the potential for $374 billion dollars of oil beneath ANWR. This would be vital income for the state government, which relies heavily on oil and gas tax streams for its budget.

Alaska politicians say they need the extra revenue to pay to relocate climate refugees from villages inundated by rising seas. "We are in a significant fiscal challenge," Alaska's Republican governor Bill Walker told the BBC. "We have villages that are washing away because of changes in the climate."

Nationally, supporters of drilling also cite economics: Every barrel of oil produced domestically puts tax money in the national coffers and creates local jobs. Shell has been the major commercial supporter of opening the refuge, though 78 percent of Alaskans share the sentiment. The state legislature has passed legislation opening ANWR to oil exploration—but it's not theirs to decide since it's on federal land.

But that doesn't mean ANWR is safe from development. Inside the Washington DC beltway, the Republican-dominated House passed a dozen resolutions in support of opening it up to oil exploration in the last session alone—although Democratic filibuster efforts were able to block any such legislation. Meanwhile, Senate Democrats Michael Bennet (CO), Ed Markey (MA) and 32 Democratic co-sponsors introduced legislation last December calling for permanently designating the most sensitive sections of ANWR as wilderness off limits to development. With bigger fish to fry right now, lawmakers might not consider the legislation until a new President is in office, but backers of protecting ANWR can urge their Senators to support the bill via an easy-to-send customizable online form letter courtesy of the non-profit EarthJustice.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Plan de Acción Anual del Año Fiscal (FY) 2017-18 y Foros Comunitarios del Análisis de Impedimentos 2016-19

Ayude a formar el futuro de nuestra Ciudad. Únase a líderes comunitarios, organizaciones sin fines de lucro, y el Departamen de Viviendas de la Ciudad de San José para una serie de Foros Comunitarios relacionados con los fondos federales de la Ciuda ¡Queremos escucharlo!

Plan de Acción Anual (AAP) – El AAP incluye las prioridades de financiación de los fondos para el desarrollo comunitario y viviendas de la Ciudad. Estos foros proveerán una oportunidad para confirmar las prioridades para el año que viene, asegurar consistencia con el plan estratégico de 5 años, y proveer reacciones sobre los servicios a personas mayores y mejorías al capit Todos los fondos federales deben beneficiar a los residentes y comunidades de bajos ingresos. Un borrador del Plan de Acció Anual FY 2017-18 estará disponible para comentarios públicos en la primavera del 2017.

Análisis de Impedimentos a Elección de Vivienda Justa (AI) – Este plan de tres años detalla las barreras a elección de vivien justa en San José y las acciones que la Ciudad tomará para dirigirse a esas barreras . Un borrador del Análisis AI 2016-20 estará disponible en el sitio web de la Ciudad *http://www.sanjoseca.gov/index.aspx?nid=1292* después de octubre 10, 2016.

Horario de los Foros Comunitarios

TEMA	DONDE	CUANDO
Prioridades de Financiación del Plan de Acción Anual	Biblioteca Latinoamericana Library 921 South First St., San José	Octubre 20, 2016 6:00PM – 8:00PM
Análisis de Impedimentos a Elección de Vivienda Justa	Alcaldía de San José – Cámara del Ayuntamiento (Wing) 200 E. Santa Clara Street, San José	Octubre 24, 2016 10:00AM – 12:00PM
Prioridades de Financiación del Plan de Acción Anual y Análisis de Impedimentos a Elección de Vivienda Justa	Biblioteca Edenvale Library 101 Branham Lane East, San José	Octubre 26, 2016 6:00PM – 8:00PM
Prioridades de Financiación del Plan de Acción Anual Centro Comunitario Seven Trees Community Center	Centro Comunitario Seven Trees Community Center 3590 Cas Drive, San José	Noviembre 2, 2016 10:00AM – 12:00PM
Comisión de Viviendas y Desarrollo Comunitario – Audiencia Pública sobre las Prioridades del AAP y el Borrador del Análisis de Impedimentos AI	Alcaldía de San José - Salón W – 118, 119 (Wing) 200 E. Santa Clara St., San José	Noviembre 10, 2016 5:45 PM

Las fechas de las reuniones pueden cambiar. Por favor revise aquí http://www.sanjoseca.gov/housingconplan para cambios.

Habrán refrescos ligeros, actividades para los niños, y servicios de interprete. La Ciudad de San José proveerá acomodacion razonables para incluir a todos los participantes. Necesitamos por lo menos cinco días hábiles para acomodar las solicitud de interpretación de lenguage, traducción y/o asistencia relacionada a discapacidad. Por favor contacte a Arlene Silverio (408) 793-5542 o *arlene.silverio@sanjoseca.gov* para solicitar asistencia.

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visit el-observador.com and download our editions.

Departamento del Control de Sustancias Tóxicas - Hoja de Datos octubre 2016

Aviso Publico

Nuestra misión es de proteger a Californianos y el medio ambiente de efectos dañinos de sustancias tóxicas, reforzando recursos contaminados, imponer leyes de residuos peligrosos, reducir la generación de residuos peligrosos, y fomentar la fabricación de productos químicos más seguros.

PROYECTO DEL PLAN DE ACCIÓN DE REMOCIÓN
PARA LA EX MOYER CHEMICAL COMPANY
SAN JOSE, CALIFORNIA

PERÍODO DE COMENTARIOS PÚBLICOS:
DEL 4 DE OCTUBRE DE 2016 HASTA EL 4 DE NOVIEMBRE DE 2016

¿CUÁL ES LA PROPUESTA? Se presentó un Proyecto de Plan de Acción de Remoción (RAW, por sus siglas en inglés) al Departamento de Control de Sustancias Tóxicas (DTSC, por sus siglas en inglés) sobre la planta de la ex Moyer Chemical Company (en adelante, Moyer) ubicada en 1335 Old Bayshore Highway en San José, California 95112 (en adelante, el Sitio). El proyecto de RAW resume la investigación realizada en el sitio y describe las alternativas de limpieza, y está disponible para que el público lo revise y haga comentarios al respecto. La alternativa de limpieza recomendada encapsulará la tierra contaminada con altos niveles de metales, pesticidas, compuestos orgánicos volátiles e hidrocarburos de petróleo totales, retirará los productos sin petróleo y controlará las aguas subterráneas. Los controles institucionales en la forma de un convenio de utilización serán registrados con el Condado de Santa Clara.

El Sitio de aproximadamente 2.4 acres se utilizó para fines agrícolas a fines de la década de 1940 y luego fue utilizada por un fabricante de pesticidas (Moyer) hasta 1965. Entonces, el Sitio fue ocupado por Howard Electric hasta 1981, cuando fue vendido a la San Jose Concrete Transfer Company, actual propietario del Sitio.

LEY SOBRE LA CALIDAD AMBIENTAL DE CALIFORNIA (CEQA): por sus siglas en inglés) DTSC ha determinado no habrá un impacto significativo sobre la comunidad o el ambiente en asociación con el proyecto. Por lo tanto, el proyecto está exento de los requisitos de CEQA y se ha preparado un Aviso de Exención (NOE, por sus siglas en inglés). El borrador del NOE estará disponible para su revisión por parte del público, junto con el Proyecto de RAW, en los archivos de información.

¿CÓMO HAGO PARA PARTICIPAR? El DTSC lo alienta a que participe y brinde comentarios sobre el proyecto de RAW durante el período de comentarios públicos, que comenzó antes el 4 de octubre de 2016 hasta el 4 de noviembre de 2016. Los comentarios relacionados con el proyecto de RAW deben recibirse antes del 4 de noviembre de 2016. Por favor, envíe sus comentarios a: Henry Chui, Gerente de Proyecto, 700 Heinz Avenue, Berkeley California 94710 o *Henry.Chui@dtsc.ca.gov*.

¿EN DÓNDE CONSIGO MÁS INFORMACIÓN? Hay una copia del proyecto de RAW, borrador de NOE y Hoja de Datos disponibles para su revisión en:

Martin Luther King Jr. Public Library
150 E San Fernando
San Jose, California 95112
(408) 808-2000
llamar para consultar horario

DTSC – Oficina Regional en Berkeley Sala de Archivo
700 Heinz Avenue, Suite 200
Berkeley, California 94710
(510) 540-3800
llamar para concertar una cita

Hay información adicional sobre el Sitio disponible en Internet, a la que puede acceder desde el sistema de base de datos EnviroStor del DTSC en *http://www.envirostor.dtsc.ca.gov/public/*.

INFORMACIÓN DE CONTACTO: Contacte a uno de los miembros del personal que aparecen a continuación si tiene alguna pregunta sobre el Sitio.

Henry Chui
Gerente de Proyecto
(510) 540-3759
Henry.Chui@dtsc.ca.gov

Veronica Lopez-Villasenor
Especialista de Participación Pública
(916) 255-3651
o 1-800-405-5851
Veronica.Lopez-Villasenor@dtsc.ca.gov

Sandy Nax
Funcionario de Información Pública
(916) 327-5114
Sandy.Nax@dtsc.ca.gov

CalEPA DTSC State of California

CN9-29287718

「沒辦法取得用戶的對話資訊。 一天。 (取材自The Verge)

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

2017-18財政年度(FY) 每年行動計劃及 2016-19障礙分析社區論壇

幫助塑造我們城市的未來。請參加社區領袖,非牟利組織,和聖荷西市房屋建築部門有關聖荷西市聯邦補助的一連串社區論壇。我們希望傾聽你的意見!

每年行動計劃(AAP)—AAP許劃包含聖荷西市聯邦社區發展及房屋補助資金的優先順序。這些論壇將提供一個機會,確認未來一年的優先順序,確保五年策略計劃的一致性,及提供老人服務和資金改善的回饋意見。所有聯邦資金必須嘉惠於低收入居民或社區。2017-18財政年度(FY)每年行動計劃草案將於2017年春季提供給大衆評論。

公平住宅選擇的障礙分析(AI)—這項三年期計劃將詳細列出聖荷西市公平住宅選擇的障礙和闡述面對這些障礙市府將採取的行動。2016-2019公平住宅選擇的障礙分析草案將於2016年10月10日之後,公佈於市府的網站 http://www.sanjoseca.gov/index.aspx?nid=1292。

社區論壇時間表

Topic	Where	When
每年行動計劃資金優先順序	**Biblioteca Latinoamericana Library** 921 South First St., San Jose	**10月20日**,2016 6:00PM – 8:00PM
公平住宅選擇的障礙分析	**San Jose City Hall - City Council Chambers (Wing)** 200 E. Santa Clara Street, San Jose	**10月24日**,2016 10:00AM – 12:00PM
每年行動計劃資金優先順序和公平住宅選擇的障礙分析	**Edenvale Library** 101 Branham Lane East, San Jose	**10月26日**,2016 6:00PM – 8:00PM
每年行動計劃資金優先順序	**Seven Trees Community Center** 3590 Cas Drive, San Jose	**11月2日**,2016 10:00AM – 12:00PM
住宅暨社區發展委員會 — 每年行動計劃AAP優先順序和公平住宅選擇的障礙分析草案公聽會	**San Jose City Hall - Room W – 118, 119 (Wing)** 200 E. Santa Clara St., San Jose	**11月10日**,2016 5:45PM

會議日期或許有所變動。請查核網址http://www.sanjoseca.gov/housingconplan獲取最新資料。

備有簡便茶點,孩童活動,及提供翻譯服務。聖荷西市政府將對所有參加者提供合理的接待,我們需要至少五個工作天以容納語言翻譯,文書翻譯和/或有關殘障的協助,請洽Arlene Silverio,電話(408)793-5542或電郵arlene.silverio@sanjoseca.gov要求協助。

Việt Nam Số 7669 * Thứ Sáu 7 tháng 10, 2016

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Chương Trình Thực Thi Thường Niên FY 2017-18 và Phân Tích Các Trở Ngại 2016-19 Diễn Đàn Cộng Đồng

Giúp tạo tương lai thành phố của chúng ta. Hãy tham gia cùng với các nhà lãnh đạo khu phố, các tổ chức vô vị lợi, và Sở Gia Cư Thành phố San Jose trong một loạt các Diễn đàn cộng đồng liên quan đến khoản tài trợ từ liên bang cho thành phố. Chúng tôi muốn nghe từ quý vị!

Chương Trình Thực Thi Thường Niên (AAP)- AAP bao gồm các ưu tiên tài trợ từ quỹ liên bang cho việc phát triển cộng đồng và nhà ốc của Thành phố. Những diễn đàn này sẽ tạo một cơ hội để khẳng định những ưu tiên trong năm tới, bảo đảm thống nhất với kế hoạch chiến lược 5 năm, và cung cấp những đóng góp ý kiến về các dịch vụ cho người cao niên và những cải tiến cơ bản. Tất cả các quỹ liên bang phải có lợi cho cư dân có thu nhập thấp hoặc cộng đồng. Dự thảo Chương Trình Thực Thi Thường Niên tài khóa 2017-18 sẽ có sẵn cho công chúng xem xét vào mùa xuân năm 2017.

Phân tích các trở ngại đối với Fair Housing Choice (AI) - Kế hoạch ba năm này liệt kê chi tiết các rào cản đối với sự lựa chọn gia cư phải chăng tại San Jose và các hành động mà Thành phố sẽ thực hiện để giải quyết những rào cản. Dự thảo của AI 2016-2019 sẽ có sẵn trên trang mạng của thành phố http://www.sanjoseca.gov/index.aspx?nid=1292 sau ngày 10 tháng 10 năm 2016.

Lịch trình Diễn đàn Cộng đồng

Đề tài	Tại đâu	Khi nào
Chương trình Thực Thi Hàng năm Ưu tiên tài trợ	**Thư viện Biblioteca Latinoamericana** 921 South First St. San Jose	**20 tháng 10**, 2016 6 giờ chiều đến 8 giờ tối
Phân tích các trở ngại đối với Fair Housing Choice	**Tòa Thị Chính – Phòng hội Hội đồng Thành phố (bên cánh)** 200 E. Santa Clara Street, San Jose	**24 tháng 10**, 2016 10 giờ sáng đến 12 giờ trưa
Chương trình Thực Thi Hàng năm Ưu tiện tài trợ và Phân tích các trở ngại đối với Fair Housing Choice	**Thư viện Edenvale** 101 Branham Lane East, San Jose	**26 tháng 10**, 2016 6 giờ chiều đến 8 giờ tối
Chương trình Thực Thi Hàng năm Ưu tiên tài trợ	**Trung tâm Cộng đồng Seven Trees** 3590 Cas Drive, San Jose	**2 tháng 11**, 2016 10 giờ sáng đến 12 giờ trưa
Ủy Ban Phát Triển Gia Cư và Cộng Đồng – Điều trần về ưu tiên của AAP và Dự thảo AI	**Tòa Thị Chính – Phòng W-118, 119 (bên Cánh)** 200 E. Santa Clara Street, San Jose	**10 tháng 11**, 2016 5:45 chiều

Ngày hội thảo có thể thay đổi. Xin vào trang mạng http://www.sanjoseca.gov/housingconplan để có tin cập nhật.

Có giải khát nhẹ, sinh hoạt cho trẻ em, và dịch vụ thông dịch. Thành phố San Jose sẽ tạo mọi dễ dàng để nhiều người có thể tham dự. Chúng tôi cần ít nhất 5 ngày để đáp ứng những yêu cầu về thông dịch, chuyển dịch và trợ giúp liên quan đến khuyết tật. Xin liên lạc

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

2017-18 Taunang Planong Aksyon at 2016-17 Pagtition ng Komunidad sa Pagsusuri ng mga Hadlang

Tumulong na Hubugin ang Kinabukasan ng Ating Lungsod. Pakiusap lamang po na samahan ang ating mga pinuno, mga nonprofit na organisasyon, at ang Lungsod ng San Jose Housing Department para sa ilang serye ng Pagtitipon ng Komunidad kaugnay sa federal grants ng Lungsod. Nais naming marinig kayo!

Taunang Planong Aksyon (TPA) o Annual Action Plan-- Kabilang sa TPA o AAP ang pagpopondo ng mga prayoridad para sa pagbabago ng federal na komunidad ng Lungsod at planong pabahay. Ang mga pagtitipong ito ay magbibigay ng oportunidad upang kumpirmahin ang prayoridad para sa susunod na taon, siguraduhing walang magbabago sa 5-taong estratehikong plano, at magbigay ng katugunan sa serbisyong pang matatanda at pagbabagong kapital. Lahat ng pondo ng federal ay kinakailangang makinabang ang mga mababababang-kitang mga residente o komunidad. Ang plano ng FY 2017-18 Anual Action Plan ay maaaring komentuhan ng publiko sa spring ng 2017.

Pagsusuri ng mga Hadlang sa Fair Housing Choice o Analysis of Impediments (AI) -- Ang tatlong-taong plano ay nagdedetalye ng mga balakid sa fair housing choice sa San Jose at ang mga aksyon na gagawin ng Lungsod upang tugunan ang mga hadlang na ito. Ang plano ng 2016-2019 AI ay maaaring makita sa website ng Lungsod sa http://www.sanjoseca.gov/index.aspx?nid=1292 matapos ang Oktubre 10, 2016.

Community Forum Schedule

TOPIC	WHERE	WHEN
Pangunahing Taunang Planong Aksyon	**Biblioteca Latinoamericana Library** 921 South First St., San Jose	Oktubre 20, 2016 6:00PM-8:00PM
Pagsusuri ng mga Hadlang sa Fair Housing Choice	**Munisipyo ng San Jose - Kamara ng Konseho ng Lungsod**	Oktubre 24, 2016 10:00AM-12:00PM
Taunang Planong Aksyon Pangunahing Popondohan at Pagsusuri sa mga Hadlang sa Fair Housing Choice	**Edenvale Library** 101 Branham Lane East, San Jose	Oktubre 26, 2016 6:00PM-8:00PM
Taunang Planong Aksyon Pangunahing Popondohan	**Seven Trees Community Center** 3590 Cas Drive, San Jose	Nobyembre 2, 2016 10:00AM-12:00PM
Pabahay at Komisyon sa Pagbabago ng Komunidad	**Munispyo ng San Jose - Room W - 118, 119 (Wing)** 200 E. Santa Clara St., San Jose	Nobyembre 10, 2016 5:45PM

Ang takdang panahon ng pagpupulong ay maaring mabago. Mangyari lamang pong sundan ang mga pagbabago sa http://sanjoseca.gov/housingcomplan.

Mayroong mga merienda, aktibidad para sa mga kabataan at serbisyo para sa interpretasyon. Ang Lungsod ng San Jose ay magkakaloob ng resonableng akomodasyon para maisali lahat ng kalahok. Kailangan namin ng hindi bababa sa limang araw na may opisina upang mapagbigyan lahat ng mga kahilingan para sa interpretasyon sa lenggwahe, translation at/o anumang tulong na may kinalaman sa may kapansanan. Mangyaring makipag-ugnayan kay Arlene Silverio sa (408) 793-5542 o arlene.silverio@sanjoseca.gov upang humingi ng tulong.

Action Plan – Notice of Public Hearings – Spring/Summer 2017

San Jose Mercury News
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PROOF OF PUBLICATION
IN THE CITY OF SAN JOSE
IN THE STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

FILE NO. K.Handford-Annual Action Plan

In the matter of

San Jose Mercury News

The undersigned, being first duly sworn, deposes and says: That at 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 and during all said times 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, 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; that at all times said newspaper has been established, printed and published in the 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, vacated or set aside.

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

05/19/2017

Dated at San Jose, California
May 19, 2017

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

Principal clerk of the printer and publisher of the San Jose Mercury News

r.BP315-02/09/17

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AGENDA 6/20 | PROOF

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San Jose Housing Dept.

CITY OF SAN JOSE
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NOTICE OF PUBLIC HEARINGS & MEETINGS FOR THE FY 2017-18 ANNUAL ACTION PLAN

THE CITY OF SAN JOSÉ IS DEVELOPING ITS 2017-18 ANNUAL ACTION PLAN (AAP). THIS NOTICE PROVIDES A SCHEDULE OF PUBLIC HEARINGS AND OPPORTUNITIES FOR PUBLIC COMMENT.

The Annual Action Plan identifies the City's housing and community development needs, and provides a one-year action plan to demonstrate how the City will invest its federal grants in order to address those needs. These funds, which include Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA), average approximately $12 million annually depending on the federal budget. The development of these Plans is significantly informed by public feedback.

If you would like to provide comments on the document, the City welcomes your attendance at any of the meetings listed in the schedule below. Additionally, comments may be provided by phone, regular mail (to the City of San José Housing Department, 200 E. Santa Clara Street, 12th Floor, San José, California 95113), or email via the contact information listed below for both English speakers and those with limited English proficiency. To request special accommodations for any of the meetings or an alternative format for any related printed materials, please call (408) 294-9337 (TTY) as soon as possible, but at least three business days before the meeting. All public meetings are accessible to those with mobility impairments.

Schedule of Public Hearings on the FY 2017-18 AAP

What	Who	Where	When
Release of Draft FY 2017-18 AAP and **begin 30-day public comment period**	Visit the Housing Department's website at http://www.sanjoseca.gov/housingconplan 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. **12th Floor (Tower)**	**Public Comment Period: May 19**, 2017 to **June 20**, 2017
Review and approval of the Draft FY 2017-18 AAP	Housing and Community Development Commission	San José City Hall 200 E. Santa Clara St. **Room W – 118, 119 (Wing)**	**June 8**, 2017 5:45 p.m.
Council Hearing and approval of the Draft FY 2017-18 AAP	San José City Council	San José City Hall 200 E. Santa Clara Street **City Council Chambers (Wing)**	**June 20**, 2017 1:30 p.m.

Meeting dates may be subject to change. Please check http://www.sanjoseca.gov/housingconplan for updates.

CONTACT INFORMATION: For questions or comments regarding the AAP, please contact James Stagi at **408-535-8238** or james.stagi@sanjoseca.gov.

PARA RESIDENTES QUE HABLAN ESPAÑOL: Este anuncio es tocante El Plan de Acción Anual para 2017-2018. El Plan de Acción Anual identifica las necesidades de viviendas y del desarrollo comunitario de la ciudad. También, es un plan de accion de un año para demostrar cómo la cuidad va a invertir sus fondos federales para hacer frente a esas necesidades identificadas. Para mas información, favor de llamar a Eric Calleja (408) 975-2650.

Thông báo này dành cho người nói tiếng Việt: Thông báo này liên quan đến kế hoạch hoạt động hàng năm cho niên khóa 2017-18. Kế hoạch hoạt động này xác định các nhu cầu về sự phát triển gia cư và phát triển cộng đồng của Thành phố, đồng thời đề ra một chương trình hoạt động cho cả năm về cách Thành Phố sẽ sử dụng quỹ liên bang của mình để giải quyết những nhu cầu đó. Quý vị nào muốn biết thêm chi-tiết, xin vui lòng liên lạc với cô Therese Trần, qua số điện-thoại (408) 793-5549.

對使用華語的聖荷西居民：此通知是關於 2017-2018 年度計劃，列出本社區發展需求，並提供市府應用基金以舒解需求的方案。詳細資料、請電，華語 Ann Tu (408)975-4450.

PARA SA RESIDENTE NA ANG WIKA AY TAGALOG:
Paunawa sa publiko tungkol sa aksyon ng "annual action plan" sa taong 2017-18. Ang kasulatan na ito ay ipinahihiwatig ng gobyerno ng "housing and community development" kung saan gagamitin and pundar ukol sa pangangailangan ng komunidad. Kung kinakailangan and higit pang inpormasyon, tawagan si Arlene Silverio sa (408) 793-5542.

CITY OF SAN JOSE
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Thông báo về những buổi điều trần và hội họp về Chương Trình Thực Thi Thường Niên FY 2017-2018

THÀNH PHỐ SAN JOSE HIỆN ĐANG HOẠCH ĐỊNH CHƯƠNG TRÌNH THỰC THI THƯỜNG NIÊN TÀI KHÓA 2017-2018 (FY 2017-2018 ANNUAL ACTION PLAN, AAP). THÔNG BÁO NÀY LIỆT KÊ THỜI ĐIỂM CHO NHỮNG BUỔI ĐIỀU TRẦN VÀ CƠ HỘI CHO CÔNG CHÚNG ĐÓNG GÓP Ý KIẾN.

Chương Trình Thực Thi Thường Niên nêu rõ nhu cầu nhà cửa và phát triển cộng đồng của thành phố và cung ứng kế hoạch 1 năm để cho thấy Thành phố sẽ sử dụng ra sao những khoản trợ cấp tài chính từ liên bang cho những nhu cầu đó. Những khoản tài trợ này, bao gồm Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), Home Investment Partnerships (HOME), và Housing Opportunities for Persons with AIDS (HOPWA), trung bình vào khoảng 12 triệu Mỹ kim mỗi năm tùy theo ngân sách của liên bang. Việc soạn thảo những chương trình này rất cần những đóng góp ý kiến từ quần chúng.

Nếu quý vị muốn đóng góp ý kiến về Chương Trình này Thành phố mong mỏi sự tham dự của quý vị trong những buổi thảo luận theo lịch trình dưới đây. Ngoài ra, có thể đóng góp ý kiến qua điện thoại, gửi thư qua bưu điện (về City of San Jose Housing Department, 200 E. Santa Clara Street, 12th Floor, San Jose, CA 95113), hay email về địa chỉ ghi dưới đây cho cả người nói được tiếng Anh hay những người không hoàn hảo về Anh ngữ. Muốn yêu cầu những trợ giúp đặc biệt trong những buổi thảo luận hay muốn nhận được những tài liệu in ấn dưới hình thức khác xin gọi số (408) 294-9337 (TTY) càng sớm càng tốt nhưng phải ít nhất 3 ngày trước khi buổi hội thảo diễn ra. Tất cả các địa điểm hội thảo đều dễ dàng cho những người bị trở ngại trong vấn đề đi đứng.

Lịch trình những buổi điều trần và hội thảo về FY 2017-2018 AAP

Việc gì	Ai	Tại đâu	Khi nào
Phổ biến bản thảo FY 2017-18 AAP và **bắt đầu thời gian 30 ngày đóng góp ý kiến**	Vào trang mạng của Sở Gia Cư http://www.sanjoseca.gov/housingconplan để lấy phó bản hay gọi (408) 793-5542 hay (408) 294-9337 (TTY) để lấy bản in sẵn.	City of San Jose - Housing 200 E. Santa Clara St. 12th Floor **(Tower)**	**Thời gian đóng góp ý kiến: 19 tháng 5**, 2017 đến **20 tháng 6**, 2017
Cứu xét và chấp thuận bản thảo FY 2017-18 AAP	Ủy Ban Housing and Community Development	San Jose City Hall 200 E. Santa Clara St. **Room W - 118, 119 (Wing)**	**8 tháng 6**, 2017 5:45 chiều
Điều trần trước Hội Đồng Thành Phố và chấp thuận bản thảo FY 2017-18 AAP	Hội Đồng Thành Phố San Jose	San Jose City Hall 200 E. Santa Clara St. **Phòng hội HĐTP (Wing)**	**20 tháng 6**, 2017 1:30 chiều

Ngày giờ có thể thay đổi. Vào trang mạng http://www.sanjoseca.gov/housingconplan để biết những tin tức cập nhật.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

公衆聽證會通知

2017-18財政年度行動計劃

聖荷西市正在制定2017-18財政年度行動計劃(AAP)。本通知書為大衆提供公衆聽證和公衆意見陳述機會的時間表。

"年度行動計劃"確定了城市的住房和社區發展需求，並提供了為期一年的行動計劃，以表明城市如何投資聯邦撥款以滿足這些需求。這些資金包括社區發展積極補助金(CDBG)，緊急住房贈款(ESG)，住房投資合作夥伴關係(HOME)和愛滋病患者住房機會(HOPWA)，每年平均約1200萬美元，具體取決於聯邦預算。這些計劃的具體發展將由公衆意見的反饋所形成。

如果您想對該文件提供意見，市府歡迎您出席下列時間表中所列出的任何會議。此外，可以通過電話，一般郵件(寄至SanJose市房屋發展部門，200 E. Santa Clara Street, 12th Floor, San Jose, CA 95113)提供評論，或不論是說英語或英語能力有限的人士皆可通過以下列出的聯繫信息發送電子郵件。要求任何會議的特殊安排或任何相關印刷品的替代格式，請盡快致電(408) 294-9337 (TTY)，但至少需在會議前三個工作日。所有公開會議都可以通過行動不便的人士進入。

2017-18財政年度AAP公開聽證時間表

What	Who	Where	When
發布2017-18財政年度AAP，開始30天的公衆意見徵詢期	請登錄房屋署網頁 http://www.sanjoseca.gov/housingconplan 尋找電子副本或致電(408)793-5542或(408)294-9337(TTY)進行紙質複印	City of San Jose - Housing 200 E. Santa Clara St. **12th Floor (Tower)**	**公衆意見徵詢期：2017年5月19日至2017年6月20日**
審議通過"2017-18財政年度AAP"草案	住房和社區發展委員會	San Jose City Hall 200 E. Santa Clara St. **Room W – 118, 119 (Wing)**	**2017年6月8日** 下午5:45
市議會聽取和批准"2017-2018財政年度AAP"草案	San Jose City Council	San Jose City Hall 200 E. Santa Clara Street **City Council Chambers(Wing)**	**2017年6月20日** 下午1:30

會議日期可能會更改。請查詢http://www.sanjoseca.gov/housingconplan進行更新。

聯繫信息：有關AAP的問題或意見，請聯繫James Stagi，電話：408-535-8238 或 james.stagi@sanjoseca.gov。

40305

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

PAUNAWA SA PAMPUBLIKONG PAGDINIG AT MGA PAGPUPULONG PARA SA FY 2017-18 TAUNANG PLANONG AKSYON

ANG LUNGSOD NG SAN JOSE AY MAGLILINANG NG 2017-18 ANNUAL ACTION PLAN (AAP) O TAUNANG PLANONG AKSYON. ANG PAUNAWANG ITO AY NAGLALAAN NG MGA NAKATAKDANG PAMPUBLIKONG PAGDINIG AT MGA OPORTUNIDAD PARA SA PAMPUBLIKONG KOMENTO.

Ang Annual Action Plan (Taunang Planong Aksyon) ay tumutukoy sa mga pangangailangang pabahay at mga kailangang pagbabago sa Lungsod, at naglalaan ng isang taong planong aksyon upang maipakita kung papaanong ang Lungsod ay maglalagak ng pondo mula sa pederal na ipamimigay upang tugunan ang mga pangangailangang ito. Ang mga pondong ito, na kasama ang Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), at Housing Opportunities for Pensions sa may AIDS (HOPWA), karaniwan tinatayang $12 milyon taun-taon na depende sa pondo ng pederal. Ang pagbabago ng mga Planong ito ay natatanging iimpormahan ng tugon mula sa publiko.

Kung nais ninyong magbigay ng mga komento sa dokumento, ang Lungsod ay tatanggap ng inyong pagdalo sa anumang mga pagpupulong na nakalista sa mga takdang araw sa ibaba. Kaugnay nito, ang mga komento ay maaaring ibigay sa telepono, sa sulat (sa Lungsod ng San Jose Housing Department, 200 E. Santa Clara Street, 12th Floor, San Jose, California 95113), or email sa paggamit ng kontak na impormasyon na nakalista sa ibaba para sa kapwa nagsasalita ng Ingles at sa mga limitado ang pang-unawa sa Ingles. Upang humingi ng espesyal na akomodasyon sa anumang mga pagpupulong o alternatibong ayos para sa anumang kaugnay na nakalimbag na materyales, mangyaring tumawag sa (408) 294-9337 (TTY) sa lalong madaling panahon, ngunit nararapat na tatlong araw na may pasok bago ang pagpupulong. Lahat ng mga pampublikong pagpupulong ay maaaring makipag-ugnayan sa mga may kapansanan sa pagkilos.

TALAAN NG MGA PAMPUBLIKONG PAGDINIG SA FY 2017-18 AAP

Ano	Sino	Saan	Kailan
Paglalabas ng Plano FY 2017-18 AAP at umpisa ng 30-araw ng takdang pampublikong komento	**Bisitahin ang website ng Housing Department sa http://www.sanjoseca.gov/housingcomplan upang makakita ng mga kopyang elektroniko o tumawag sa (408) 783-5542 o (408) 294-9337 (TTY) para sa papel na kopya**	**Lungsod ng San Jose - Housing 200 E. Santa Clara St. 12th Floor (Tower)**	**Takdang Komento ng Publiko: Mayo 19, 2017 hanggang Hunyo 20, 2017**
Pagrerebisa at pag ayuda sa Plano FY 2017-18 AAP	**Housing and Community Development Commission**	**Munisipyo ng Lungsod ng San Jose 200 E. Santa Clara St. Room W - 118, 119 (Wing)**	**Hunyo 8, 2017 5:45 p.m.**
Pagdinig ng Konseho at pag ayuda ng Plano FY 2017-18 AAP	**Konseho ng Lungsod ng San Jose**	**Munisipyo ng Lungsod ng San Jose 200 E. Santa Clara Street Kamara ng Konseho ng Lungsod (Wing)**	**Hunyo 20, 2017 1:30 p.m.**

Ang mga petsa ng pagpupulong ay maaaring magbago. Mangyaring bisitahin ang http://www.sanjoseca.gov/housingconplan sa mga pagbabago.

IMPORMASYON SA PAKIKIPAG-UGNAYAN: Sa mga katanungan o komento, hinggil sa AAP, kontakin si James Stagi sa (408) 535-8238 o james.stagi@sanjoseca.gov.

TATUADO Y ARREPENTIDO: ELIMINACIÓN DE TATUAJES

FDA

Ese tatuaje de una antigua novia en el brazo —que parecía una idea maravillosa hace unos años— actualmente le causa un poco de vergüenza. Y a su esposa tampoco le gusta demasiado.

Quizás usted no sepa que la FDA considera que las tintas que se utilizan en los tatuajes son cosméticos, y muestra agencia toma medidas para proteger a los consumidores cuando surgen temas de seguridad relacionados con estas tintas.

Por el otro lado del proceso de tatuar, la FDA también regula los dispositivos láser que se utilizan para eliminar tatuajes.

La FDA ha autorizado para su comercialización varios tipos de láser como dispositivos a base de luz de uso bajo prescripción para el aclaramiento o la eliminación de tatuajes. Una compañía de Massachusetts recibió recientemente la autorización de la FDA para comercializar su estación de trabajo con láser para la eliminación de tatuajes y lesiones cutáneas (en la piel) benignas.

De acuerdo con una encuesta realizada en enero de 2012 por el encuestador Harris Interactive, 1 de cada 8 (14%) del 21% de adultos estadounidenses que tienen tatuajes lamentan habérselo hecho. Y la Sociedad Americana de Cirugía Dermatológica (ASDS) informa que en 2011 sus médicos realizaron aproximadameute 100.000 procedimientos de eliminación de tatuajes, superando los 86,000 realizados en el año 2010.

Desafortunadamente, eliminar un tatuaje no es tan simple como cambiar de idea.

Los artistas crean tatuajes utilizando una máquina eléctrica que mueve una aguja hacia arriba y hacia abajo para inyectar tinta dentro de la piel, penetrando en la epidermis, o capa exterior, y depositando una gota de tinta dentro de la dermis, la segunda capa. Las células de la dermis son más estables en comparación con las de la epidermis, por lo tanto la tinta permanecerá mayormente en su lugar durante la vida de una persona. El propósito de los tatuajes es ser permanentes.

Una manera efectiva y segura de eliminar tatuajes es a través de cirugía láser, realizada por un dermatólogo especializado en la eliminación de tatuajes, dice Mehmet Kosoglu de la FDA, que revisa solicitudes para autorizaciones de comercialización de dispositivos láser.

Los láseres se han utilizados durante décadas

"Láser" significa amplificación de luz por emisión estimulada de radiación. Kosoglu dice que los láseres pulsados, que emiten energía de luz concentrada en ráfagas cortas, o pulsos, se han utilizado para eliminar tatuajes durante más de 20 años.

No obstante, puede ser un proceso doloroso. "La eliminación completa, sin cicatrices, a veces no es posible", observa Kosoglu.

La autorización de la FDA significa que este método de eliminar tatuajes cumple con los requisitos de seguridad y efectividad del organismo, según el dermatólogo de la FDA, el Dr. Markham Luke. Otros métodos incluyen la dermoabrasión—significa "lijar" la capa superior de la piel—y la escisión—el recorte del área del tatuaje con la posterior costura de la piel para volverla a unir.

También existen ungüentos y cremas para que usted mismo elimine los tatuajes, que se pueden adquirir online. "La FDA no los ha aprobado, y no tiene conocimiento de ninguna evidencia clínica de que funcionen", dice Luke. Además, Luke sostiene que los ungüentos y las cremas para eliminar tatuajes pueden causar reacciones inesperadas durante el procedimiento, como erupciones, quemazón, cicatrices o cambios en la pigmentación de la piel.

¿Cómo funciona?

Con la eliminación láser, los pulsos de energía láser de alta intensidad atraviesan la epidermis y son absorbidos en forma selectiva por el pigmento del tatuaje. El láser rompe el pigmento en partículas más pequeñas, que pueden ser metabolizadas o excretadas por el organismo, o transportadas y almacenadas en los ganglios linfáticos o en otros tejidos, explica Kosoglu.

El tipo de láser que se utiliza para eliminar un tatuaje depende de los colores del pigmento del tatuaje, agrega. Debido a que cada color de tinta absorbe diferentes longitudes de onda de luz, los tatuajes multicolores pueden requerir el uso de múltiples láseres. Los colores más claros, como el verde, el rojo y el amarillo, son los más difíciles de eliminar, mientras que el azul y el negro son los más fáciles.

¿Duele?

"Eso depende del capacidad de dolor de una persona", dice Kosoglu. Algunas personas comparan la sensación de la eliminación láser con ser salpicado con gotas de grasa de tocino caliente o con recibir golpes de una bandita elástica contra la piel. Un dermatólogo capacitado podrá ajustar el tratamiento al nivel de comodidad del paciente.

En general, con un sólo tratamiento láser no es suficiente. De acuerdo con la Academia Americana de Dermatología, el procedimiento requiere múltiples tratamientos (normalmente de 6 a 10) dependiendo del tamaño y de los colores del tatuaje, y requiere algunas semanas de tiempo de cicatrización entre los procedimientos. Algunos efectos secundarios pueden incluir puntos sangrantes, enrojecimiento o dolor, ninguno de los cuales dura por mucho tiempo.

Luke dice que estos dispositivos láser están autorizados para su uso por un profesional del cuidado de la salud, o bajo la supervisión de éste. El procedimiento de eliminación requiere utilizar el tipo de láser correcto, comprender la reacción del tejido frente al láser, y saber cómo tratar el área después del procedimiento.

"Si tiene alguna duda con respecto a la eliminación de un tatuaje, es una buena idea que le consulte a su dermatólogo, que tiene conocimiento sobre tratamientos láser", concluye Luke.

SENIOR SAFARI WALKABOUT

Thursday, May 25, 2017

9:00 – 10:00 am

Location: Happy Hollow Park & Zoo

1300 Senter Road San Jose, CA 95112

Join the fun at Happy Hollow Park & Zoo - free admission and parking for guests ages 50+.

Happy Hollow is not just a place for kids! Join our early morning Senior Safari Walkabout. Get some exercise while enjoying the beautiful sights and sounds of Happy Hollow Park & Zoo. Seniors are invited to challenge their minds, get a little (or a lot) of exercise, and gain unique knowledge into the wonders of the natural world in an atmosphere sure to make you feel like a kid again!

Animal Meet & Greets, highlighted routes for the 10,000 Step Program, and see the Zoo wake-up. Healthy breakfasts will be available for purchase.

Senior Safari runs every 4th Thursday of the month from May to October.

Senior Safari Walkabout is Presented by Health Trust

For more information, contact 408-794-6400

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

NOTIFICACIÓN DE AUDIENCIAS PÚBLICAS Y REUNIONES PARA EL PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL 2017-2018

LA CIUDAD DE SAN JOSÉ ESTÁ DESARROLLANDO SU PLAN DE ACCIÓN ANUAL (AAP) 2017-18. ESTA NOTIFICACIÓN PROVEE UN HORARIO DE AUDIENCIAS PÚBLICAS Y OPORTUNIDADES PARA COMENTARIOS PÚBLICOS.

El Plan de Acción Anual identifica las necesidades del desarrollo de viviendas y comunidades de la Ciudad, y provee un plan de acción de un año para demostrar cómo la Ciudad invertirá los fondos federales para resolver esas necesidades. Estos fondos, que incluyen Fondos para el Desarrollo de Comunidades (CDBG), Fondo para Refugio de Emergencia (ESG), HOME Sociedades Inversionistas (HOME), y Oportunidad de Viviendas para Personas con SIDA/AIDS (HOPWA), tienen un promedio de aproximadamente $12 millones anuales dependiendo del presupuesto federal anual. El desarrollo de estos Planes se informa de manera significante por los comentarios del público.

Si a usted le gustaría proveer comentarios sobre el documento, la Ciudad le da la bienvenida a cualquiera de las reuniones listadas en el horario de abajo. Además, los comentarios se pueden proveer por teléfono, correo regular (al Departamento de Viviendas de la Ciudad de San José, 200 E. Santa Clara Street, 12th Floor, San José, California 95113), o por correo electrónico vía la información de contacto listada abajo para ambos, personas que hablan inglés y aquellos que tienen limitaciones en el idioma inglés. Para pedir acomodaciones especiales para cualquiera de las reuniones o un formato alternativo para cualquiera del material impreso relativo, por favor llame al (408) 294-9337 (TTY) tan pronto le sea posible, pero por lo menos tres días hábiles antes de la reunión. Todas las reuniones públicas tienen accesibilidad para quienes tengan impedimentos en movilidad.

Horario de Audiencia Públicas sobre el AAP del (Año Fiscal) FY 2017-18

Qué	Quién	Dónde	Cuándo
Lanzamiento del Borrador AAP FY 2017-18 y **comienzo del período de 30-días para comentarios públicos**	Visite el sitio de Internet del Departamento de Viviendas al *http://www.sanjoseca.gov/housingconplan* para encontrar copias electrónicas o llame al (408) 793-5542 o (408) 294-9337 (TTY) para copias en papel	Ciudad de San José - Viviendas 200 E. Santa Clara St. **12th Floor (Torre)**	**Período de Comentarios Públicos:** Mayo 19, 2017 a Junio 20, 2017
Revisión y Aprobación del Borrador AAP FY 2017-18	Comisión del Desarrollo de Viviendas y Comunidades	Alcaldía de San José 200 E. Santa Clara St. **Salón W – 118, 119 (Ala)**	**Junio 8, 2017** 5:45 p.m.
Audiencia del Ayuntamiento y aprobación del Borrador AAP FY 2017-18	Ayuntamiento de la Ciudad de San José	Alcaldía de San José 200 E. Santa Clara Street **Cámara del Ayuntamiento de la Ciudad (Ala)**	**Junio 20, 2017** 1:30 p.m.

Los fechas de las reuniones pueden cambiar. Por favor revise http://www.sanjoseca.gov/housingconplan para ver actualizaciones.
INFORMACIÓN DE CONTACTO Para preguntas y comentarios con respecto al AAP, por favor contacte a James Stagi al **408-535-8238** o *james.stagi@sanjoseca.gov.*

Appendix B: Public Comments

Housing and Community Development Commission – November 10, 2016

Commission Comments	Staff Response
Commissioner Thompson made the motion to recommend to the City Council the federal funding priorities for FY 2017-18 with a friendly amendment from Commissioner Shoor that shared housing also be considered. Commissioner Jones seconded the motion. The motion passes unanimously (10:0).	Staff explained that the HCDC recommendations were consistent with other public input and with the feedback received from the Senior Citizens Commission. Senior shared Housing was included in the Senior Services RFP.

Housing and Community Development Commission – June 8, 2017

Public Comment	Staff Response
No public comments	

Commission Comments	Staff Response
Commissioner Fitzgerald asked if there is a code enforcement inspector funded by CDBG.	Staff responded that there is a CDBG designated inspector funded by CDBG.
Commissioner Shoor asked about outcomes from the previous year's federal funding.	Staff responded that outcomes and results would be provided at the September or October meeting.
The Housing & Community Development Commission voted 8-0-1-1 to approve the FY 2017-18 Annual Action Plan. Commissioner Navarro recused himself from the vote and Commissioner Quinn abstained from the vote.	

City Council Meeting – June 20, 2017

Public Comment	Staff Response
Mayor Sam Liccardo thanked the Housing Department staff for providing clear outcome metrics.	
There were no comments from the public.	

Public Comment Period – May 19 to June 20, 2017

Public Comment	Staff Response
No public comments were received.	

The motion to accept staff recommendations was approved unanimously.

Appendix C: ESG Program Information

The City of San José and all ESG subrecipients participate in the Santa Clara County CoC. The governance charter and standards for rapid rehousing are included below.

SANTA CLARA COUNTY CONTINUUM OF CARE GOVERNANCE CHARTER

PURPOSE OF THE COC

The Santa Clara County Continuum of Care, herein referred to as the "CoC", has been formed to carry out the responsibilities required under HUD regulations, set forth at 24 CFR 578 – Continuum of Care Program, in Santa Clara County. The CoC is comprised of a broad group of stakeholders dedicated to ending and preventing homelessness in Santa Clara County.

COC MEMBERSHIP

CoC membership is open to all interested parties, and will include representatives from organizations within Santa Clara County, including nonprofit homeless assistance providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, and organizations that serve veterans and homeless and formerly homeless individuals.

Membership will also include representation of homeless sub-populations including persons who abuse substances, persons with HIV/AIDS, veterans, chronically homeless, families with children, unaccompanied youth, persons who are seriously mentally ill, and victims of domestic violence, dating violence, sexual assault, and stalking.

All agencies and individuals attending CoC meetings, registrants on the CoC listserv, and others requesting to become members shall be deemed members of the CoC. Members will be encouraged to participate in CoC activities through participation in CoC Committees and advisory work groups.

RESPONSIBILITIES OF THE COC

The over-arching CoC responsibility is to ensure community-wide implementation of efforts to end homelessness and ensuring programmatic and systemic effectiveness of the local continuum of care program.

Specific responsibilities of the COC as a whole (as opposed to the COC Board) are:

Implementation and Effectiveness

- Identifying and communicating current and emerging needs related to affordable housing and homelessness to the CoC Board
- Identifying, supporting, and advocating for program and systemic changes to improve services and outcomes for homeless and at-risk populations
- Assessing progress on strategic priorities, and informing the strategic planning process and CoC policies
- Helping to engage, inform, and educate the broader community about effective solutions for ending and preventing homelessness

CoC Administration

- Recommending individuals with the knowledge and skills necessary to support, advise, or provide technical assistance to the Collaborative Applicant (the entity that coordinates the CoC Notice of Funding Availability (NOFA) application and undertakes other CoC administrative duties), HMIS Lead (the entity that implements the HMIS for the CoC), and CoC or CoC Board committees to ensure the efficient and effective operations of the CoC
- Nominating members for the CoC Board
- Recommending the Collaborative Applicant (for Board selection)
- Reviewing and approving this governance charter annually and the board selection processes at least once every 5 years

FORMATION AND PURPOSE OF THE COC BOARD

The CoC shall establish a Board to act on behalf of the CoC. Its key purposes are to be the driving force behind systems change to end and prevent homelessness and to provide the resources to support system change.

The CoC Board will be informed by committees and workgroups and supported by the Collaborative Applicant and the staff of Destination: Home pursuant to contracts with those entities.

COC BOARD RESPONSIBILITIES

The CoC Board is responsible for the following:

Strategic Direction

- Setting strategic priorities regarding affordable housing and homelessness, providing oversight and strategic direction for CoC activities (including fiscal oversight and programmatic activities), and providing resources to support strategic priorities, to make long-term systemic changes, and to implement an effective system of care
- Substantially engaging the private sector in increasing affordable housing and ending homelessness
- Promoting visibility of the CoC in the community and educating elected officials, agency heads, and community leaders regarding policies and actions to promote CoC objectives

Systemic Performance

- Ensuring that the CoC is effective in ending and preventing homelessness, meets HUD requirements, and maximizes local, State, Federal and private resources
- Monitoring CoC systemic performance through the Collaborative Applicant
- Ensuring the system of care is providing housing and supportive services in a manner consistent with best practices and the CoC's strategic priorities
- Establishing priorities that align with local and federal policies for recommending projects for HUD CoC Program homeless assistance funding
- Responding to the HUD Continuum of Care Program Notice of Funding Availability (NOFA) by reviewing and approving the CoC's process and approving the final submission of applications

CoC Oversight

- Serving as the decision-making body for the CoC
- Setting policy and meeting agenda(s) for the CoC and the CoC Board
- Overseeing the CoC and its Committees and make decisions based on their work
- Selecting, monitoring, overseeing, and evaluating the Collaborative Applicant
- Selecting, monitoring, overseeing, and evaluating the HMIS Lead
- Reviewing and approving the annual work plan for the CoC, its Committees, the Collaborative Applicant, and the HMIS Lead

FORMATION AND ROLE OF THE EXECUTIVE COMMITTEE

The COC Board shall establish an Executive Committee to:

- Act on behalf of the CoC Board in the interim between CoC Board meetings
- Ensure execution of strategic direction and operational decisions of the CoC Board
- Engage in monthly communication with and monitoring of the CoC contractors, including the HMIS Lead, Destination: Home and the Collaborative Applicant.

MEMBERSHIP OF THE COC BOARD

The CoC Board will be composed of the same individuals who serve as the Destination: Home Leadership Board, provided that at all times the CoC Board shall be representative of CoC organizations and of projects serving homeless subpopulations, and shall include at least one homeless or formerly homeless individual and a representative of at least one Emergency Solutions Grant (ESG) recipient agency located in Santa Clara County. Though the CoC Board and the Destination: Home Leadership Board will be composed of the same individuals, the CoC and Destination: Home are two distinct and separate entities.

The Destination: Home Leadership Board, and therefore the CoC Board, is comprised of up to 15 individuals as follows:

- **Four Executive Committee** members comprised of someone in a leadership role in the private sector and leadership representatives employed by the following organizations:

Santa Clara County, City of San Jose, and The Health Trust. The private sector representative shall serve a two-year, renewable term. The other Executive Committee positions shall be standing positions.

- **Up to Eight At-Large members**: Individuals selected to represent key community and CoC constituencies, with special emphasis on the private sector. Terms for At-Large members will be two years, but may be renewed.
- **At Least Three CoC members, including** at least one homeless/formerly homeless person, and at least two more representatives of service providing organizations from the CoC. Terms for CoC members will be two years, but may be renewed.

Regarding service on the CoC Board, Board members shall represent the CoC mission and not solely their organization's interests.

COC BOARD SELECTION, APPOINTMENT AND REMOVAL

At Large Members: At large members of the Destination: Home Leadership Board, and therefore the CoC Board, may be nominated by any member of the Board and shall be reviewed by the Destination: Home Executive Committee and approved by the Destination: Home Leadership Board. Appointments will be made based on an individual's commitment to the purposes of Destination: Home and the CoC as well as personal and professional qualifications including interest and leadership knowledge and the individual's roles as a representative of the CoC organizations and of projects serving homeless subpopulations.

CoC Members: At least three members of the Board shall be selected via CoC nomination process. When there is a vacancy in one of these positions, the vacancy will be filled as follows:

- The CoC membership will nominate and propose 2-3 potential Board members to fill each open CoC Member position on the Board
- The seated Destination: Home Leadership Board will select from among the proposed individuals.
- Factors in selection of CoC members to the Board include the individual's commitment to the purposes of the Board as well as personal and professional qualifications including interest, leadership knowledge, and depth of connection to the CoC membership and the broader community responding to homelessness, locally, regionally, and as relevant, nationally.

Co-Chairs: Two members of the Executive Committee shall be elected to annual terms as Co-Chairs of the Board by a vote of the CoC Board, which may be renewed.

Removal: Board members may be removed by 2/3 votes of the members of the Destination: Home Leadership Board, not including the vote of the member who is the subject of the removal proceedings. Absent compelling circumstances, a member shall be removed in the event they do not attend at least one half of the Destination: Home or CoC Board meetings annually.
The CoC shall review and update the CoC Board selection process at least once every 5 years.

DECISION MAKING & QUORUM

The CoC Board will operate on a consensus decision-making model. If consensus cannot be achieved, a decision will be made by a majority vote of those attending the meeting in which a quorum was initially present. Quorum is defined as a majority of the members of the Board.

COC BOARD AND EXECUTIVE COMMITTEE MEETINGS

Regular meetings of the CoC Board shall be held at least 4 times per year. Executive Committee members meet monthly with at least 8 meetings per year. Though CoC meetings and Destination: Home meetings may be conducted at adjacent times, each entity's meeting will be conducted separately.

Special meetings of the CoC Board may be called by 1) any Executive Committee member and 2) upon written request by a majority of the CoC Board members. CoC Board members will be given notice via email at least five (5) working days prior to a special meeting.

A quorum must be present before calling a meeting to order for the purpose of conducting CoC Board business. A meeting at which a quorum is initially present may continue to transact business notwithstanding the withdrawal of board members.

COMMITTEES

Committees and advisory work groups may be appointed by the Executive Committee to assist the Collaborative Applicant and Destination: Home staff and inform the CoC Board. They may be tasked with preparing periodic reports or presentations to the Board and otherwise carrying out CoC activities. CoC members will be encouraged to participate in committees and work groups.

The committees and work groups shall be dissolved upon the completion of their task.

CONFLICT OF INTEREST AND CODE OF CONDUCT

Each CoC Board member, employee, agent, and consultant is expected to uphold certain standards of performance and good conduct and to avoid real or apparent conflicts of interest. In order to prevent a conflict of interest, a CoC Board member, employee, agent, or consultant of the CoC Board may not:

- Participate in or influence discussions or decisions concerning the selection or award of a grant or other financial benefit to an organization that the CoC Board member, employee, officer, agent, or consultant has a financial or other interest in or represents
- Solicit and/or accept gifts or gratuities from anyone benefitting from HUD funding for their personal benefit in excess of minimal value
- Engage in any behavior demonstrating an actual conflict of interest and shall use reasonable efforts to avoid giving the appearance of any such conflict

Individuals with a conflict of interest will inform the CoC Board of the conflict and excuse themselves from the meeting or deliberations during such discussions. The CoC Board chairperson will also track which CoC Board members have conflicts of interest and assist to ensure such members do not participate in discussions or decisions in which the members have a conflict. Each CoC Board member must sign a personal conflicts of interest policy to demonstrate that the individual is aware of and agrees to abide by this policy. Any failure to adhere to the policy may result in disciplinary action. Disciplinary action may include but is not limited to:

- Oral warning
- Written warning
- Suspension
- Termination

In addition to disciplinary action, civil and/or criminal penalties may be sought.

COC MEETINGS

The CoC Board will hold meetings of the full Santa Clara County CoC membership at least semi-annually. The CoC Board or its designee will announce the date, time and location of these meetings at least one month in advance and will publish the meeting agenda at least one week before the date of the meeting. Meeting agendas will be posted online at www.sccgov.org/sites/osh/coc for review prior to the meeting.

RECRUITMENT

The CoC will publish and appropriately disseminate an open invitation at least annually for those within the Santa Clara County CoC area to join as new CoC members and will document all recruitment efforts.

AMENDMENT AND REVIEW

The CoC will review, update, and approve its governance charter at least annually. Amendment of the charter requires a majority vote at a regularly scheduled meeting of the CoC, provided that notice of the scheduled vote on the charter amendment was provided at least one month prior to that CoC meeting.

DELEGATION OF DUTIES AND RESPONSIBILITIES

The CoC shall contract with the following entities to carry out the following duties and responsibilities, provided that the CoC shall ultimately retain responsibility for all duties and responsibilities.

DESTINATION: HOME

- The Destination: Home staff shall provide support to the CoC Board by:

- Coordinating and supporting strategic planning activities
- Taking the lead on engaging, communicating and building trust among stakeholders, with support from the Collaborative Applicant
- Coordinating CoC Board meetings

COLLABORATIVE APPLICANT

The Collaborative Applicant is responsible for the following duties (either by completing the duty or contracting to complete it) and will call committees to support the following work:

CoC Administration

- Administering the CoC
- Maintaining a list of all CoC members
- Holding meetings of the full CoC membership, with published agendas, at least semi-annually
- Coordinating committee meetings
- Maintaining a CoC Policies and Procedures document to supplement this charter
- Publishing and appropriately disseminating an open invitation at least annually for those within the CoC area to join as new CoC members, and documenting recruitment efforts
- Recordkeeping to show all CoC requirements are met

CoC Program Application

- Coordinating a collaborative process for the development of the CoC's application to HUD for CoC Program funding for homeless assistance
- Collecting and combining the required application information from all applicants

Performance Monitoring

- Maintain CoC Performance Monitoring/Benchmark documents, which describe in more detail roles and responsibilities
- Establishing performance targets appropriate for population and program type
- Consulting with state and local government ESG recipients regarding ESG fund allocation
- Monitoring performance and evaluating outcomes of CoC and ESG recipients and sub-recipients
- Monitoring CoC systemic performance and outcomes
- Ensuring the system and programs are meeting target benchmarks. If benchmarks are not met, take action or recommend actions to be taken by the CoC Board, the CoC, providers and/or the community at large to improve outcomes

Coordinated Assessment

- In consultation with recipients of ESG funds within the CoC, creating and operating a coordinated assessment system that provides comprehensive assessment of needs.
- Establishing and operating written standards for providing CoC assistance

CoC Planning

- Planning for and conducting, at least biennially, a point-in-time count of homeless persons within Santa Clara County that meets HUD requirements
- Conducting an annual gap analysis of the homeless needs and services in Santa Clara County
- Providing information required to complete the Consolidated Plans, in accordance with 24 CFR parts 91 and 578.27, within Santa Clara County

HMIS LEAD

The HMIS Lead is responsible for HMIS implementation (either by completing the duty or contracting to complete it), which includes the following duties:

- Implementing HMIS, including designating a single HMIS
- Reviewing, revising, and approving the HMIS governance agreement, which identifies HMIS roles and responsibilities
- Reviewing, revising, and approving the privacy plan for the HMIS
- Reviewing, revising, and approving the security plan for the HMIS
- Reviewing, revising, and approving the data quality plan for the HMIS
- Reviewing, revising, and approving the HMIS policies and procedures
- Ensuring consistent participation of recipients and sub-recipients in the HMIS
- Ensuring HMIS administration is compliant with HUD requirements

SANTA CLARA COUNTY CONTINUUM OF CARE: WRITTEN STANDARDS FOR RAPID REHOUSING

The following standards will govern the CoC and ESG funded rapid rehousing projects in the Santa Clara County Continuum of Care. Each program may focus or operate a little differently, if they align with these overall standards. The standards are guided by the Santa Clara Countywide Quality Assurance Standards. As providers of shelter and service to the homeless, we believe that all people have access to the basic elements of life – food, housing, and medical services. All individuals should be treated with respect, without regard to any personal characteristics. The following standards have been developed to ensure consistent, safe, fair, and respectful administration of services.

POPULATION TO BE SERVED WITH RAPID REHOUSING ASSISTANCE

Target populations for assistance

The local rapid rehousing programs will target the following populations:

1. Veterans
2. Youth and Families with Children
3. Individuals and Families Fleeing Domestic Violence
4. Non-Chronically Homeless Individuals
5. Chronically Homeless not requiring Permanent Supportive Housing

Prioritizing Assistance

Priority for the subsidy is given to those households who score highest need in the RRH score on the VI-SPDAT.

VI-SPDAT

The VI-SPDAT is an assessment tool planned to be used by the coordinated assessment team. The VI-SPDAT combines the strengths of two widely used existing assessments:

- The Vulnerability Index (VI), developed by **Community Solutions** using leading medical research, which helps determine the chronicity and medical vulnerability of homeless individuals.
- The Service Prioritization Decision Assistance Tool (SPDAT), developed by **OrgCode Consulting**, is an intake and case management tool. Based on a wide body of social science research and extensive field testing, the tool helps service providers allocate resources in a logical, targeted way.

The VI-SPDAT is designed to help calibrate the response based on the individual, not merely the general population category into which they may fall (e.g., vulnerable, chronically homeless, etc.). The tool helps identify the best type of support and housing intervention for an individual.

STRUCTURE OF RAPID REHOUSING ASSISTANCE

The structure of rapid rehousing assistance is guided by a philosophy that encourages providers to provide the least amount of assistance to individuals and families to ensure their housing stability. As such providers, together with the client, determine how long or often to provide a subsidy (unless determined by specific grant requirements, regulations, etc.) while at the same time ensuring that program resources are not exhausted.

Goal of Assistance:

- After receipt of assistance, household is able to remain stably housed.
- At the conclusion of assistance, providers are encouraged to follow-up with household for up to 6 months to monitor and/or evaluate whether household has remained stably housed

Subsidy Amount/Length of Time/Calculation:

- Rental subsidies are provided based on client income and decline in steps based upon a fixed timeline.
- Initial assistance can be as much as 100% of rent depending on client income. Client will pay a percentage of their income in rent based on the program's assessment of the client's financial and family situation, with rental assistance decreasing monthly over time (schedule to be determined by program)

Subsidy Ending:

- The goal is for households to "graduate" from the program once they no longer meet the eligibility requirements of the program's funding source and/or a Case Manager determines assistance can be terminated, whichever comes first.
- An assessment tool is used to determine the need for ongoing assistance every 90 days.
- If the household does not attain any of these goals, assistance ends at 24 months (or earlier time as set by the program).

Move In Assistance:

- Move In Assistance will be targeted to households who are assessed as able to maintain their unit after the assistance. The amount of move-in assistance is determined by the program, within the limits set by the program's funding source.
- Move In Assistance may be provided as one time assistance or in tandem with Rental Assistance/Rental Subsidies.

ELIGIBILITY REQUIREMENTS

In order to qualify for rapid rehousing, households must fall within the target population as well as satisfy the following criteria:

1. Meet the current HUD definition of literally homeless for Rapid Re-housing services
2. Be the highest priority household available
3. Other eligibility criteria created at the program level

If clients are enrolled in multiple rapid rehousing program caution should be taken to ensure that services are not duplicated. However, co-enrollment in differing types of assistance is allowed

It should be noted that if a client has entered multiple rapid rehousing programs and not found success with this service model, the provider is encouraged to assess and identify whether rapid re-housing is the best approach.

REGARDING INCOME

- ☐ Households must demonstrate at point of program enrollment their ability and/or willingness to increase their income and/or decrease expenses and transition off the subsidy within the specified timeframe.

REGARDING RENT TO INCOME RATIO

- ☐ Taking into account a household's total income and expenses, all Move In Assistance only households should be able to demonstrate their permanent housing unit will be sustainable going forward.

REGARDING OTHER ELIGIBILITY REQUIREMENTS

- ☐ Rapid rehousing targeted toward families with children may assist qualifying CoC applicant families who do not currently have physical custody of their child(ren), if documentation from CPS verifies that housing and/or other services is the only remaining barrier to reunification and if the funding source allows for it, that reunification will occur after housing is obtained, and the household demonstrates compliance with CPS, court orders, etc.

- ☐ Move In Assistance only households must show proof of tenancy (e.g., named on the lease agreement or have a verifiable, valid sublease agreement, letters of verification).

REQUIREMENTS RELATED TO RECEIVING RAPID REHOUSING RESOURCES

Housing Requirements for Rapid Rehousing

All housing supported by rapid rehousing resources must meet all HUD requirements, including but not limited to, Housing Quality Standards, rent reasonableness standards, FMR (as relevant), and others.

PROVIDERS ARE ENCOURAGED TO IMPLEMENT BEST PRACTICES[27]

In addition to the requirements related to receiving Rapid Rehousing resources the CoC encourages providers to implement best practices when locating and securing housing for applicant families. Best practices include:

Overall Best Practices

- Set Goals - from the start, identify and set goals with the household to determine what they want
- Set Expectations – review the various rules and regulations related to housing – from noise levels to cleanliness to respect for neighbors. Stress the benefits. Differentiate between the household's wants versus their needs (e.g. studio serves the purpose rather than a one-bedroom)
- Set Up Support – have in place counseling and case management during housing process to assist with necessary changes as household transitions into housing (e.g. modifying behaviors that may be viewed negatively in residential settings)
- Listen to Household – meet regularly, view apartments together, recognize household's ability to decided where they want to live. Have household take an active role on the search
- Recognize What Landlords Want – know what landlords are looking for in prospective tenants (tenants who pay on time, maintain property, get along with others)
- Address Credit, and Criminal History Issues – educate household on their credit report. Obtain it and review it with household, encourage payment arrangement on utilities to

[27] Compiled from *Helping Clients to Help Themselves Through the Housing Process*, Evans, Bobbi Jo, http://homeless.samhsa.gov/resource/helping-clients-to-help-themselves-through-the-housing-process-49727.aspx and How to Give a Helping Hand Toward Housing, Evans, Bobbi Jo, http://homeless.samhsa.gov/resource/How-to-Give-a-Helping-Hand-Toward-Housing-46281.aspx

correct discrepancies. Same with criminal history – obtain police records to ensure information is accurate. Work with our identify resources to assist household with cleaning up their criminal record

- Work with Landlords – work closely with landlord to provide simple, straightforward explanations of a household's credit/criminal history (face-to-face is best). Once household accepted have landlord and household meet. Prepare household for this first impression (e.g. specific questions the landlord may ask). If household not accepted maintain positive attitude and motivation for possible future opportunity
- Understand the Purpose of the Security Deposit – educate the household that the security deposit is a guarantee against damage not unpaid rent. Meet with the landlord and the client to do an inspection and document/photograph any existing damage and include in household's file
- Review the Lease – review the lease with the household. Emphasize sections on rent, alteration of the apartment, lease violation, rules relating to guests and pets. Identify who is responsible for paying the utilities and any additional charges. Encourage the household to ask questions
- Anticipate Challenges – provide and identify support for household who may be experiencing a major transition and adjustments in routines now that they are housed

Financial Assistance Best Practices

- Service Providers should not issue checks to anyone other than a property owner or property management company. In no situation should a check or payment be made to household or another party
- Service Providers should verify property ownership by calling the Santa Clara County Tax Assessor. Provide the Assessor with the address of the unit the provider is interested in renting and verify the name of the property owner
- Service Provider should call the landlord to verify the rental agreement
- Service providers should mail payment to the property owner and/or property management company. Should the landlord, property owner and/or property management company need the check immediately they may pick it up from the service provider. The household should not pick-up or deliver the payment to the property owner and/or property management company
- Service providers should consider requiring two signatures for amounts over an identified threshold. All other standard financial procedures should apply including review of canceled checks and review of stale checks that have not been cashed.

Service Requirements/Components for Rapid Rehousing

Case Managers will provide intensive case management services in order to assist households to successfully retain housing and move off the subsidy and into self-sufficiency. Services may be provided at the program offices, and Case Managers will conduct home visits when appropriate. Services may include, but are not limited to:

- Intake and assessment
- A minimum of one monthly face-to-face case management meeting
- A minimum of one quarterly home visit
- Assistance with transportation, including accompaniment to appointments, home visits
- Verification of progress toward achievement of short and long term client objectives
- Referral to behavioral health resources
- Job search assistance
- Benefits assistance and advocacy
- Referral to vocational and training programs
- Mediation and negotiation with landlords
- Crisis intervention
- Referral to child care resources
- Referral to other services and resources
- Assistance with housing applications
- Budgeting and money management assistance
- Social and organized activities

During the clients' participation in the program, clients must meet with a case manager not less than once per month to assist the program participant in ensuring long-term housing stability. The project is exempt from this requirement if the Violence Against Women Act of 1994 (42 U.S.C. 13925 et seq.) or the Family Violence Prevention and Services Act (42 U.S.C. 10401 et seq.) prohibits the recipient carrying out the project from making its housing conditional on the participant's acceptance of services.

All clients may receive follow-up services for up to 6 months to ensure stability and assess the effectiveness of RRH programs.

Expulsion and/or sanctions

Santa Clara County Continuum of Care (CoC) member agencies are required to comply with the minimum standards for expulsion and sanctions as provided in the Santa Clara Countywide Quality Assurance Standards. Providers who are not members of the CoC are encouraged to

adopt these minimum standards or develop comparable expulsion and sanction standards as to that of the CoC.

Appendix D: Table of Acronyms

AHIF	Affordable Housing Impact Fee
BEGIN	Building Equity and Growth in Neighborhoods
CAPER	Consolidated Annual Performance Evaluation Report
CBO	Community-Based Organization
CDBG	Community Development Block Grant Program
CDI	Community Development Initiative
CHDO	Community Housing Development Organization
CIP	Capital Improvement Projects
CoC	Continuum of Care
ESG	Emergency Solutions Grant
FSS	Family Self Sufficiency
FY	Fiscal Year
HACSC	Housing Authority of the County of Santa Clara
HEARTH	Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009
HMIS	Homeless Management Information System
HOME	HOME Investment Partnerships Program
HOPWA	Housing Opportunities for Persons with AIDS
HTF	Housing Trust Fund
HTSV	Housing Trust Silicon Valley
IIG	Infill Infrastructure Grant
HUD	United States Department of Housing and Urban Development
LBP	Lead-Based Paint
LIHTC	Low Income Housing Tax Credit
LMI	Low-and moderate-income
MCC	Mortgage Credit Certificates
MHSA	Mental Health Services Act
MTW	Moving to Work
NED	Non-Elderly Disabled
NOFA	Notice of Funding Availability
NSP	Neighborhood Stabilization Program
RDA	Redevelopment Agency
RFP	Request for Proposal
Section 8	Section 8 Housing Choice Voucher Program
TBRA	Tenant-Based Rental Assistance
VASH	Veterans Affairs Supportive Housing
WIOA	Workforce Innovation and Opportunity Act