COMMITTEE AGENDA: 09/14/17
ITEM: d(1)

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: NEIGHBORHOOD SERVICES & EDUCATION COMMITTEE

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: September 1, 2017

Approved

Date 9-7-17

SUBJECT: FY 2016-2017 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

RECOMMENDATION

Accept the report on the progress towards achieving the housing and community development goals identified in the City's five-year Consolidated Plan (2015-2020) and the FY 2016-2017 Annual Action Plan (Housing).

OUTCOME

The purpose of this report is to provide the Neighborhood Services and Education Committee with a report on the City's progress towards achieving the housing and community development goals identified in the City's five-year Consolidated Plan (2015-2020) and the FY 2016-2017 Annual Action Plan. Public review of the CAPER will ensure compliance with the U.S. Department of Housing and Urban Development's (HUD) reporting requirements and enable the City to continue qualifying for much needed federal funds for housing and community development programs.

EXECUTIVE SUMMARY

This memorandum summarizes the accomplishments contained within the FY 2016-17 CAPER. The CAPER describes the progress towards achieving the housing and community development goals identified in the City's five-year Consolidated Plan (2015-2020) and the FY 2016-2017 Annual Action Plan. The highlights include achievements in the four areas of need identified in the five-year Consolidated Plan. These include: 1) Increase and Preserve Affordable Housing Opportunities; 2) Respond to Homelessness and its Impact on the Community; 3) Strengthening Neighborhoods; and (4) Promote Fair Housing Choices. The accomplishments reflect measures stated in grant agreements with service providers, as well as the results of community

completed by various City departments. They summarize only the goals associated with the City's federally funded activities.

For FY 2016-2017, the City expended over $21,750,000 in federal funds. In aggregate, these federal funds achieved the following milestones.

Respond to Homelessness and its Impact on the Community

- 148 homeless households received rental assistance
- 739 homeless people received outreach and/or shelter services
- 3,886 outreach contacts were made with homeless individuals
- 116 homeless or formerly homeless individuals participated in job training
- Thousands of homeless individuals will benefit from rehabilitation of the Boccardo Reception Center, including ADA accessibility improvements and kitchen improvements

Increase and Preserve Affordable Housing Opportunities

- 90 rental apartments were constructed and are occupied by low-income households
- 66 persons living with HIV/AIDS received permanent rental assistance

Strengthening Neighborhoods

- 142,246 low-income residents benefited from public facility improvements in their neighborhoods
- 356 low-income seniors received meals, nutrition, or socialization services
- 532 low-income residents participated in leadership development programs
- 350 households received safety or accessibility improvements to their home
- 373 homes were improved as a result of enhanced code enforcement services

Promote Fair Housing Choices

- 302 low-income households received fair housing education or legal services

While the information detailed above describes the number of individuals and households that benefited from projects supported with federal funds, the impact of these services on the lives of those receiving services is described on the following pages. The federal resources supporting these services help leverage local funding to provide a greater impact in addressing the needs of the community.

BACKGROUND

As an entitlement community, San José receives federal funding each year directly from HUD. Administered by the City's Department of Housing, the funds are vital in supporting several City initiatives and helping the Department meet its mission to strengthen and revitalize San José's communities through housing and neighborhood investments.

In order to qualify for these funds, HUD requires that the City complete the following three documents:

1. A Five-Year Consolidated Plan (Five-Year Plan) which documents the City's housing needs and its strategies for meeting those needs during a five-year period. The City is currently in the third year of the 2015-2020 Five-Year Plan.

2. An Annual Action Plan (Annual Plan) which details the investment strategy in each of the five years within a Consolidated Plan cycle to meet identified priorities. The City Council approved the FY 2017-2018 Annual Action Plan on June 20, 2017.

3. A Consolidated Annual Performance and Evaluation Report (CAPER) which summarizes the City's progress in meeting the objectives of its respective Annual Plans. The draft FY 2016-2017 CAPER is available on the Housing Department's website.

These Plans guide the funding priorities for San José's federal housing grant programs which are administered by the City's Housing Department and overseen by HUD. The City is required to submit the CAPER to HUD by September 28, 2017. The September 26, 2017 City Council meeting will provide an opportunity for public input on the report and for the City Council to consider approval of the CAPER prior to submission to HUD.

ANALYSIS

The City received a total allocation of $12,581,998 in federal funding from CDBG, HOME, HOPWA, and ESG programs for FY 2016-2017. Major accomplishments achieved during the fiscal year are highlighted in the following sections. Each set of annual goals in the 2016-2017 Annual Action Plan are measured against progress toward the goals set in the five-year Consolidated Plan. Each of the federal grants has specific requirements on how funds can be used to meet the goals/areas of need. The main objective of each program is described below.

Community Development Block Grant (CDBG): As the largest and most flexible of the four federal grants, the CDBG funds are divided into four categories. These include Public Services, Community Development Investment (CDI) Activities, Administration, and Section 108 loan repayments. The CDI category is further delineated into non-construction and construction projects.

HOME Investment Partnerships Program (HOME): These funds must be used to provide affordable housing opportunities.

The Emergency Solutions Grant (ESG): These funds must be used for solutions to address homelessness.

Housing Opportunities for Persons With Aids (HOPWA): The HOPWA grant must be used to fund agencies that provide housing and support services to low income individuals living with HIV/AIDS.

A summary of the total federal fund expenditures by goal and program is provided in Table A below. The figures included in the table are estimates and will be updated prior to submission of the CAPER to HUD. It should be noted that the total expenditures of $21,754,877 exceeds the funds allocated for FY 2016-2017. This is due to the inclusion of expenditures in "program income" which must be spent before the current year allocation. Program income consists primarily of construction loan repayments from loans originated in prior years.

Table A

2016-17 Federal Grant Expenditures by Goal and Program					
Goal	**CDBG**	**HOME**	**ESG**	**HOPWA**	**Total***
Responding to Homelessness and its Impacts on the Community	$750,000	$998,135	$820,495	-	**$2,568,630**
Increase and Preserve Affordable Housing Opportunities	$2,307,730	$7,809,150	-	$759,966	**$10,876,846**
Strengthening Neighborhoods	$4,137,598	-	-	-	**$4,137,598**
Promoting Fair Housing Choice	$300,000	$100,000	-	-	**$400,000**
Section 108	$2,024,228	-	-	-	**$2,024,228**
Administration	$1,405,382	$258,307**	$61,472	$22,414	**$1,747,575**
Total	**$10,924,938**	**$9,165,592**	**$881,967**	**$782,380**	**$21,754,877**

*The total expenditure amounts may differ from the amounts reflected in the annual budget due to timing differences regarding the treatment of program commitments and encumbrances.
**The HOME administrative funds include both administrative expenses for the Housing Department and the City's non-profit TBRA administrator

RESPOND TO HOMELESSNESS AND ITS IMPACTS ON THE COMMUNITY

The 2017 Homeless Census and Survey identified a total of 4,350 individuals residing in San José on any given night. This point-in-time figure represents a 7% increase from the number identified in the 2015 census, when 4,063 individuals were identified. Out of the total 4,350 persons, 74% of the population was unsheltered (residing on the street, in vehicles, in abandoned buildings, or in encampment areas).

In San José and Santa Clara County, the primary change in homelessness in the 2017 results is attributable to the significant increases in the number of unaccompanied children and young adults. As previously mentioned, the City implemented a dedicated youth count and survey in response to direction from HUD. The new approach provided for a more extensive coverage of areas throughout San José than in past years. The results from this work yielded significant

increases for the numbers of both unaccompanied children and transition age youth. The data from this year will serve as a baseline for measuring progress towards the HUD objective of ending youth homelessness by 2020.

Despite the increase in the homeless count attributable to the youth and young adult numbers, the City of San José and its partners have made significant progress in moving more people off of the streets and into housing. Based on the 2017 data, it appears that the City's efforts to address homelessness have been successful in reducing the number of those living in encampments (-17%), the chronically homeless (-14%), homeless families (-12%), and veterans (-6%). Efforts to end homelessness remain a top priority in San José. The City expended over $2.5 million in federal CDBG, HOME, and ESG funds toward services and housing for the homeless.

A summary of the major outcomes in responding to homelessness is provided in Table B. A comparison of goals to outcomes for all service projects in each of categories of activities described in the report are included in **Attachment C** to this memo.

Table B

Respond to Homelessness and Its Impacts on the Community			
Projects	**Agency**	**Unduplicated Individuals/ Households Served**	**Outcomes**
HOME Rental Assistance	The Health Trust	110 households	110 homeless individuals/households were provided a rental subsidy to ensure they paid no more than 30% of their income towards housing costs. All clients received case management services.
Citywide Outreach & Shelter	HomeFirst	474 individuals	16% of clients (76 individuals) moved from street to permanent housing destinations or temporary destinations and some institutional destinations. 96% of households receiving rental subsidies (23 of 24 households) maintained housing for at least 6 months. The 23 households are a subset of the 76 individuals who moved from street to permanent housing.
Downtown Outreach Program	PATH	265 individuals	232 individuals completed an assessment and were added to the Community Queue to be matched with housing opportunities as they become available. 35% of clients (68 individuals) moved from street to temporary destinations and some institutional destinations (e.g. foster care, long-term care facility). 11% of clients who received assessment (27 individuals) moved from street to permanent housing destinations.
Rapid Rehousing and Supportive Services	Bill Wilson Center Consortium	399 individuals	49% of clients (195 individuals) served through emergency shelter and/or supportive services exited to permanent housing destinations.

			65% of clients (52 homeless individuals) served thru emergency shelter and/ or Rapid Re-housing and receiving ongoing rental support exited to a permanent housing destination and maintained housing for 6 months. This is a subset of the 195 clients listed above.
Total	**1,248 individuals/households served**		

Under the HOME funded Tenant Based Rental Assistance (TBRA) program and ESG funded Rapid Rehousing program, 148 homeless households received subsidies to assist them in obtaining permanent housing.

The City continued to support outreach services through a City-wide program with HomeFirst, as well as a downtown program operated by PATH. These two programs play a vital role in completing assessments of homeless individuals and families so they are eligible to receive services through the county-wide system of services.

In addition to the services provided, the City supported the rehabilitation of facilities where homeless individuals and families receive services. CDBG funding enabled HomeFirst to rehabilitate the Boccardo Reception Center, including accessibility improvements and kitchen improvements. Rehabilitation of the Recovery Café and the Bill Wilson Center Drop-in Center are underway and will be completed in the next fiscal year.

INCREASE AND PRESERVE AFFORDABLE HOUSING OPPORTUNITIES

For FY 2016-2017, the City spent $10,876,846 in federal funds to provide affordable housing opportunities. Specifically, the City assisted in the construction of 171 new apartments, affordable to extremely low-income ($35,800 annually for a family of four), very low-income (equal to $59,700 annually for a family of four), and low-income families ($84,750 annually for a family of four). Ninety (90) of the apartments were funded with HOME dollars. This includes the completion and occupancy of 101 apartments at Donner Lofts, 43 of which were HOME funded, as well as 70 apartments at The Metropolitan North, 47 of which were HOME-funded.

In addition to the completed projects, the City Council approved expenditure of up to $8,000,000 of HOME funds for Second Street Studios. The project is under construction at the time of this report. Second Street Studios will include 134 apartments (128 studios, and 6 one-bedroom apartments), all of which are set-aside as permanent supportive apartments for homeless households. Completion and full occupancy is expected in 2018. The City also invested $2,000,000 of CDBG funds toward the acquisition of property for the Villas on the Park project, another Permanent Supportive Housing development with 78 apartments for homeless individuals.

The City also invested in the rehabilitation of The Plaza Hotel. For homeless residents with housing coupons/vouchers, finding affordable housing has been a tremendous challenge in the San José area. To address this challenge, the City used CDBG funds to acquire and rehabilitate a vacant and dilapidated 47-unit SRO building known as The Plaza Hotel located at 96 South

Almaden Boulevard. The rehabilitation is underway and is expected to be completed and occupied the fall of 2017.

The City was also able to assist or retain housing for 68 households through the Housing for People With Aids (HOPWA) program. The HOPWA program is the only program dedicated to providing housing and supportive services to low-income people living with HIV/AIDS.

A summary of funds expended to acquire land, construct or rehabilitate properties to provide new affordable housing opportunities, is provided as Table C.

Table C

Increase and Preserve Affordable Housing Opportunities (New Development, Acquisition, and/or Rehabilitation)			
Project	**Status**	**Federally-funded Affordable Apartments Added or Under Construction**	**Total Affordable Apartments Added or Under Construction**
Donner Lofts	Completed	43	101
The Met North	Completed	47	70
Second Street Studios	Under Construction	58	134
The Plaza Acquisition and Rehabilitation	Under Construction	49	49
Gallup/Mesa Land Acquisition	Developer Selected	TBD	TBD
Villas on the Park Land Acquisition	Pre-development	78	78
TOTAL		**275**	**432**

STRENGTHENING NEIGHBORHOODS

Activities pertaining to strengthening neighborhoods were solely funded through CDBG in FY 2016-2017. This category provides funding for programs, services and projects that contribute to viable urban communities through decent housing, suitable living environments, and expanded economic opportunities. These objectives were addressed in conjunction with the funding priorities identified by the community. These fall into the following three categories: 1) Public Services; 2) CDI Non-construction Projects; and 3) CDI Construction Projects.

Public Services Projects

Senior Services: The City funded two services to support the needs of senior residents in San José. Through the City's CDBG program, the City funded the Meals on Wheels Program and the

Senior Isolation to Inclusion Program. The two programs combined to serve over 80,525 meals, coordinated 16,544 assisted door-to-door transportation services, and provided just over 253,847 hours of caregiver respite services. The two programs combined to serve 869 low-income seniors in FY 2016-2017. An example of a key outcome is: 88% of the low-income dependent seniors (668 individuals) served by the Senior Isolation to Inclusion Program have improved their independent living skills and remained in their homes and out of a nursing home for at least six months.

Neighborhood Services: The City funded two non-profit agencies to provide leadership development training, basic needs services, and skill building workshops for 532 residents and potential future community leaders. One example of a key outcome includes: 81% of participants (240 residents) in the HomeGrown Talent Program increased their leadership skills and/or took action in the community.

A summary of the obtained outcomes for addressing the goal of Strengthening Neighborhoods via public service projects is provided in Table D-1.

Table D-1

Strengthening Neighborhoods - Public Services			
Projects	**Agency**	**Unduplicated**	**Outcomes**
Senior Isolation to Inclusion	Catholic Charities	759 Individuals	90% of clients (683 seniors) served by the program have demonstrated a 10% increase in socialization and subsequent decrease in depression/isolation after participating in the program for at least three months. 88% of the low-income dependent seniors (668 individuals) served by this program have improved their independent living skills and remain in their homes and out of a nursing home for at least six months.
Meals on Wheels	The Health Trust	110 Individuals	86% of the seniors served (94 individuals) reported that they looked forward to the daily visit from the driver "all" or "some" of the time. 80% of the clients served (88 individuals) reported that they visit with their driver "frequently" or "occasionally", increasing their socialization and decreasing isolation.
Home Grown Talent Project	Somos Mayfair	519 individuals*	76% of participants (118 residents) increased their self-sufficiency by addressing a critical basic need; 81% of participants (240 residents) increased their leadership skills and/or took action in the community; 80% of participants (66 residents) in the economic opportunity pipeline increased their skill sets to position themselves for economic opportunities.

CommUniverCity Community Leadership Program	CommUniverCity	13 individuals	100% of participants indicated they feel more responsibility for being a leader in the community and plan to utilize the information they learned to improve their communities.
Total	**1,401 individuals served**		

*Note: The Home Grown Talent Project, led by Somos Mayfair, includes a consortium of five nonprofit agencies, each providing different services from basic needs services to intensive leadership training. Each outcome applies to a portion of the individuals participating in the program.

Community Development Investment (CDI) - Non-Construction Projects

Work Experience Project (WEP): The City funded the San José Streets Team (SJST), a non-profit agency with the goal of creating opportunities for homeless individuals to gain skills to help them succeed while also developing relationships with local businesses for job placement. SJST provided 3,213 hours of employment development services to 116 participants. SJST entered into written agreements with local businesses to place 24 individuals into jobs. Ninety (90) percent of individuals who graduated from the program retained employment for at least three months.

Targeted Code Enforcement: The City funded targeted Code Enforcement in Santee, Five Wounds/Brookwood Terrace, and Cadillac neighborhoods in FY 2016-2017. Within these areas, Code Enforcement performed enhanced multi-family beyond the typical services provided. The code enforcement efforts included 1,034 inspections and re-inspections, which resulted in 156 notices sent to property owners and 3,839 violations corrected. One key outcome includes: 65% of substandard housing violations identified by inspectors were corrected within 120 calendar days from the date inspectors notified the property owners of the violations.

Minor Repair Program: The City's Minor Repair Program (MRP) assisted 350 low-income San José residents with 1,654 items of urgent, safety, and accessibility/mobility repairs, and 64 items of major (e.g., roof replacements) rehabilitation activities to ensure safe and decent living environment. In addition to the regular MRP, the Housing Department staff coordinated with Rebuilding Together Silicon Valley and Habitat for Humanity to meet with residents of two mobilehome parks affected by the Coyote Creek flood. Over the proceeding few months, the two agencies provided repair and restoration to over 90 mobilehomes impacted by the flood. Some of the key outcomes of this program include: 94% of all households (335 households) have improved safety conditions in their home. 95% of households (209 households) served through Rebuilding Together have improved accessibility and mobility modifications in their home as a result of the improvement.

A summary of the obtained outcomes for addressing the goal of Strengthening Neighborhoods via CDI Non-Construction projects is provided in Table D-2.

Table D-2

Strengthening Neighborhoods –CDI Non-Construction Projects			
Project	**Agency**	**Neighborhoods / Population Served**	**Outcome**
Encampment and Place-Based Clean Up	San Jose Streets Team	Santee Five Wounds/ Brookwood Terrace Mayfair MGPTF Hotspots	Provided 3,213 hours of employment development services to 116 program participants 90% of participants (15 individuals) who graduated from the program retained employment for at least three months.
Code Enforcement	City - PBCE	Santee Five Wounds/ Brookwood Terrace Cadillac	65% of substandard housing violations identified by inspectors were corrected within 120 calendar days from the date inspectors notified the property owners of the violations.
Minor Repair Program	Rebuilding Together	350 low income households citywide	94% of all households (335 households) have improved safety conditions in their home. 95% of households (209 households) served through Rebuilding Together have improved accessibility and mobility modifications in their home as a result of the improvement.

Community Development Investment (CDI) – Capital Improvement Projects

Capital improvement projects are selected as a means to improve the infrastructure of selected, low-income neighborhoods. Due to the complexity of planning, procurement, and construction, Capital Projects often span multiple fiscal years. In 2016-2017, the City committed funding to a number of projects that include street and infrastructure enhancements, nonprofit facility improvements, and public facility improvements. The focus of this report is the projects that were completed this past fiscal year. Completed projects for this period include:

- Library Facility Improvements – This project included construction of technology bars in four libraries, floor replacement at five libraries, and the construction of a teen space at Bibliotheca Latinoamericana. All libraries are in low-income neighborhoods.

- Five Wounds/Brookwood Terrace Pedestrian Safety Improvements – This project includes embossed crosswalks, pedestrian-scale street lighting, flashing beacons, and other pedestrian safety improvements.

- Five Wounds/Brookwood Terrace Road Humps – Community members in the Five Wounds/Brookwood Terrace neighborhood identified pedestrian safety as a top priority for CDBG infrastructure improvements. Flashing beacons, wheelchair ramps, signage, and striping were installed at E. William Street and S. 18th Street William in FY 2016-

2017. Additionally, three radar speed display signs were installed on Julian Street near San Jose High Academy.

- ADA Ramps – This project increased pedestrian accessibility and livability through the installation of 255 new or retrofitted curb ramps in place-based neighborhoods. The project was completed in 2017.

- LED Streetlights – This project supported the conversion of street lights to LED, including 539 fixtures in the Five Wounds neighborhood and in the Santee neighborhood.

- Mayfair Community Garden Enhancement – This project improved a community garden with 115 plots by installing a shade structure.

A summary of all the funded capital improvement projects is included as an **Attachment B** to this memo.

PROMOTING FAIR HOUSING CHOICES

The Fair Housing Act which is enforced by HUD prohibits discrimination when renting, buying, or securing financing for any housing. Federal protection covers discrimination because of race, color, national origin, religion, sex, disability, and the presence of children. Fair Housing covers most housing whether publicly or privately funded. As an entitlement City, San José must ensure that all programs are administered in a manner that affirmatively furthers the policies of the Fair Housing Act.

San José has funded the services of a nonprofit fair housing consortium comprised of four different nonprofit agencies to help fulfill the City's Fair Housing requirements. The consortium included the Law Foundation of Silicon Valley (lead agency), Project Sentinel, Senior Adult Legal Assistance (SALA), and Asian Law Alliance (ALA). The Consortium offers a comprehensive and coordinated Fair Housing Program that includes discrimination complaint intake and investigation, enforcement and litigation services, and general fair housing education. Between the five consortium members, the consortium provided 50 fair housing investigations, 83 client briefings, 74 legal representations, and 66 fair housing presentations. Key outcomes for this project include:

80% of presentation participants (367 individuals) became more familiar with the laws governing fair housing following the presentation.

Provision of legal services resulted in 80% of complainants with improved access or availability of housing (59 individuals).

SECTION 108

The City is required to allocate approximately $2,200,000 annually to repay the federal government for Section 108 loans made to the City's former Redevelopment Agency for various private development projects. When the loans were executed, CDBG funds were identified as the collateral funding source for this repayment obligation. Until another source of funding is identified, CDBG will continue to be the source of this annual repayment through 2026. This represents approximately 25% of the City's annual CDBG CDI allocation.

ADMINISTRATION

For each federal funding source, the City funds administrative activities within federally-regulated limits. Administrative activities include planning, grant management, monitoring, reporting, legal services, and environmental review.

EVALUATION AND FOLLOW-UP

Upon City Council approval, the CAPER will be submitted to HUD by the September 28, 2017 due date. The draft and final CAPER documents will be posted on the San José Housing Department's website.

PUBLIC OUTREACH

This item has been posted on the Neighborhood Services and Education Committee website for September 14, 2017, and will be placed on the City Council website for its September 26, 2017, meeting.

HUD requires that jurisdictions hold one public hearing and a 15-day public review period to receive public comments on the draft CAPER. The document's public review and comment period runs from September 8, 2017 to September 26, 2017. The City will also hold two public hearings on the document: one at the September 14, 2017 Housing and Community Development Commission meeting, and another at the September 26, 2017 City Council meeting. This memorandum will be posted to the September 26, 2017 City Council agenda.

A public notice regarding the aforementioned public review and comment period was published in the *San José Mercury News, El Observador, Vietnam Daily News, The World Journal* (Chinese), and the *Philippine News* on September 8, 2017.

COORDINATION

This item has been coordinated with the City Attorney's Office.

COMMISSION RECOMMENDATION/INPUT

The Housing Department staff will be presenting the draft CAPER to the Housing and Community Development Commission (HCDC) on September 14, 2017. Because the CAPER is being presented to the Commission after the submittal of this Memorandum, a Supplemental Memorandum documenting any comments received at the September HCDC meeting will be provided to City Council prior to the September 26, 2017 City Council meeting.

CEQA

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

/s/
JACKY MORALES-FERRAND
Director, Department of Housing

For questions, please contact James Stagi, Acting Division Manager, at (408) 535-8238.

Attachment A: Consolidated Annual Performance Evaluation Report
Attachment B: Strengthening Neighborhoods – Capital Improvement Projects
Attachment C: Outcomes for Services and Activities Serving Individuals and Families

CITY OF SAN JOSE

FY 2016-17 Consolidated Annual Performance Evaluation Report (CAPER) - DRAFT

Prepared by:
City of San José
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408-535-3860

OMB Control No: 2506-0117 (exp. 07/31/2015)

Cover Photos

Top: The Metropolitan North Apartments - Construction was completed in 16-17 and occupancy is underway for this affordable rental development of 70 apartments (11 studios, 25 one-bedroom apartments, 14 two-bedroom apartments, and 21 three-bedroom apartments). Nine of the apartments are Transition in Place (TIP) units for homeless households.

Bottom: Donner Lofts – This project was completed and occupied in the 16-17 program year. Donner Lofts is an affordable rental development of 101 apartments (92 studios and 9 one-bedroom apartments); forty-three (43) of which are restricted as HOME apartments. 20 of the apartments are permanent supportive apartments for homeless households.

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Note: All expenditures in the following document are estimates as of 09/01/17. As final payments for FY 16-17 are made, the expenditures will be updated and included in the final CAPER submitted to HUD.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The City of San José's FY 2016-2017 *Consolidated Annual Performance Evaluation Report (CAPER)* describes the progress made towards achieving the housing and community development goals identified in the City's *Five-Year Consolidated Plan (2015-2020)* and the *FY 2016-2017 Annual Action Plan*. These Plans guide the funding priorities for San José's federal housing grant programs, which are administered by the City's Housing Department and overseen by the U.S. Department of Housing and Urban Development (HUD). These programs include: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG).

The 2016-2017 Fiscal Year was the second year in San José's Five-Year Consolidated Plan (2015-2020). Similar to the end of the previous five-year period, the City of San José experienced continued growth, as well as extraordinary challenges. For the last few years, job growth in Santa Clara County has continued to climb. While San José has experienced encouraging economic improvements, many San José residents continue to face a lack of affordable housing and displacement of lower-income households from their communities due to market forces. Additionally, responding to homelessness and its effects on the community have continued to be a key policy priority in San José and throughout the region during this Consolidated Plan cycle.

The circumstances over the past few years in California have underscored the importance of ongoing adequate federal funding for the many vital housing and community development activities that local governments perform. Maintaining the flexibility to direct these resources to meet changing local priorities, is paramount to utilizing these funds in the most effective manner.

The City received a total allocation of $12 million in Federal funding from CDBG, HOME, HOPWA, and ESG programs for FY 2016-17. In FY 2011-12, San José, like most cities, experienced significant cuts in federal funds. Since that time, federal funding levels have remained stable with only slight increases or decreases each year. The City leveraged its FY 2016-17 federal allocations with other funds to provide vital resources for activities identified as the areas of greatest need in the 2015-2020 Consolidated Plans. These needs are summarized below:

- Increase and preserve affordable housing opportunities;
- Respond to homelessness and its impacts on the community;
- Strengthen neighborhoods;
- Promote fair housing.

Major accomplishments achieved during the 2016-17 Fiscal Year are highlighted in the following section. Each set of annual goals in the 2016-17 Annual Action Plan are measured against progress toward the goals set in the 5-year Consolidated Plan. The specific activities funded during the 2016-17 Fiscal Year

(FY) were identified as funding priorities to address the four areas of need and demonstrate impact in the community. The City and its grantees were able to meet most of the goals set in the 2016-17 Annual Action Plan. A description of each program, and program accomplishments are described in greater detail throughout this report. The executive summary provides highlights of key accomplishments over this performance period.

While measuring performance is an essential part of gauging progress towards established goals, measuring the outcomes of a given program or service is often a major indicator of success and states the impacts that those programs or services have on the community. Each of the services and programs funded through the federal sources have one or more outcome indicator. Based on the program or service, City staff work with community partners, public agencies, and service providers to develop each program and/or service outcome indicators. In addition to describing the City's and its sub-grantee performance, accomplishments are also measured by outcomes.

FY 2016-2017 (ANNUAL) HIGHLIGHTS

INCREASE AND PRESERVE AFFORDABLE HOUSING OPPORTUNITIES

The City identified four key programs to support the strategy and desired outcome of increasing and preserving affordable housing. These include:

- Construction or Development of New Affordable Apartments;
- Rehabilitation of Existing Apartments
- Construction of New Homeowner Housing and;
- Tenant Based Rental Assistance and/or Rapid Rehousing

Construction or development of new affordable apartments - In FY 16-17 the City assisted in the construction of 171 apartments, affordable to extremely low-income (less than 30% area median income), very low-income (50% AMI) and low-income families (80% AMI). Ninety (90) of these apartments were funded with $12,083,334 in HOME funds. HOME funding is supporting a new Permanent Supportive Housing (PSH) development, which includes 134 new apartments for homeless individuals under construction, of which 58 will be assisted with approximately $8,000,000 in HOME funds. In addition, $2 million in CDBG funds were used to support the acquisition of a PSH development project in FY 16-17, which will result in 78 supportive housing apartments for homeless individuals. These investments along with previous commitments of federal funds, positions the City to significantly exceed the 5-year goal of constructing 160 new federally funded affordable apartments.

Rehabilitation of existing apartments - During FY 15-16 and FY 16-17, the City invested $3 Million of CDBG funds toward the acquisition and rehabilitation of the Plaza Hotel; a forty-seven unit single room occupancy (SRO) residential facility to assist in housing the homeless. Acquisition was completed in FY 2015-16 and rehabilitation began in FY16-17. Construction is expected to be complete in September 2017 and 47 SRO apartments will be available for homeless individuals.

Tenant Based Rental Assistance and/or Rapid Rehousing - Measured in Households served, the Tenant Based Rental Assistance Program, funded through the Housing for People With Aids (HOPWA) program assisted 66 households find or retain affordable housing; falling slightly short of the goal of 80 households assisted. The program has issued vouchers that have been difficult to fill due to the low rental vacancies and high housing costs. In addition to ongoing rental assistance, the HOPWA program provided housing placement assistance to 50 households, far exceeding the annual goal. The program also provides supportive services to assist households with finding and securing housing, accessing benefits, increasing income, and improving health outcomes. The HOPWA program served 130 unduplicated households in the program year.

RESPOND TO HOMELESSNESS AND ITS IMPACTS ON THE COMMUNITY

The 2017 Homeless Census and Survey identified a total of 4,350 individuals residing in San José on any given night. This point-in-time figure represents a 7% increase from the number identified in the 2015 census, when 4,063 individuals were identified. Out of the total 4,350 persons, 74% of the population was unsheltered (residing on the street, in vehicles, in abandoned buildings or in encampment areas). There were 643 individuals experiencing homelessness in encampment areas in San José. This represents a decrease of 17% from 778 in 2015 and continues a downward trend from 2013, when 1,230 individuals were counted in encampment areas.

Efforts to end homelessness remain a top priority in San José. In addition to the new rental apartments set aside for homeless households, the City expended $2.5 Million in federal CDBG, HOME and ESG funds toward services and housing for the homeless. To address the critical needs of San José's homeless residents, the City implemented four programs to support homeless needs:

- HOME funded Tenant Based Rental Assistance (TBRA);
- Citywide Outreach and Shelter;
- The Downtown Outreach Program and;
- Rapid Rehousing and Supportive Services

Under the federally funded programs, performance may be tracked differently based on the type of assistance and desired outcome of the service or program. Within the four homeless programs funded and reported in this CAPER, performance is measured by *Persons Assisted,* which tracks the number of unduplicated individuals assisted over the year; *Households Assisted,* which counts each household regardless of the number of individuals within the home and; *Outreach Contacts,* documents the total number of contacts counted by the different outreach programs.

Outreach and Shelter *(Persons Assisted)* - In FY 2016-17, the City assisted 474 homeless individuals obtain services such as case management or housing search sessions while also providing 8,937 shelter beds nights; far exceeding the annual goal of assisting 318 individuals.

HOME TBRA and Rapid Rehousing Services *(Households Assisted)* - Under the HOME funded TBRA program and ESG funded Rapid Rehousing program, 148 homeless households received subsidies to

assist them in obtaining permanent housing. In spite of falling below the annual goal of 215, this is a significant accomplishment given the challenging rental market in San José.

Citywide and Downtown Outreach *(Outreach Contacts)* - While San José continued to support outreach services citywide, the City also funded outreach teams focused in downtown San José. Between the citywide and downtown programs, 3,886 outreach contacts were achieved, exceeding the goal of 1,400.

In the case of Homelessness programs and services, City staff has adopted County-wide outcome indicators for homeless programs and services which have been established by the County's County Continuum of Care (CoC). The CoC, is a multi-sector group of stakeholders, including City staff, who are charged with coordinating large scale implementation of efforts to end homelessness in the County. Some of the key outcomes of the City's federally-supported programs in 2016-17 fiscal year include:

- 35% of clients (68 homeless individuals) contacted by the Downtown street/encampment outreach teams moved from street to temporary destinations (Emergency Shelter or Transitional Housing), and some institutional destinations.

- 11% of clients (27 homeless individuals) contacted by the Downtown street/encampment outreach teams moved from street to permanent housing destinations.

- 16% of clients (76 homeless individuals) who were contacted via the Citywide street/encampment outreach teams and exited the program, moved from street to permanent housing destinations or temporary destinations (Emergency Shelter or Transitional Housing), and some institutional destinations.

- 65% of clients (52 homeless individuals) served thru the Rapid Rehousing and Supportive Services Program exited to permanent housing destinations and maintained housing for at least 6 months.

Stephanie, a member of the Downtown Outreach Team, engages with Rambo, a homeless individual in St. James Park. Rambo was housed in July 2017.

STRENGTHENING NEIGHBORHOODS

Activities pertaining to strengthening neighborhoods were solely funded through CDBG in FY 2016-17. In an effort to achieve one of HUDs primary objective of developing viable urban communities, this category provides funding for programs, services and projects that contribute to viable urban communities through decent housing; suitable living environments and expanded economic opportunities. These objectives were addressed in conjunction with the funding priorities identified by the community. These include:

Neighborhood Programs

In 2016-17, to support the programs component of Strengthening Neighborhoods, the City funded the non-profit, Rebuilding Together Silicon Valley to manage and operate a Minor Repair Program. This Program provides funding and inspection services to make accessibility improvements and minor repairs such as roofing, heating and plumbing repairs to owner occupied single-family homes and mobile homes. The City received a series of storms with significant rainfall this winter and in February 2017 Coyote Creek flooded three neighborhoods in San José. Two mobile home parks sustained damage from the flood and the City worked with partner agencies in the Minor Repair program to respond quickly to the urgent need. The results below include repairs completed on homes impacted by the flood.

Minor Repair Program – This program provided 1,654 items of urgent, safety and accessibility/mobility repairs, and 64 items of major (e.g., roof replacements) rehabilitation activities to ensure safe and decent living environment to 350 low-income households. The results of this project include:

- 94% of households (335 households) have improved safety conditions in their home.
- 95% of households (209 households) served through Rebuilding Together have improved accessibility and mobility modifications in their home as a result of the improvement.

Work Experience Program Spotlight

Rick, a formerly homeless participant of the Work Experience Program, has obtained and maintained three jobs since joining the program. He is now housed and employed and taking classes to become a drug and alcohol counselor.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Work Experience Program - The City also funded the San José Streets Team (SJST), a non-profit agency with the goal of creating opportunities for homeless individuals to gain skills to help them succeed. SJST provides job training and placement for homeless individuals while linking them to services such as case management and shelter services. Through the Work Experience Program 3,213 hours of employment development services were provided to 116 homeless and formerly homeless individuals. Some of the key outcomes of this program include:

- Entered into agreements with local businesses to place 24 individuals into jobs.
- 90% of participants who graduated from the program retained employment for at least three months (15 participants).
- 11 participants who graduated from the program were placed in permanent jobs identified in written agreements with business partners and retained employment for at least 3 months. 70% of these positions offer health benefits to employees.
-

Targeted Code Enforcement: The City also funded targeted Code Enforcement within the three place-based neighborhoods as well as neighborhoods identified in the Mayors Gang Prevention Task Force FY 2016-17. Within these areas Code Enforcement performed enhanced multi-family inspections. Code Enforcement conducted 1,034 inspections and re-inspections, which resulted in 156 notices sent to property owners and 3,839 violations corrected. The project served 373 unduplicated households. One key outcome includes:

- 65% of substandard housing violations identified by inspectors were corrected within 120 calendar days from the date inspectors notified the property owners of the violations

Senior Services - The City funded two services to support the needs of senior residents in San José. Through the City's federal programs, the City funded the Meals on Wheels Program and Senior Isolation to Inclusion Program. The two programs combined to serve over 80,525 meals, coordinated 16,544 door-to-door transportation services, and provided just over 253,800 hours of caregiver respite services. The two programs combined to serve 869 low-income seniors in FY 2016-17. One example of a key outcome for these services include:

- 88% of the low-income dependent seniors (668 individuals) served by this program have improved their independent living skills and remain in their homes and out of a nursing home for at least six months.

Neighborhood Services: The City funded two non-profit agencies to provide leadership development training, skill building workshops, and basic needs services for 393 residents and potential future community leaders. Two examples of key outcomes include:

- 81% of participants (240 residents) of the leadership classes provided by the Homegrown Talent Project increased their leadership skills and/or took action in the community;
- 80% of participants (66 residents) in the economic opportunity pipeline increased their skill sets to position themselves for economic opportunities.

Capital Projects (Completed)

Due to the complexity of planning, procurement, and construction, Capital Projects often span multiple fiscal years. In 2016-17 the City committed funding to a number of projects that include pedestrian safety improvements, ADA upgrades to curb ramps within CDBG eligible areas, improvements to a youth homeless drop-in center, and improvements to the largest local homeless shelter. Completed projects for this period include:

- Five Wounds/Brookwood Terrace Pedestrian Safety Improvements – This project, includes embossed crosswalks, pedestrian-scale street lighting, flashing beacons, and other pedestrian safety improvements.
- ADA Ramps – This project increases pedestrian accessibility and livability through the installation of 255 new or retrofitted curb ramps in place-based neighborhoods. The project was completed in 2017.
- Library Improvements in low-income neighborhoods – This project included construction of technology bars in four libraries, floor replacement at five libraries, and the construction of a teen space at Biblioteca Latinoamericana.

PROMOTING FAIR HOUSING CHOICES

The Fair Housing Act, which is enforced by HUD, prohibits discrimination and intimidation of people in their housing choices. Fair Housing covers most housing whether publicly or privately funded. As an entitlement City, San José must ensure that all programs are administered in a manner that affirmatively furthers the policies of the Fair Housing Act. To help support and advance the City's Fair Housing requirements, San José has funds the services of a non-profit fair housing consortium comprised of five different non-profit agencies. In FY 2016-17, the consortium met all of the established performance goals which include:

Fair Housing Services - Between the five consortium members, 50 fair housing presentations, 66 fair housing investigations, 83 client briefings, and 74 legal representations were achieved in FY 2016-17. The consortium served 302 unduplicated participants. Outcomes for this project include:

- 80% of presentation participants (367 individuals) became more familiar with the laws governing fair housing following the presentation.
- Provision of legal services resulted in 80% of complainants with improved access or availability of housing (59 individuals).

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source	Indicator	Unit of Measure	5-year Strategic Plan Goal	5-year Actual To Date	Percent of 5-year goal Complete	1-year (2016-17) Strategic Plan Goal	1-year (2016-17) Actual to Date	Percent of 1-year goal Complete
Affordable Housing	Affordable Housing	CDBG HOPWA HOME	Rental apartments constructed	Household Housing Unit	160	127	79%	158	90	57%
Affordable Housing	Affordable Housing	CDBG HOPWA HOME	Rental apartments rehabilitated	Household Housing Unit	70	0	0%	109	0	0%
Affordable Housing	Affordable Housing	CDBG HOPWA HOME	Homeowner Housing Added	Household Housing Unit	6	2	33%	0	0	0%
Affordable Housing	Affordable Housing	CDBG HOPWA HOME	Tenant-based rental assistance/Rapid Rehousing	Households Assisted	110	140	127%	80	66	83%
Fair Housing	Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1140	712	62%	220	302	137%
Homelessness	Homeless	CDBG HOME ESG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	145		0	145	
Homelessness	Homeless	CDBG HOME ESG	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	650	209	32%	110	148	135%
Homelessness	Homeless	CDBG HOME ESG	Homeless Person Overnight Shelter	Persons Assisted	1600	979	61%	318	474	149%

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal	Category	Source	Indicator	Unit of Measure	5-year Strategic Plan Goal	5-year Actual To Date	Percent of 5-year goal Complete	1-year (2016-17) Strategic Plan Goal	1-year (2016-17) Actual to Date	Percent of 1-year goal Complete
Homelessness	Homeless	CDBG HOME ESG	Homelessness Prevention	Persons Assisted	20	0	0%	N/A90	N/A	N/A
Homelessness	Homeless	CDBG HOME ESG	Other	Other (Outreach Contacts)	6400	6,482	101%	1400	3,886	278%
Strengthen Neighborhoods	Non-Homeless Special Needs Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	193000	234,981	122%	0	142,246	%
Strengthen Neighborhoods	Non-Homeless Special Needs Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	1,460	117%	305	888	291%
Strengthen Neighborhoods	Non-Homeless Special Needs Non-Housing Community Development	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	550	609	111%	200	350	175%
Strengthen Neighborhoods	Non-Homeless Special Needs Non-Housing Community Development	CDBG	Jobs created/retained	Jobs	250	26	10%	10	11	110%

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal	Category	Source	Indicator	Unit of Measure	5-year Strategic Plan Goal	5-year Actual To Date	Percent of 5-year goal Complete	1-year (2016-17) Strategic Plan Goal	1-year (2016-17) Actual to Date	Percent of 1-year goal Complete
Strengthen Neighborhoods	Non-Homeless Special Needs Non-Housing Community Development	CDBG	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5400	2213	41%	940	373	40%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

OMB Control No: 2506-0117 (exp. 07/31/2015)

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In the second year, the City has made significant progress on achieving the goals identified in the five-year Consolidated Plan.

Responding to Homelessness and Its Impacts on the Community

Investments and Expenditures

Program	Committed	Expended
CDBG	$750,000	$750,000
HOME	$1,240,000	$1,293,262
ESG	$1,007,180	$820,495

The City of San José, in coordination with other public and private agencies in Santa Clara County, continues to have success in addressing homelessness. The City's multi-faceted approach includes funding direct services, as well as advocating for policies, programs, and funding to support the end of homelessness. In the 16-17 program year, the City invested HOME, CDBG, and ESG funds to support homeless residents. Additionally, the City's HOPWA program prioritizes homeless s individuals. Highlights of this year's efforts to address homelessness and its impacts on the community include the following projects.

- HOME TBRA – The City used HOME funds to provide tenant-based rental subsidies and deposit assistance for 110 unduplicated households, targeting employable homeless individuals and families. Households pay no more than 30% of their income towards housing costs (i.e., rent and utilities). The TBRA program is an example of the "multi-faceted approach" discussed above. The City collaborates with outside agencies which provide intensive case management services to the TBRA clientele. Such services, when combined with rental assistance, improve the client's ability to successfully transition out of homelessness, retain housing and increase their self-sufficiency after exiting the TBRA program.

  The HOME-funded TBRA program offers deposit assistance equal to up to 2 months of rent in order to encourage landlords to rent to the program's clientele. Further, the TBRA program has taken the approach to analyze San José rents to arrive at a Rent Standard for the program rather than simply using Fair Market Rents (FMR). This approach is allowed by HUD regulations and provides a more realistic view of the current rental market. Even with these favorable program designs, San José's high rents and low vacancy rates, along with the clientele's specific challenges, finding affordable and adequate housing is a tremendous challenge.

- Citywide Outreach and Shelter Program – This program supported HomeFirst Services of Santa Clara County to provide street outreach, emergency shelter operations, case management, and operation of a centralized Homeless Outreach and Engagement Helpline (phone and email). HomeFirst reported 3,345 calls and emails on the helpline were received and responded to within 48 hours. When a call or email came in, a team of outreach

workers and/or case managers were deployed to the site to connect the homeless individuals to housing, and offer emergency shelter, transportation, case management and other comprehensive supportive services. Every visit was recorded in a database, which helped the City understand how many encampments were in San José and which ones got the most complaints. The database was also used to determine which encampments got cleaned. The project served 474 homeless individuals (unduplicated) in the program year with 2,014 outreach contacts, 8,937 person shelter days and 1,735 case management sessions. Results of these efforts include:

- 16% of clients (76 homeless individuals) who were contacted via street/encampment outreach and exited the program, moved from street to permanent housing destinations or temporary destinations (Emergency Shelter or Transitional Housing), and some institutional destinations.
- 96% of clients enrolled in case management for at least 30 days and had access to rental subsidies (23 homeless households) maintained permanent housing for at least six months.

- Downtown Outreach Program – This City supported People Assisting The Homeless (PATH), a nonprofit organization, to implement a homeless outreach and engagement program in downtown San José, providing a dedicated community outreach and mobile case management team, engaging local service providers and community stakeholders, and conducting permanent housing location and placement activities. The goal of the program was to increase community engagement around homelessness and to move people from the streets to housing in an effort to reduce homelessness in Downtown San José.

  A key achievement of this program is the high number of assessments completed (232 assessments). The Santa Clara County Continuum of Care (CoC) utilizes the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT). Completing the VI-SPDAT in HMIS enters the homeless individual into the CoC Community Queue. The Community Queue is then used to match individuals with new housing opportunities as they become available. This includes permanent supportive housing, rapid re-housing, and transitional housing. Over the past year, the program served 265 homeless individuals (unduplicated), conducted 1,872 outreach contacts, and provided 1,096 case management sessions and/or service linkages. Additionally, PATH expanded their program to include an outreach team at the MLK Library in downtown San José, as well as neighborhoods near upcoming Permanent Supportive Housing (PSH) developments. The project resulted in the following outcomes:

  - 88% of individuals engaged in services (232 homeless individuals) completed a VI-SPDAT assessment to identify the individual's vulnerability and service prioritization and enter them into the CoC's coordinated assessment system.
  - 35% of clients (68 homeless individuals) contacted via street/encampment outreach moved from street to temporary destinations (Emergency Shelter or Transitional Housing), and some institutional destinations (e.g. foster care, long-term care facility).
  - 11% of clients (27 homeless individuals) contacted via street/encampment outreach moved from street to a permanent housing destination during the fiscal year.

- Rapid Rehousing and Supportive Services – This ESG-funded project included services provided by a Consortium of five agencies: Bill Wilson Center (lead agency), LifeMoves, Family Supportive Services, Sacred Heart Community Services, and Next Door Solutions to Domestic Violence. The project supported 399 unduplicated participants. Services included 693 hours of case management, 3,745 shelter bed nights, 588 housing search sessions, and assisted 38 households with deposit/rental assistance. The project resulted in the following outcomes:

    - 49% of clients (195 homeless individuals) served gained or increased employment or non-employment cash income.
    - 49% of clients (195 homeless individuals) served thru emergency shelter and/or supportive services exited to permanent housing destinations.
    - 65% of clients (52 homeless individuals) served thru emergency shelter and/ or Rapid Re-housing and receiving ongoing rental support exited to a permanent housing destination and maintained housing for 6 months.

Increasing and Preserving Affordable Housing Opportunities

Investments and Expenditures

Program	Budgeted in Annual Action Plan	Expended
CDBG	$5,265,000	$2,307,730
HOME	$3,571,490	$7,808,932
HOPWA	$850,645	$759,966

The City is focusing much of its federal and nonfederal resources on developing and rehabilitating housing for the City's low and extremely low income residents, and homeless individuals and families. This past year has marked significant progress that includes completion of two rental projects (Donner Lofts and The Metropolitan North), investment in two new permanent housing development (2nd Street Studios and Villas on the Park) projects for homeless individuals, and rehabilitation of a SRO rehabilitation project for homeless individuals (The Plaza). In addition to the new affordable housing developments, the City continues to invest in its TBRA program. The City has prioritized its TBRA coupons to assist homeless veterans and employable homeless residents.

- **New Rental Housing Development –** The City has made significant progress adding new affordable housing opportunities for low income and homeless individuals and families with the investment of HOME and CDBG funds. Two developments were completed in FY16-17, one is under construction, and one is in pre-development stages. A total of 171 affordable apartments (90 of which are HOME funded) were added this year with another 212 affordable apartments under development or in pre-development stages in HOME or CDBG-supported projects.

Donner Lofts

- Donner Lofts – This project was completed and occupied in the 16-17 program year. Donner Lofts is an affordable rental development of 101 apartments (92 studios and 9 one-bedroom apartments); forty-three (43) of which are restricted as HOME apartments. Twenty (20) of the apartments are permanent supportive apartments for homeless households.

The Met (North)

- The Met (North) – Construction is complete and occupancy is underway for this affordable rental development of 70 apartments (11 studios, 25 one-bedroom apartments, 14 two-bedroom apartments, and 21 three-bedroom apartments). Nine of the apartments are Transition in Place (TIP) units for homeless households.

- Second Street Studios – City council approved expenditure of up to $8,000,000 of HOME funds for this project in July 2016. The project is in under construction at the time of this report. Second Street Studios will be an affordable rental development of 134 apartments (128 studios, and 6 one-bedroom apartments). All of the apartments have been set-aside as permanent supportive apartments for homeless households. Completion and full occupancy is expected in 2018. Accomplishments for this development will be reported the FY 17-18 CAPER.

- **Acquisition and/or Rehabilitation for Affordable Housing** – The City has made progress on increasing the availability of housing for low-income and homeless residents over the past year by acquiring property for future development.

    - The Plaza - For homeless residents with housing coupons/vouchers, finding affordable housing has been a tremendous challenge in the San José area. To address this challenge, the City used CDBG funds to acquire and rehabilitate a vacant and dilapidated 47-unit SRO building known as The Plaza Hotel located at 96 South Almaden Boulevard. The rehabilitation is underway and is expected to be completed and occupied the fall of 2017.
    - Gallup/Mesa – CDBG funds were used to acquire two parcels located at 5647 Gallup Drive and 1171 Mesa Drive in south San José. In FY16-17, the City selected a developer for the project, which will include low-income housing for families and apartments set-aside for youth exiting foster care.

- **HOPWA Tenant Based Rental Assistance (TBRA) and Supportive Services** – The City manages the HOPWA program for Santa Clara County and San Benito County. The HOPWA project sponsors, The Health Trust, and San Benito County Department of Community Services, provide rental subsidies, case management, housing placement assistance, and other supportive services to low income people living with HIV/AIDS. Over the past year, the HOPWA program provided over subsidies to 66 unduplicated households and supportive services to 100 unduplicated households.

    - 97% of clients (64 households) receiving TBRA maintained permanent, stable housing during the program year.
    - 83% of clients (108 households) receiving support services obtained or maintained benefits and/or income during the program year.

<u>Strengthening Neighborhoods</u>

Investments and Expenditures

Program	Budgeted in Annual Action Plan	Expended
CDBG	$3,591,231	$4,137,598

- **Senior Services** – CDBG funds supported two community-based organizations to provide services for over 800 unduplicated, low-income seniors.

  Senior Isolation to Inclusion, a program of Catholic Charities, provided 253,847 hours of caregiver respite, coordinated 16,544 assisted door-to-door transportation services, and provided 58,783 meals to 759 unduplicated low-income elderly residents.

    - 90% of clients (683 seniors) served by the program have demonstrated a 10% increase in socialization and subsequent decrease in depression/isolation after participating in the program for at least three months.

- 88% of the low-income dependent seniors (668 individuals) served by this program have improved their independent living skills and remain in their homes and out of a nursing home for at least six months.

Meals on Wheels, a program of The Health Trust, served 110 low-income seniors (unduplicated) with 21,742 healthy, hot meals, and provided 14,300 social visits and wellness checks, far exceeding the goals set at the start of the program year. Through private donations, the program was also able to provide pet food and supplies, so clients served were able to continue living with their animal companions.

- 86% of the seniors served (94 individuals) reported that they looked forward to the daily visit from the driver "all" or "some" of the time.
- 80% of the clients served (88 individuals) reported that they visit with their driver "frequently" or "occasionally", increasing their socialization and decreasing isolation.

- **Neighborhood Engagement and Leadership Services** – CDBG funds supported two neighborhood engagement programs in place-based initiative communities.

  The **Somos Mayfair Home Grown Talent Project** supported 519 unduplicated residents in East San José. The program, a consortium of five non-profit agencies, provided with the following services:
  - 155 residents accessed crisis and support services in the areas of food, housing, and financial sustainability;
  - 297 residents completed a 3-part leadership development workshop series;
  - 30 residents participated in a series of skill-building workshops focused on community organizing;
  - 46 residents engaged in trainings to deepen their knowledge of the early child development field; and
  - 7 residents completed a 6-month urban agriculture entrepreneurs training series (60 hours total).

  The program resulted in the following outcomes:
  - 76% of participants (118 residents) increased their self-sufficiency by addressing a critical basic need;
  - 81% of participants (240 residents) increased their leadership skills and/or took action in the community;
  - 80% of participants (66 residents) in the economic opportunity pipeline increased their skill sets to position themselves for economic opportunities.

  The **CommUniverCity Community Leadership Program** (CLP) supported 13 community members in District 3 by providing 72 hours of community leadership development trainings and supporting participants in developing and implementing neighborhood improvement projects. The participants of the leadership program facilitated 180 hours of community conversations with other residents in their neighborhoods.

- 100% of participants indicated they feel more responsibility for being a leader in the community and plan to utilize the information they learned to improve their communities.

2017 Community Leadership Program Graduation Ceremony

- **Work Experience Program** – The City awarded CDBG funds to support the efforts of the San José Streets Team (SJST). The purpose of the project is to provide project participants with employment development services and job training, as well as to develop business partner relationships to secure job placement commitments. The goal is to place homeless and recently housed individuals into permanent jobs. The project served 116 unduplicated participants, exceeding all goals and achieving many successes, including the following activities and outcomes:

  - Entered into agreements with local businesses to place 24 individuals into jobs.
  - Provided 3,213 hours of employment development services to 116 program participants
  - 90% of participants (15 individuals) who graduated from the program retained employment for at least three months.
  - 11 participants who graduated from the program were placed in permanent jobs identified in written agreements with business partners and retained employment for at least 3 months. 70% of these positions offer health benefits to the employees.

- **Code Enforcement** - This project focused on providing enhanced code enforcement services in two Place-Based Initiative neighborhoods, Five Wounds/Brookwood Terrace and Santee, as well as neighborhoods identified by the Mayor's Gang Taskforce, such as Cadillac. Code Enforcement Inspectors conducted enhanced multifamily apartment building inspections. Enhanced multi-family inspections provide inspections beyond the City's normal inspection schedule, resulting in more frequent and more comprehensive code enforcement inspections of multi-family buildings, resulting in more violation corrections than would occur without CDBG support. The code enforcement efforts included 1,034 inspections and re-inspections, which resulted in resulted in 156 notices sent to property owners and 3,839

violations corrected. The program served 373 unduplicated households. Results of these interventions include:

- 65% of substandard housing violations identified by inspectors were corrected within 120 calendar days from the date inspectors notified the property owners of the violations.

- **Place-based Capital Street and Infrastructure Enhancements** – The neighborhoods of Santee, Mayfair, and Five Wounds/Brookwood Terrace all indicated a need for pedestrian safety and lighting improvements and prioritized projects to address this need. Several projects were underway during the program year including:

  - Five Wounds/Brookwood Terrace Pedestrian Safety Improvements (Completed) – This project, which includes embossed crosswalks, pedestrian-scale street lighting, flashing beacons, and other pedestrian safety improvements was completed.

  - Five Wounds/Brookwood Terrace Road Humps (Completed) – Community members in the Five Wounds/Brookwood Terrace neighborhood identified pedestrian safety as a top priority for CDBG infrastructure improvements. Striping, signage, and road hump installation along Forrestdale Ave and Jeanne Ave was completed in 2015. Flashing beacons, wheelchair ramps, signage and striping were installed at E. William Street and S. 18th Street William in FY16-17. Additionally, three radar speed display signs were installed on Julian Street near San José High Academy.

  - ADA Ramps (Completed) – This project increased pedestrian accessibility and livability through the installation of 255 new or retrofitted curb ramps in place-based neighborhoods. The project was completed in 2017.

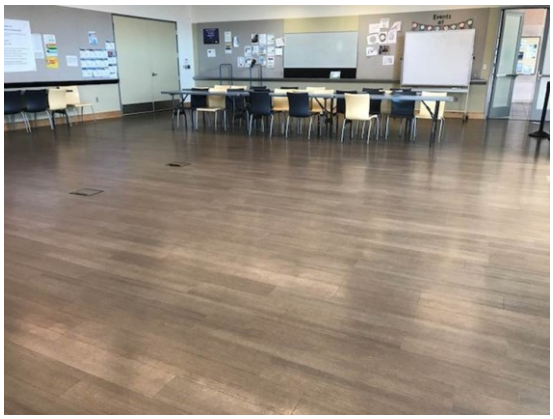
  - LED Streetlights (Completed) – This projects supported the conversion of street lights to LED, including 539 fixtures in the Five Wounds neighborhood and in the Santee neighborhood.

  - Mayfair Community Garden Enhancement (Complete) – This project improved a community garden with 115 plots by installing a shade structure.

  - King Road Pedestrian Safety Improvements (Underway) – Two projects are in the design phase. Funds were added for FY17-18 to expand the King and San Antonio project. A road assessment survey was completed in FY 16-17 for both projects.

- **Other Place-Based Community Development Improvements**

  - Recovery Café Rehabilitation (Underway) – This project will rehabilitate the kitchen and social hall, and make ADA improvements of a church where a local nonprofit provides respite, community connections, and services for homeless individuals. The construction of this project began in the Spring of 2017, and is expected to be completed in 2018.



Alum Rock Library Improvements

- Library Facility Improvements (Completed) – This project includes construction of technology bars in four libraries, floor replacement at five libraries, and the construction of a teen space at Biblioteca Latinoamericana. All libraries are located in low-income neighborhoods.

- Bill Wilson Center Drop-in Center Rehab (Underway) – This rehabilitation project was originally funded in the FY14-15 Annual Action Plan. Planning is underway to rehabilitate the homeless drop-in center, which includes three buildings on the corner of South 2nd and Margaret Street.

Before

After

ADA Accessibility Improvements at BRC Homeless Shelter

- Boccardo Reception Center Shelter Rehab (Underway) - The project funded the rehabilitation of the Boccardo Reception Center Homeless Shelter. The project included kitchen improvements consisting of upgrading the refrigeration system, and replacement of kitchen shelving, dishwasher, steam table flooring. Additionally, funds supported installation of ADA automatic door(s), security cameras, and replacement of two (2) IV Convection Ovens and associated rehabilitation work. Construction is complete and the project will be closed in August 2017.

- Minor Repair Program – The primary purpose of the Minor Repair program is to arrest the deterioration of owner occupied housing for extremely low-income residents thereby

restoring and preserving decent affordable housing in a cost-effective manner. The City provided CDBG funds to Rebuilding Together and Habitat for Humanity to address immediate health and safety needs as well minor accessibility and mobility needs.

The City received a series of storms with significant rainfall this winter and in February 2017 Coyote Creek flooded three neighborhoods in San José. Two mobile home parks sustained significant amount of damage from the flood and the City worked with partner agencies in the Minor Repair program to respond quickly to the urgent need. The results below include repairs completed on homes impacted by the flood.

In the program year, the project provided 1,654 items of urgent, safety and accessibility/mobility repairs, and 64 items of major (e.g., roof replacements) rehabilitation activities to ensure safe and decent living environment to 350 low income households. The results of this project include:

- 94% of all households (335 households) have improved safety conditions in their home.
- 95% of households (209 households) served through Rebuilding Together have improved accessibility and mobility modifications in their home as a result of the improvement.

Minor Repair Program Spotlight – Delores (seen in the middle of the photo above) moved to San Jose in 1950 and had five kids. She currently lives with her youngest son Joey, who was born with Down syndrome. Her two eldest boys have both passed away. Delores is a very low-income mobile home owner. Thanks to the Minor Repair Program, Habitat for Humanity has helped Delores on the home repairs needed to improve the health and safety of her home. Without this program, she would not be able to pay for the repair costs.

Promoting Fair Housing Choice

Investments and Expenditures

Program	Budgeted in Annual Action Plan	Expended
CDBG	$300,000	$300,000
HOME	$100,000	$100,000

The City's seeks to promote and increase fair housing choice through several strategies, such as requiring developers affirmatively market available apartments and focusing on providing housing for extremely low income households that are cost burdened. In addition to considering fair housing choice in decisions related to affordable housing development, the City provides funding to non-profit community-based organizations to provide services to low-income residents to address barriers to fair housing choice.

The organizations funded provide needed services to low-income residents, such as investigating complaints of discrimination in rental housing, including conducting fair housing testing and interviewing residents to confirm and document cases of alleged discrimination. If complaints are valid, the funded agencies provide assistance to the clients in the form of client brief services or legal representation. Cases are resolved when the landlord corrects the action, such as providing reasonable accommodation for people with disabilities, stopping an eviction, or accepting a new tenant that had been previously denied because of race, color, religion, national origin, sex, disability, and familial status. In addition to these vital services, CDBG funds support Fair Housing outreach and education, including trainings for tenants and landlords to better understand fair housing requirements. The trainings prevent landlords from violating the law and educate tenants regarding their rights.

Fair Housing Consortium – CDBG funds supported a consortium of agencies that provide Fair Housing services. The consortium included the Law Foundation of Silicon Valley (lead agency), Project Sentinel, Senior Adult Legal Assistance (SALA), and Asian Law Alliance (ALA). Services provided in the 16-17 program year included 50 fair housing presentations, 66 fair housing investigations, 83 client brief services, and 74 legal representations. Outcomes for this project include:

- 80% of presentation participants (367 individuals) became more familiar with the laws governing fair housing following the presentation.
- Provision of legal services resulted in 80% of complainants with improved access or availability of housing (59 individuals).

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a) *

	CDBG	HOME
White		
Black or African American		
Asian		
American Indian or American Native		
Native Hawaiian or Other Pacific Islander		
Total		
Hispanic		
Not Hispanic		

Table 2 – Table of assistance to racial and ethnic populations by source of funds

*The data in Table 2 will be populated prior to posting the final CAPER.

Narrative

As reflected in the table above, the City's programs served a diverse population of individuals and families in FY16-17. While several programs focus on serving specific underserved populations, all programs are prohibited from discriminating against any protected class when determining eligibility for programs. Affordable housing developers are required to develop and implement an affirmative marketing plan when leasing affordable apartments. All subrecipients of federal funds are also required to adhere to the City's Language Access Plan, ensuring resources are accessible to residents with Limited English Proficiency.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources available in FY 16-17	Projected Resources for Remainder of Consolidated Plan (2016-2020)	Amount Expended During FY 16-17
CDBG	Public - federal	$13,745,816	$13,668,661	$10,858,887
HOME	Public - federal	$5,111,490	$9,243,713	$9,065,592
HOPWA	Public - federal	$876,490	$2,305,140	$759,749
ESG	Public - federal	$1,007,180	$1,863,678	$820,495

Table 3 – Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	Citywide

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City generally 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 and has prioritized place-based strategies. In the 2010-15 Consolidated Plan, San José initiated the Place-Based Initiative (PBI) strategy by focusing leveraged investments in the Santee/McKinley, Five Wounds/Brookwood Terrace, and Mayfair 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 in the 16-17 Action Plan. 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.

Over the past year, the City invested in several community development projects, neighborhood engagement, and leadership development activities in the PBI neighborhoods. All three PBI neighborhoods have indicated that pedestrian safety is a priority. As a result, the City has invested significant resources into the three neighborhoods to install traffic calming measures, improve

pedestrian level lighting, and increase the accessibility. Several projects are underway and planned to be complete in the 16-17 program year.

Community members of the PBI neighborhoods also indicated a need for increased neighborhood engagement and leadership. The supported two community based agencies to implement neighborhood engagement programs in Mayfair and in District 3, which includes Five Wounds/Brookwood Terrace. The two programs resulted in 393 community members participating in leadership training or skill-building workshops. An additional 155 community members received basic needs support services. The third neighborhood, Santee, is the focus of a targeted fair housing and legal services pilot program, due to reports of illegal evictions and other tenant landlord issues. The pilot will be completed in December 2017.

The PBI neighborhoods are were also supported in the 16-17 program year with enhanced code enforcement services to improve substandard housing conditions. Additionally, the San José Streets Team interim assistance activity provided neighborhood cleanup services in Santee, Mayfair, and Five Wounds/Brookwood Terrace.

In addition to the three place-based neighborhoods, the City invested resources in neighborhoods where new permanent supportive housing or interim housing for homeless people is planned or under development. The City's Neighborhoods teams focused on providing neighborhood support in these areas and homeless outreach teams were deployed on a regular basis. The City is planning to fund several community development projects in neighborhoods where permanent supportive housing developments or interim housing will be located, including 2nd Street Studios and Evans Lane.

While the City has focused significant resources on the three PBI neighborhoods, investment in other low-income communities across the City was achieved. For example, the Library Rehabilitation project was completed for five neighborhood branch libraries. Addressing homelessness is a Citywide priority and the City is investing CDBG, HOME, and ESG funds to serve the homeless community Citywide. This includes both services and capital investments, such as rehabilitation of the Boccardo Reception Center, the largest homeless shelter in San José, which was completed this year. Additionally, rehabilitation of the Recovery Café rehabilitation, a homeless day center, and Bill Wilson Center Drop-In, a center for homeless youth and young adults, is underway.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraging for 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 at least 25 percent of the dollars disbursed from non-federal sources (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 matching funds for every $1 of ESG funding). The City matches the ESG funds with local Housing Trust Fund (HTF) dollars (see explanation below) invested in ESG-eligible homeless services. All HTF grantees are required to submit backup documentation for all costs, which are recorded to satisfy the matching requirements for the ESG program. In addition, the ESG program allows other federal sources to be used as matching funds. The City uses CDBG-funded homeless services (outreach and shelter) as a match for ESG funds.

Outside of these match requirements, the City pairs other federal programs such as the HOPWA Permanent Supportive Housing (PSH) programs to meet San José's housing needs and priorities. The HOPWA-PSH renewal grant was awarded this program year and will begin in FY16-17. The City also applied for and was awarded the HOPWA-VAWA (Violence Against Women Act) demonstration project grant, which will begin in FY16-17. The success of the City's HOPWA and HOPWA-PSH programs helped demonstrate the need and opportunities for this new project.

Leveraging for State & local Housing & Community Development sources

The following sources were leveraged to support projects and activities funded with federal dollars:

State Housing and Community Development Sources

- **Low-Income Housing Tax Credit (LIHTC) Program**: administers both federal and State programs that encourage private investment in affordable rental housing. For the 134 unit Second Street Studios project to house the formerly homeless, presently in construction and supported with HOME funds, the City leveraged $16,915,715 in City funds with $22,054,148 in LIHTC.
- **Affordable Housing Program (AHP):** AHP grants are awarded through a competitive application process to Bank members working with housing developers or community organizations to create rental or homeownership opportunities for lower-income households. For the Second Street Studios development, the City leveraged its investment with $1,340,000 in AHP funds.
- **State of California Housing and Community Development Infill Infrastructure Grant (HCD IIG):** HCD grants are awarded through a competitive application process by the State HCD office to affordable housing developers to create rental opportunities for lower-income households. For the Second Street Studios development, the City leveraged its investment with $4,000,000 of HCD IIG.

County and Local Housing and Community Development Sources

- **Low and Moderate Income Housing Asset Fund:** Program income generated from the Housing Department's $650 million loan portfolio funded by former redevelopment agency affordable housing funds is deposited in this Fund (LMIHAF) and used to finance a variety of affordable housing programs. In the past fiscal year, LMIHAF generated $15 million in revenue and funded 2 residential developments. These FY 2016-17 commitments have produced or will result in approximately 164 new and newly-affordable rental homes.

- **The Housing Trust Fund:** The City's Housing Trust Fund (HTF) 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 2016-2017, approximately $4.2 million in HTF was used towards the following to respond to the impacts of homelessness in the community: City staffing and non-personnel costs; regional initiatives such as the "All the Way Home" campaign to end veterans homelessness; funding for the County of Santa Clara to support community-wide Continuum of Care work including the Care Coordination Project, UPLIFT Transit Pass Program and HMIS; direct supportive services such as outreach, case management, employment placement, mobile shower and laundry and housing support; the biennial homeless census and survey and matching funds for federal, State and regional grants.

- **General Fund:** In 2016-17, The City's General Fund provided $3.97 million for homeless services. $2.2 million funded a Place-Based Rapid Re-Housing Program targeting homeless residents living in encampments and $1.7 million was set aside for ongoing homeless encampment abatement and deterrent services. Additionally, in February 2017, three neighborhoods in San José were impacted by a major flood of Coyote Creek. The City used General Fund to enter into an agreement with a local homeless shelter provider to operate a 24-hour shelter from March 6, 2017 to April 10, 2017 at a City-owned community center for those displaced by the flood. In addition, the City used the General Fund to enter into an agreement with the Law Foundation of Silicon Valley to provide direct legal assistance, including referrals, advice and counseling, and legal representation as needed regarding landlord/tenant-related legal violations and assistance with negotiations for renters effected by the flood.

- **Housing Authority of the County of Santa Clara:** Acting on behalf of the City of San José Housing Authority, the City contracts with the Santa Clara County Housing Authority (SCCHA) to administer and manage the Section 8 Voucher program and public housing programs within San José. SCCHA receives federal funding to run the following programs:
    - 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.
    - 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 assistance for low-income families.

- Project-based Voucher Commitments: project-based rental assistance for new and newly-affordable rental properties that serve vulnerable populations, including the homeless, disabled, seniors, large families, and other groups who are particularly disadvantaged in finding suitable affordable housing in our high-cost county.

In January 2008, HUD designated the SCCHA (then known as the Housing Authority of the County of Santa Clara) as a "Moving to Work" (MTW) agency through June 30, 2018. In April 2016, SCCHA's MTW designation was extended to June 30, 2028. 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 continues to partner with the SCCHA to identify MTW activities that may benefit low-income families of the community, especially homeless households.

SCCHA further plays a direct role in developing affordable apartments. Acting as a nonprofit housing developer, SCCHA applies for funds from the City and a variety of State, federal, and private sources for its various development projects. SCCHA's affordable housing development team continues work on the Park Avenue property, which was purchased with MTW funds. The agency is constructing two new affordable housing projects: Park Avenue Senior Apartments and Laurel Grove Apartments. Park Avenue Apartments will provide 100 units of senior housing and Laurel Grove will provide 82 units of family housing on a two-acre site in downtown San José immediately adjacent to a public transportation hub for light rail, trains and buses. Construction for Laurel Grove began in June 2016, and the property is expected to start leasing in the summer of 2018—and construction for Park Avenue started in December 2016, and leasing should begin in the Winter of 2018.

SCCHA assists approximately 16,000 households through the federal Section 8, of which approximately 6,000 households receive assistance through the City of San José voucher program. The Section 8 waiting list contains 6,834 households and is estimated to be a seven-year wait. SCCHA also develops, controls, and manages more than 2,900 affordable rental housing properties throughout the County. SCCHA's programs are targeted toward LMI households, and more than 80 percent of its client households are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.

SCCHA is an active developer of affordable housing and has constructed, rehabilitated, and/or assisted with the development of more than 30 apartment projects that service a variety of residents, 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."

SCCHA, the City of San José Housing Department (CSJHD) and County of Santa Clara Office of Supportive Housing (OSD), in partnership with the Veterans Administration Palo Alto Health Care

OMB Control No: 2506-0117 (exp. 07/31/2015)

System (VA), worked together in FY 2015-16 to issue a joint NOFA/RFP for project-based vouchers, for release in July 2016. The joint NOFA/RFP resulted in the issuance of 193 Section 8 project-based vouchers for special needs populations, 475 project-based vouchers for the chronically homeless, and 74 VASH project-based vouchers for homeless veterans.

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

On April 26, 2016, the City adopted a resolution updating the current procedure for the disposition of surplus City-owned property to reflect the general terms of Assembly Bill 2135 with the purpose of making more land available for affordable housing.

Properties that involved development for affordable housing of surplus City-owned property are as follows:

- In 2009 the City acquired two single-family homes on Vermont Street in the Rose Garden neighborhood. In the City's fiscal year 2016-17 the homes were leased to a nonprofit organization that is rehabilitating the homes to provide 16 housing units for formerly homeless veterans. Completion and a grand opening are projected for Veterans Day November 11, 2017.
- 868 Delmas Avenue, a parcel of land owned by the City, was conveyed to an affordable housing developer to construct one single family home. In addition, the City granted an additional $258,000 to reimburse costs of remediation. In return, the home is restricted to very low income ownership. Construction was completed in April 2017 and was subsequently sold to a very low-income homeowner, who is presently in occupancy.
- In March 2016 the City Council approved a lease and grant to an affordable housing developer of $1,800,000 to rehabilitate the City owned Plaza Hotel. The Plaza Hotel will provide 47 units of affordable housing to formerly homeless individuals. To date, approximately 25% of rehab work is completed with units expected to be leased by September 2017.
- In August 2016, the City Council approved a lease and $400,000 predevelopment grant to an affordable housing developer for the Evans Lane property owned by the City. The financing grant will enable the developer to proceed with a development concept for an affordable housing interim housing community, obtain entitlements and pursue other sources of financing. It should be noted that the City Council has yet to make a funding commitment other than the predevelopment grant referenced above.
- In June 2017, the City Council approved an exclusive negotiating agreement and $200,000 predevelopment loan to an affordable housing developer for future development of the City owned Gallup Drive / Mesa Drive property for affordable housing.
- In June 2017, the City Council approved an exclusive negotiating agreement and $200,000 predevelopment loan to an affordable housing developer for future development of the City owned 226 Balbach Avenue property for affordable housing.

Leveraging for HOME funds

The amount of funds the City must matched is dependent upon the amount of HOME funds disbursed throughout the federal fiscal year. The data is collected up to September 30th (the end of the federal). The numbers below are based on the most current data collected as of publishing. The final numbers will be amended prior to submitting the CAPER to HUD.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$17,488,987
2. Match contributed during current Federal fiscal year	$2,533,550
3 Total match available for current Federal fiscal year (Line 1 plus Line 2)	$20,022,537
4. Match liability for current Federal fiscal year	$1,108,171
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$18,914,366

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
Homesafe	4/10/2017		$71,139.98					$71,139.98
Kings Crossing	4/10/2017		$125,308.10					$125,308.10
The Verandas	4/10/2017		$175,339.94					$175,339.94
Markham Plaza I	4/10/2017		$217,239.55					$217,239.55
Markham Plaza II	4/10/2017		$192,111.54					$192,111.54
98 Archer	4/10/2017		$20,516.99					$20,516.99
Plaza del Sol	4/10/2017		$94,999.81					$94,999.81
4th Street	4/10/2017		$379,885.08					$379,885.08
Willow Glen Sr.	4/10/2017		$120,981.77					$120,981.77
Curtner Gardens	4/10/2017		$203,933.59					$203,933.59
Canoas Terrace	4/10/2017		$259,941.74					$259,941.74
Japantown Sr.	4/10/2017		$111,282.51					$111,282.51
Edenvale	4/10/2017		$386,560.76					$386,560.76

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income

The amount of funds the City must matched is dependent upon the amount of HOME funds disbursed throughout the federal fiscal year. The data is collected up to September 30th (the end of the federal). The numbers below are based on the most current data collected as of publishing. The final numbers will be amended prior to submitting the CAPER to HUD.

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
$5,916,743.61	**$3,365,141.09**	**$754,357.95**	**$432,015.50**	**$8,849,529.75**

Table 7 – Program Income

HOME MBE/WBE Report

It is policy to require developers, contractors and/or sub-recipients to solicit bids from women and minority owned businesses. In bid notifications, it is required to include a statement that encourages MBE/WBE businesses to apply.

Note: The data for the MBE/WBE report is collected up to September 30 (the end of the federal fiscal year). The final numbers will be inserted prior to submitting the CAPER to HUD.

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount						
Number						
Sub-Contracts						
Number						
Dollar Amount						

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount			
Number			
Sub-Contracts			
Number			
Dollar Amount			

Table 8 – Minority Business and Women Business Enterprises

OMB Control No: 2506-0117 (exp. 07/31/2015)

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired		
Businesses Displaced		
Nonprofit Organizations Displaced		
Households Temporarily Relocated, not Displaced		

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

OMB Control No: 2506-0117 (exp. 07/31/2015)

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Table 1: POPULATION SERVED

	One-Year Goal (2016-17)	Actual (2016-17)
Number of homeless households to be provided affordable housing units	**297**	**168**
Number of non-homeless households to be provided affordable housing units	**80**	**70**
Number of special-needs households to be provided affordable housing units	**80**	**66**
Total	**457**	**304**

Table 11 – Number of Households

Table 2: TYPE OF HOUSING ASSISTANCE

	One-Year Goal (2016-17)	Actual (2016-17)
Number of households supported through rental assistance	**190**	**214**
Number of households supported through the production of new units	**158**	**90**
Number of households supported through the rehab of existing units	**109**	**0**
Number of households supported through the acquisition of existing units	**0**	**0**
Total	**457**	**304**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

While the City did not meet some of the affordable housing goals set in the Action Plan, several projects underway will assist in meeting or exceeding the goals set in the coming year.

<u>Table 1</u>

The City made progress, but did not meet the goal for providing affordable housing apartments to special-needs households through our HOPWA program. This program provided TBRA to 66 households. The City was not able to meet the goal of 80 households due to the challenging rental market. The actual number of households served is much higher than what is reflected in the table above due to the City's HOPWA-PSH program. The HOPWA-PSH program provides TBRA to an additional 20 households

per year.

The City met 57% of the goal for the number of homeless households to be provided affordable housing units. The HOME-funded TBRA program assisted 110 homeless households and ESG-supported rapid rehousing assistance was provided to 38 households. As mentioned above, one of the most significant challenges in meeting this goal is the tight rental market in the City with low vacancy rates. Even when provided a TBRA coupon or rapid rehousing deposit/rental assistance, it remains difficult to find apartments at fair market rent with landlords willing to rent to individuals with credit issues, criminal histories, or lack of recent rental references. For this reason the City has focused on developing or rehabilitating housing for homeless households. Twenty apartments at Donner Lofts were set aside for homeless households. The City expects to make progress on this goal in FY17-18 with the completion of Second Street Studios, which includes 134 apartments for homeless families and indviduals, as well as completion of The Plaza, which will provide 47 apartments dedicated to homeless households.

The City met 57% of the goal for the number of non-homeless households to be provided affordable housing units. This includes the new apartments at Donner Lofts (23 non-homeless apartments) and The Metropolitan North (47 apartments).

Table 2

The City exceeded the goal for the number of households supported through rental assistance by providing rental assistance through HOPWA, HOME, and ESG programs. In the 16-17 program year, the HOME TBRA program supported 110 households with HOME Tenant Based Rental Assistance (TBRA), 38 households with ESG Rapid Rehousing, and 66 households with HOPWA rental assistance.

While the City did not meet the goals for rehabilitation and production of new apartments, several projects are underway that will meet the 5-year goals in the coming year. Significant progress was made in the production of new apartments with the completion 90 affordable apartments at Donner Lofts (101 affordable apartments; 43 HOME-assisted) and The Met North (70 affordable apartments; 47 HOME-assisted). In the coming year, the City expects to complete Second Street Studios (134 affordable apartments; 58 HOME-assisted). Additionally, the CDBG-funded acquisition and rehabilitation of The Plaza will add 47 new affordable apartments for homeless individuals in the 16-17 program year.

Discuss how these outcomes will impact future annual action plans.

The City will continue to focus on the production of new affordable housing opportunities, as well as supporting homeless and special-needs individuals and families with rental assistance.
Due to the delays in the construction of affordable housing, the City will make adjustments on the expected goals for the number of households supported, as well as the number of new apartments constructed in future action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine

the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	88
Low-income	0	18
Moderate-income	0	4
Total	**0**	**110**

Table 13 – Number of Persons Served

Narrative Information

Much of the City's current affordable housing portfolio consists of apartments for individuals with incomes between 50-60% of Area Median Income. Earlier this year the City adopted a two-year Housing Investment Plan and issued a joint NOFA with the County of Santa Clara County and the Housing Authority of Santa Clara County. With these actions, the City is prioritizing the provision of housing for homeless individuals and families, which resulted in a large proportion of extremely low-income households served this year. The individuals served with HOME funds include homeless persons receiving rental assistance, and low-income tenants of new rental apartments developed with HOME funds.

While CDBG funds invested in the 16-17 program year will result in an increase in availability of affordable housing in the next year when the rehabilitation of the Plaza is complete, which will provide 47 new apartments of affordable housing for homeless individuals. Additionally, the City supported the acquisition of land in Downtown San José for the development of a Villas on the Park, a Permanent Supportive Housing development for homeless individuals.

Investments in HOME projects in the 16-17 year will also result in new apartments in 17-18, such as the City's first project dedicated entirely to Permanent Supportive Housing, 2nd Street Studios, which will include 134 new affordable apartments (58 of which are HOME units). All apartments will be occupied by homeless households qualifying for permanent supportive housing through the Continuum of Care's Coordinated Assessment and Entry process.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The 2017 Homeless Census and Survey identified a total of 4,350 individuals residing in San José on any given night. This point-in-time figure represents a 7% increase from the number identified in the 2015 census, when 4,063 individuals were identified. Out of the total 4,350 persons, 74% of the population was unsheltered (residing on the street, in vehicles, in abandoned buildings or in encampment areas). There were 643 individuals experiencing homelessness in encampment areas in San José. This represents a decrease of 17% from 778 in 2015 and continues a downward trend from 2013, when 1,230 individuals were counted in encampment areas. Since 2013, the City funded targeted encampment and outreach efforts to historically hard-to-count populations (i.e. youth and encampment residents).

In FY 2016-17, the City prioritized rapid re-housing with supportive services as well as a Crisis Response System, which included Homeless Outreach and Engagement. Both ESG and CDBG funds were allocated to homeless outreach and engagement services with homeless persons in encampments and on the streets. While the focus was rapid re-housing, ESG funds were also used to end someone's homeless episode quickly through interim housing strategies, case management support, and financial assistance. Approximately 24% of ESG funds were expended on homeless outreach and engagement services.

The City-wide Homeless Outreach and Engagement Program provided a coordinated response to the community about homeless persons living on the streets and in encampments throughout San José. Funded by CDBG and managed by HomeFirst, the Program engaged homeless clients throughout San José, with the goal of transitioning them from the streets to permanent housing. The Homeless Concerns Hotline (408-975-1440) and email (homelessconcerns@sanjoseca.gov) is a City operated line for community members, residents, businesses, and other homeless service providers to report any homeless encampment and/or concerns. When the City received a concern, a team of outreach workers and/or case managers were deployed to the location. The role of an outreach worker was to provide a consistent presence on the streets and other outdoor locations throughout San José to build rapport and trust with homeless residents. Outreach workers met immediate needs by connecting the homeless person to shelter and/or other critical services such as health care, linkage and referrals to services and benefits, direct transportation to shelter and other services. After a visit was completed the outreach team recorded their efforts/findings into a City funded database, which helped the City understand how many encampments were in San José and which ones got the most complaints. The database was also used to determine which encampments got cleaned. The City-wide Outreach Program provided 2,014 outreach contacts to 474 unduplicated homeless persons throughout San José. Further, 16% of clients contacted via street outreach moved from the street to a permanent destination or institution.

PATH managed the Downtown Homeless Outreach and Engagement Program, which included a dedicated community outreach and mobile case management team, an assessment process to establish the geography and extent of homelessness, engagement with local service providers and community

stakeholders, and permanent housing location, placement, and retention activities. The goal of the program was to increase community engagement around homelessness and decrease the number of people experiencing homelessness in the downtown core. PATH provided 1,872 outreach contacts to homeless persons in the downtown core to 265 unduplicated homeless individuals. Further, 35% of clients contacted via street outreach moved from the street to a temporary destination or institutional destination (65 people). Most significantly 11% of participants (27 people) moved into a permanent housing destination. This low number can be explained because the program targeted and served primarily individuals experiencing chronic homelessness with chronic illnesses who faced multiple barriers to permanent housing. PATH commented that Santa Clara County's tight rental housing market, high rents, and low vacancy rate poses significant challenges to permanently housing our most vulnerable.

As a result of ESG and CDBG funding, PATH made a total of 265 unduplicated contacts and Homefirst made a total of 474 unduplicated contacts with homeless individuals. Unduplicated contacts were individuals and/or families who were assessed for available housing options and linked to temporary shelter, case management, transportation and medical services. Engaging with someone for long enough to gain trust can take weeks, months or years, especially for those who do not access shelter or services and most likely have multiple barriers securing permanent housing and gaining stability.

The City continued 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 damage to the environment resulting from the encampments. Outreach and engagement teams worked in conjunction with the abatement team once a site was identified for cleanup, to offer services and referrals.

Addressing the emergency shelter and transitional housing needs of homeless

The City continued to support emergency and transitional housing options, but prioritized moving people quickly into housing with supportive services as seen in the successful Housing First approach. Efforts included 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.

While the City's primary outcome for ESG grantees was rapid re-housing and housing maintenance, ensuring shelter in the interim was critical. The ESG funding was enhanced with $750,000 of CDBG funds dedicated to homeless outreach and shelter. In FY 2016-17, CDBG funded 8,937 personal shelter days while homeless individuals engaged with a case manager and secured permanent housing (rather than remaining outdoors). The ESG and CDBG-funded Outreach Teams were also able to connect individuals to other appropriate supportive housing programs, including the HOME-funded Tenant-Based Rental Assistance Program (TBRA).

The ESG and CDBG funded Rapid Re-housing and Supportive Services Project was provided by a consortium of five agencies: Bill Wilson Center (lead agency), LifeMoves (formerly InnVision Shelter Network), Family Supportive Housing, Sacred Heart Community Service, and Next Door Solutions to Domestic Violence. The project provided services, which included emergency shelter, to homeless clients searching for permanent housing. The ESG-funded program provided 11,020 shelter days.

Further, 49% of clients served through emergency shelter and/or supportive services exited to permanent housing destinations (the consortium exceed the goal of 40%).

The City's Crisis Response System included various essential services centered on hygiene and emergency shelter.

Using the local Housing Trust Fund, the City funded HomeFirst to operate a Shower & Sanitation Program, which provided showers, meals and laundry facilities to unsheltered individuals not already accessing services through other programs. Operated out of the Boccardo Reception Center (BRC) the program served up to 30 clients daily five days per week on a drop-in basis. Priority was given to those referred by HomeFirst and PATH's citywide and downtown outreach teams. HomeFirst provided 3925 showers, 1441 loads of laundry, and 3925 meals to 458 unduplicated homeless clients. 99% of clients reported that the Shower & Sanitation Program met their basic needs.

The Housing Trust Fund also funded Project WeHope to operate Dignity on Wheels. This mobile shower and laundry program served 1028 unduplicated homeless individuals, providing 2726 showers and 659 loads of laundry. In addition, the program made 492 referrals to community resources and services. 96% of clients accessing the services of Dignity on Wheels indicated that their basic shower and sanitation needs were met.

On December 8, 2015, the City Council declared a state of emergency due to a shelter crisis, pursuant to California Government Code Section 8698, as the possibility of severe weather coupled with potential flooding posed a significant threat to the health and well-being of the approximately 2,800 unsheltered individuals in San José living along the waterways, on the streets, and in other exposed areas. Funded by local Housing Trust Fund monies, HomeFirst was contracted to operate the Overnight Warming Locations (OWL) at four City owned facilities for a combined 100 unsheltered persons in San José during periods of inclement weather. The OWL program provided 1,822 shelter nights to 283 unduplicated individuals in 9 activation periods, which came to 31 nights of activation.

When the City Council declared a state of emergency due to a shelter crisis on December 8, 2015, the City implemented a pilot Temporary Church Shelter Program to provide enhanced support to interested faith-based institutions with the goal of creating additional shelter opportunities as a response to inclement weather conditions. As described in part 17 of Title 20 of the San José Municipal Code, a church or religious institution may provide temporary shelter to homeless persons. The Code, however, requires a special use or conditional use permit and limits the provision of overnight shelter up to 15 people per location - as permitted by maximum site occupancy - for up to 35 calendar days each year. In addition, Council Policy 6-30, which requires public notification and outreach for any pending land use and development proposals applies. Council expedited Special Use or Conditional Use Permit applications for temporary church shelter and waived the fees and the public outreach requirement. The City worked with ten religious institutions to provide technical assistance to develop safe and effective shelter management plans and training for volunteers providing services and site inspections. The churches assisted 91 people and utilized 1,670 volunteers. As a result of the successful program, the City will make changes to the existing ordinance to further increase the impact of the program.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth.

In FY 2016-17, while the City prioritized street-based services and rapid re-housing for literally homeless persons rather than prevention services, $750,000 from Housing Trust Fund was awarded to The Health Trust, as the fiscal agent of Destination: Home, to provide homelessness prevention support to approximately 100 families. The goal was 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. In FY 2016-17, Destination: Home will implement a countywide Homelessness Prevention System for families at risk of homelessness focused on outcomes and best practices in preventing family homelessness.

The City, however, continued to partner with the County of Santa Clara on the two-year AB109 Central County Community Reintegration Pilot Project. The Project served homeless individuals heavily involved in the criminal justice system. In FY 16-17, the project enrolled 9 clients with 7 of them moving in permanent supportive housing.

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 partnered with The Health Trust to administer time-limited tenant-based rental assistance to homeless households in San José. Tenant-based rental subsidies were one of the City's primary resources in helping non-chronic homeless households who are employable and capable of transitioning to some level of self-sufficiency and rapidly exit from homelessness into long-term stable housing. Funded through two sources, HOME and the General Fund, the City supported over 200 households with this service in FY 2016-17. Typically, the assistance lasts for a period of up to two years and is paired with case management, employment placement, and other individualized supportive services. This helps to ensure that the participant is fully prepared to transition off the subsidy at the end of the program duration. The target population for both the General Fund Place-Based Rapid Re-housing Program and the HOME TBRA programs are transitionally homeless individuals and families. The transitionally homeless population typically consists of those with behavioral and/or criminal justice system involvement which exacerbates their homeless episode. The ultimate goal for the transitionally homeless population is economic self-sufficiency through employment.

Targeting the underserved and providing the means necessary to obtain permanent supportive housing quickly proved successful overall. However, securing apartments in such a competitive rental market continued to be the biggest challenge. While rental subsidies provided for a great opportunity to homeless individuals while they regained self-sufficiency, even those who attained gainful employment were turned away in high numbers by landlords. Credit and criminal records were barriers that landlords were not overlooking, even for items that occurred many years ago. Landlords had numerous people showing up for an open apartment and took the renter with the highest income and cleanest

record. Given the City's priority of rapidly re-housing homeless persons, regardless of the immense challenge to secure housing, there were several funding sources that supported various programs.

In FY 2016/17, the San José City Council continued to allocate an annual amount of $2M from the General Fund for a Place-Based Rapid Re-Housing Program that provided rapid re-housing, security deposits, rental subsidies, employment placement, and case management to 100 transitionally homeless individuals who lived in a targeted encampment in San José with the highest concentration of homeless persons, trash, crime, and damage to the environment. In order to make a measurable and long-term beneficial impact on the people living there, as well as the surrounding neighborhoods, businesses, and environment, the City offered supportive housing to everyone living there and implemented site remediation measures. The site was permanently closed in December 2014. To date, 254 homeless persons were housed and of that number, 130 were housed through the City's program with services provided by Downtown Streets Team.

Similar to the above-mentioned Place-Based Rapid Re-housing Program, the City funded the Tenant-Based Rental Assistance Program (TBRA) through HOME dollars. The HOME TBRA Program provided housing subsidies matched with appropriate case management services to employable homeless households, including but not limited to families with children, Veterans, those residing downtown or in targeted encampments, or those working with social workers through the County's Valley Homeless Healthcare Program. The City's TBRA administrator, in concert with the clients' case managers, helped program participants to locate appropriate rental housing, perform housing inspections, and coordinate monthly subsidy payments per HOME TBRA guidelines. In FY16-17, 110 unduplicated households were assisted with TBRA.

As a result of the challenges in identifying suitable market-rate apartments, the City developed a Transition in Place (TIP) Housing Program that provided access to subsidized apartments. By providing access to Extremely Low-Income (ELI) apartments, it was likely that Tenant-Based Rental Assistance participants will be able to transition in place and remain housed. The City utilized 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.

In FY 2016-17, participants in the General Fund Place-Based Rapid Re-Housing Program benefited from the existing portfolio of dedicated TIP units. Those referred (based on apartment turnover) came with a case manager and some level of recent housing history. The City partnered with First Community Housing to access to 10 apartments at Creekview Inn, Abode Services for 31 of their scattered single room occupancy apartments through Housing for Independent People, Eden Housing, Inc. for 8 family apartments at Eden Palms, Affirmed Housing for 8 apartments at Fairways, and Charities Housing for 9 apartments at Met North.

The City of San José, in coordination with other public and private agencies in Santa Clara County, continued to address homelessness through a multi-faceted approach that includes: funding and providing direct services; advocating for policies, programs, and funding that support ending and preventing homelessness, and researching best practices to better serve the area's homeless and at-risk residents. The City aligned itself closely with Destination: Home, a public-private partnership formed in 2008 to implement the initiatives identified by the Blue Ribbon Commission on Ending Homelessness and Solving the Affordable Housing Crisis. Destination: Home is a convener, advocate, and driving force in bringing Santa Clara County to systematically reduce its most vulnerable homeless populations.

The Care Coordination Project (CCP) is a community-wide effort established in 2011 for the purpose of coordinating the care of the County's most vulnerable and long-term homeless residents by bringing together all of the services and benefits that clients need to obtain and maintain housing, including drug and alcohol rehabilitation, mental health services, government benefits and housing resources. In FY 2016-17, the City continued to partner with the County Office of Supportive Housing to provide support for the salaries and related costs of nine (9) intensive case managers and other supportive services in the CCP with funding in the amount of $925,000 from the Housing Trust Fund. Each intensive case manager maintained active case loads of no more than twenty chronically homeless or newly housed clients totalling capacity at one hundred eighty (180) clients.

On a regional level, over the past year 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 implemented the 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. Building supportive housing requires a strong partnership and commitment between the City, the County of Santa Clara, and the Housing Authority of Santa Clara County. The City typically provides development financing while the County coordinates supportive services and the Housing Authority funds project-based vouchers.

The City funded The Health Trust, as the fiscal agent of Destination: Home, $300,000 for the Supportive Housing Employment Initiative to develop and launch an employment engagement system focused on homeless men and women in rapid rehousing programs. The goal of the initiative was to secure permanent, full-time job placements for at least 200 homeless individuals by June 30, 2019. Funding was used to employ a Director of Employment Strategies to increase employment partnerships and strategies to create, implement and scale strategies in a public/private partnership model that will create multiple pathways to employing recently housed individuals as part of the Santa Clara County Community Plan to End Homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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

Actions taken 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, SCCHA 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 SCCHA board.

SCCHA has been a MTW agency since 2008. In this time the agency has developed 36 MTW activities. The vast majority of their successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families. The following is excerpted from SCCHA's August 2014 Board of Commissioner's report (at that time the agency was known as the Housing Authority of the County of Santa Clara (HACSC):

"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."

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City is addressing barriers that hinder affordable housing and residential investment with the key programs and policies listed below: [1]

Barrier: The City's General Plan currently directs the majority of the City's new housing into growth areas and Urban Villages that require area plans before housing can be built.
Action: In late 2015, the City convened a General Plan Task Force for a planned 4-Year Major Review. The Task Force proposed several changes to increase the supply of affordable housing. The following policies were adopted by City Council in Fall 2016:

- One-hundred percent deed restricted affordable housing developments may be built on small vacant or underutilized sites with commercial land use designations. Sites must be outside of existing Growth Areas, must be mixed use, must have housing on two sides, and must meet additional criteria.
- Established an Urban Village wide goal that, with full build out of the planned housing capacity of the given Village, 25% or more of the units built would be deed-restricted affordable housing, with 15% of the units targeting households with income below 30% of Area Median Income. This is a goal, not a requirement to be imposed on individual projects.
- Residential projects that are 100% affordable to low (up to 60% AMI), very low (30-50% AMI) and extremely low income (up to 30% AMI), can proceed within an Urban Village ahead of a Growth Horizon, or in a Village in a current Horizon that does not have a Council approved Plan, if the project meets certain criteria.

Barrier: Prior to 2016, the City's Apartment Rent Ordinance allowed for a maximum allowable rent increase of 8% per year resulting in rapid rent increases and displacement during the region's recent economic boom.
Action: In 2016, the City Council voted to strengthen the Apartment Rent Ordinance. Effective June 17, 2016, the updated Apartment Rent Ordinance lowers the maximum allowable rent increase from 8% to 5%, eliminated debt service and capital improvement pass-throughs and introduced a fair return petition for landlords. In addition, the City has collaborated with external nonprofit housing agencies to provide education, legal, and outreach services to tenants and landlords covered by the Apartment Rent Ordinance.

Barrier: Prior to 2017, landlords could terminate tenancy without cause resulting in evictions and displacement of law abiding tenants. In addition, this lack of a "just cause eviction" policy weakened the City's rent control ordinance because landlords could evict tenants for economic reasons.

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[1] City of San Jose. "Action Plan FY14-15." 2013.

Action: On May 9, 2017, the City Council adopted the Tenant Protection Ordinance. Additionally, the City Council adopted an Urgency Ordinance making the new regulations effective immediately. The Tenant Protection Ordinance outlines landlord responsibilities and tenant rights regarding notices to terminate. Under the Tenant Protection Ordinance, landlords of multifamily dwellings, guesthouses and unpermitted units will only be authorized to terminate tenancy under one of 12 approved causes.

Barrier: Prior to 2016, it was more difficult to build secondary dwelling units due to large set back requirements, large minimum lot size requirements, parking requirements and zoning restrictions. Secondary Dwelling Units are considered naturally affordable because they are smaller and generally rent for less than conventional apartments. Secondary Dwelling Units also allow for seniors to age in place.

Action: in 2016, the City Council approved a series of amendments to various sections of the San José Municipal Zoning Code to allow secondary dwelling units in R-2 zoning districts, to reduce standards including minimum lot size and set-backs required, to allow reductions in parking requirements. These changes increase the number of parcels in the City where secondary dwelling units are allowed.

Barrier: Mobilehome Parks are increasingly at risk of conversion and closure as the economy booms and land values rise.
Action: The City Council adopted General Plan text amendments supporting the preservation of mobilehome parks in San José. The Council also directed staff to explore changes to mobilehome park land use designations and/or zoning and to explore an incentive program for mobilehome park owners to stay in business for a fixed period of time.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Place-Based Community Development: To address obstacles relating to low levels of neighborhood engagement in low income neighborhoods, the City allocated CDBG dollars into three neighborhood engagement programs in three place-based initiative communities (Mayfair, Santee, and Downtown San José). These program included trainings and empowered community leaders to develop and lead community workshops and activities.

Homelessness: The City recently adopted an urgency ordinance allowing a church/religious assembly to provide temporary shelter to homeless persons without obtaining a Special Use or Conditional Use Permit and allowing a temporary shelter to be provided no more than twice a year, for a total of no more than 70 days. This will ensure that this program remains operational while staff completes the necessary analysis and public outreach required to fulfill the City Council direction to revise the existing non-urgency ordinance. The goal of that effort is to improve the utility and the breadth of services provided to homeless individuals via this program on an on-going basis.

Bridge Housing: Permanent Supportive housing is considered to be the best long-term solution for homelessness, but it is costly and takes several years to plan and build. For this reason, San José is looking at ways to build transitional communities rapidly and at lower cost. The City is currently

exploring ways to adapt manufactured housing with shared cooking, dining and bathroom facilities for use as "bridge housing" until permanent affordable apartments become available. The City also co-sponsored successful State legislation, AB 2176, that allows the City to create a special building code for low-cost cabins with shared kitchen, dining and bathroom facilities. Staff worked on siting AB 2176 communities throughout much of FY 2016-17.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Department of Housing provides lead-based paint (LBP) testing and assessment services on all dwellings built prior to 1978 that receive rehabilitation assistance. In addition to the trained and lead-certified Housing Department staff, the City has a contract with a private environmental consultant to provide testing and assessment services. These services are being provided to comply with Federal regulations 1012 and 1013 of Title X, as well as to ensure a safe living environment for the residents of San José. As a result of funding shifts, the Home Repair Program was primarily funded through non-federal funding sources. Although the funding used does not require lead based paint testing or associated remediation the City continued to test homes receiving rehabilitation funding. The City's Home Repair Program has been on hold for the better part of three years. The Projects underwritten and implemented during this period were a result of the existing pipeline. As a result the City's lead testing totals were minimal this past year. In 2016-17 the City tested 36 homes for lead based paint.

In Fiscal year 2016-17, the Minor Repair Program was expanded to include more extensive repairs. With this expansion, the City's testing increased this year. Twenty two of the 36 tests were conducted for the Minor Repair Program.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City, in its continuing effort to reduce poverty, has prioritized funding 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.

Investments of CDBG and ESG funding this year resulted an increase in income for hundreds of homeless and formerly homeless individuals and families. For example, the ESG and CDBG-supported Rapid Rehousing and Supportive Services Program, managed by Bill Wilson Center, resulted in 49% of clients reporting an increase in employment or non-employment cash income. In addition, 83% of clients receiving support services through the City's HOPWA program obtained or maintained benefits and/or income during the program year. The San José Streets Team Job Training program resulted in 11 job placements for homeless or formerly homeless individuals.

A key effort is Work2Future, the local administrative arm of the Workforce Innovation and Opportunity Act of 2013 (WIOA). 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.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City is strives 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. Ongoing collaborative efforts include:

- Regular quarterly meetings between entitlement jurisdictions at the CDBG Coordinators Meeting and Regional Housing Working Group.
- Twice monthly meetings between the Directors of the City of San José Housing Department, the Santa Clara County Office of Supportive Housing, and the Santa Clara County Housing Authority.
- Developing joint jurisdiction RFPs and project review committees with the Santa Clara County Office of Supportive Housing and the Santa Clara County Housing Authority. This partnership will simplify the application process for affordable housing developers, facilitate joint review and coordinate funding for capital projects, project-based housing vouchers, and support services.
- Coordination on project management for projects funded by multiple jurisdictions.
- Participation in and coordination with the County's Continuum of Care, including working groups.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City benefits from a strong network of housing and community development partners, such as the Regional Housing Working Group. Work2Future, and the Continuum of Care. The City is a leader in the Santa Clara Continuum of Care (CoC), including membership on the leadership board, the performance management workgroup, and the coordinated assessment workgroup. 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.

In addition, the Housing Department periodically hosts roundtable discussions with affordable housing developer partners to address issues relating to housing finance and loan compliance.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City's 2010 Analysis of Impediments to Fair Housing Choice identified public and private impediments. Below is a listing of these impediments along with the actions that have been taken to overcome their effects:

Impediment: Prior to 2017, landlords could terminate tenancy without cause resulting in evictions and displacement of law abiding tenants. In addition, this lack of a "just cause eviction" policy weakened the City's rent control ordinance because landlords could evict tenants for economic reasons.

Action: On May 9, 2017, the City Council adopted the Tenant Protection Ordinance. Additionally, the City Council adopted an Urgency Ordinance making the new regulations effective immediately. The Tenant Protection Ordinance outlines landlord responsibilities and tenant rights regarding notices to terminate. Under the Tenant Protection Ordinance, landlords of multifamily dwellings, guesthouses and unpermitted units will only be authorized to terminate tenancy under one of 12 approved causes.

Impediment: The City has learned that some landlords in San José will not rent to tenants with housing vouchers. The low vacancy in San José combined with landlords who do not accept vouchers makes it difficult for clients to find affordable housing.

Action: In June 2016, the City of San José developed a workplan to research the extent to which landlords are refusing to accept vouchers. This data along with additional research will be used to make the case for a new an ordinance that prohibits landlords from discriminating against housing voucher holders.

Impediment: Santa Clara County is primarily composed of sprawling low-density suburban development with housing isolated from employment centers, retail, services and amenities.

Action: The City's General Plan 2040 prioritizes the development of mixed-use, mixed-income, compact transit-oriented development through its Urban Village (UV) strategy. The City is currently in the process of developing implementation plans for these Urban Villages – 70+ in total but phased-in over time "horizons." Nine UV plans have been approved and three are currently in the planning process. In late 2016, the City Council adopted important new General Plan policy changes to facilitate the production of new affordable housing in Urban Village areas and to prevent displacement. City staff also prepared baseline analysis of the existing affordable housing stock in the Santana Row/Valley Fair, Winchester and Stevens Creek urban villages. This analysis tallies the number of new affordable housing opportunities needed to achieve 25% goal in the General Plan. Additional funding will be needed to acquire land in Urban Village areas for affordable housing. In addition, some stakeholders have concerns about potential displacement in and around Urban Village areas.

The Valley Transportation Authority (VTA) recently adopted a Joint Housing Development policy requiring a set-aside for affordable housing on all VTA-owned joint development sites. Staff worked in the past year to determine if changes to its Affordable Housing Impact Fee were warranted for publicly-sponsored developments such as VTA's that include a certain percentage of affordable housing units. As they build out bus rapid transit system(BRT), the City's Parks, Recreation, and Neighborhood Services (PRNS) Department determines ways to connect bikeways and trail networks to those transit routes.

Impediment: Zoning and development Standards for Secondary Dwelling Units can limit the feasibility of constructing such units.

Action: The City recently updated its zoning ordinance to facilitate more Secondary Dwelling Units (SDUs). Changes include smaller minimum lot sizes, smaller rear yard setbacks, allowing SDU parking in

the front driveway apron, not requiring full kitchens, and more. These changes were adopted by the City Council in November 2016. The City also revised its development standards to expand the types of zoning districts in which SDUs could be located, to reduce required setbacks, and other potential changes to encourage the construction of SDUs in conformance with State law effective January 2017.

Impediment: Building code for Transitional Housing

Action: Before 2016, the California Building code does not allow for the creation of low-cost temporary cabins for the homeless (also called Bridge Housing). The City co-sponsored AB 2176 with Assemblymember Nora Campos to allow San José to create a shelter crisis building code allowing the creation of a government-sanctioned temporary transitional housing community using cabins and common bathroom and cooking facilities. The bill passed and staff spent much of the past year identifying sites to implement this housing strategy.

The City has also established a shelter urgency ordinance to provide temporary shelter to homeless persons without obtaining a Special Use Permit or Conditional Use Permit. The Church Shelter ordinance allows places of worship to host up to 30 homeless individuals living in their cars for up to 90 days no more than twice per year. The City is also exploring the expansion of outreach, support and funding options to attract/incentivize additional participation from more faith-based groups.

Impediment: Parking requirements serve as a constraint to housing development because they increase development costs and consume space in building envelopes that could be used for additional housing units.

Action: The City of San José recently approved its first multifamily housing development with zero parking. The building is located near several high-quality transit lines (Diridon Station) and incorporates Transportation Demand Management (TDM) to provide alternatives to car ownership. The City is currently exploring opportunities to reduce the amount of parking in existing affordable housing developments and replace them with car-sharing programs. In addition, Transform, a California nonprofit organization, released Green Trip Connect, a new data-driven tool that allows planners and policy makers to calculate the transportation benefits of locating in a walkable community near transit. The tool helps to illustrate the cost savings of reduced parking policies and other strategies such as bike share, secure bike parking, free transit passes for residents, car share and more.

Impediment: The Housing Element is a state-mandated element of the City's general plan and it must be updated every 5-7 years. The Housing element must identify that the City has zoned adequate sites to accommodate projected housing demand for the period.

Action: On January 27, 2015, the City of San José adopted a Housing Element that will extend to 2023. The Housing Element identified sufficient sites for market-rate and affordable housing and was certified again in 2016 by the California Department of Housing and Community Development.

Impediment: Individuals with mobility disabilities often need accessible units that are located on the ground floor or have elevator access, larger kitchens, bathrooms, and showers that can accommodate wheel chairs.

Action: The City recently approved a three-year $5,000,000 pilot program to provide housing rehabilitation assistance to property owners who will rent to homeless veterans of the U.S. armed forces

who have housing vouchers, coupons, or are receiving other forms of rental assistance. The program will provide incentives for building owners to make accessibility upgrades for Veterans with mobility disabilities.

The City has worked with the Silicon Valley Independent Living Center (SVILC) -- an intermediary that finds housing for people with disabilities – to link individuals to housing through HUD's 811 program. The City's Housing Department worked with SVILC to secure funding, with the goal of creating 200 new housing units. In addition, universal design was incorporated into affordable housing to facilitate the special needs population.

Impediment: There are many barriers to housing choice for homeless individuals. Such barriers include insufficient income, landlords who will not accept vouchers, eviction histories, poor credit histories, criminal or drug histories, policies that do not allow pets and more.

Action: The City has purchased two motels and is in the process of converting them into low-cost temporary housing.

As a result of the challenges of identifying apartments for individuals already with rental subsidies and case management, the City developed a Transition in Place (TIP) program that provided access to apartments in subsidized housing developments. Providing this access to deeply affordable apartments greatly increased the likelihood that participants from tenant-based rental assistance programs are able to "transition in place" and remain stably housed once their rental coupon expires. The City utilized a variety of strategies to gain access to existing restricted affordable apartments, including paying for rehabilitation costs at properties, buying down rents of very low or low-income apartments, and subsidizing development costs of new construction. The cost of the program varies depending on the mechanism used to gain access to the apartments.

Through the TIP program, a property owner gave the City a right to refer into a specific number of apartments prospective tenants who held a rent subsidy coupon from the City. The program served individuals and families who were homelessness but quickly rehoused and stabilized through time limited rental subsidies and support. Through employment and supportive services, the goal of the program is that individuals and households are expected to achieve independence, defined as the ability to pay a 30-40% AMI rent within a 2-year period. This equated to rents between $559 and $744 for a studio apartment. In FY 2015/16, the City identified 71 apartments for the program. However, turnover for the apartments was extremely slow and in this fiscal year, only 16 apartments were open for referral from the City.

Due to the challenges in finding suitable apartments for Rental Assistance Voucher holders, the City provides funding for a Housing Specialist with The Health Trust, the City's primary rental assistance administrator. The Housing Specialists develop relationships with landlords to facilitate provision of housing to clients, who often have imperfect credit, criminal records, or other barriers to finding rental housing. There may be a need for additional housing specialists and regulations that discourage source of income discrimination.

In April 2017, the City adopted a new Analysis of Impediments to Fair Housing Choice for FY 2016-20. Starting with the next CAPER, the City will report on the progress made against the recommendations identified in the new document.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring CDBG, HOME, HOPWA and ESG

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

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

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

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

For CDBG, HOME, ESG and HOPWA programs, service providers are required to submit monthly Reimbursement Requests and Reconciliation Reports to document expenses and ensure that both line item budgets and total project budgets are not over-expended. Monthly review or reimbursement requests enables the City to ensure that all costs incurred by sub-recipients are eligible and documented as required by the applicable federal regulations. Additionally, service providers are required to submit quarterly performance reports and a cumulative annual report. Review of these reports allows staff to determine whether corrective measures are necessary and provide a basis for monitoring procedures.

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

the receipt and disbursement of project funds.

In addition to the review of quarterly progress reports and financial documents, the City conducts on-site visits with sub-recipients at least every two years. Programmatic monitoring visits include review of documentation of national objective and eligibility, client intake documentation, income eligibility, staffing levels, recordkeeping, and outcome measures tracking. Financial monitoring visits involve review of invoices and all back up documentation including staff timesheets, receipts, and proof of payment documentation on file. If deficiencies are identified, the City determines whether corrective action, technical assistance, or both is needed.

In the 16-17 year, the City conducted a risk assessment of all federally-funded subrecipients and on-site monitoring visits of high and moderate-risk grantees.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City published the CAPER for public review and comment on September 1, 2017. The City accepted public comments for 18 days until September 19, 2016. Public hearings will be held during the Housing and Community Development Commission (HCDC) on September 14, 2017 and the City Council meeting on September 19, 2017.

Public notices of the CAPER and associated public hearings were distributed via email and newspaper advertising in five local newspapers. 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).

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City does not anticipate changes in CDBG program objectives.

[BEDI grantees] Describe accomplishments and program outcomes during the last year

Adopted in November 2003, San José's Economic Development Strategy (EDS) details a vision and outlines a strategy for San José's economic future. Identified as the number one strategic initiative in the EDS is to build and expand the Norman Y. Mineta San José International Airport (the Airport) into a world-class airport facility.

To facilitate the construction of the Airport, the City applied for and was awarded a $25.8 million loan under the Section 108 program through the U.S. Department of Housing and Urban Development (HUD) for the acquisition of 23.23 acres of land from the FMC Corporation. The land is directly adjacent to the Airport and was used for construction staging in support of the new terminal construction. The acquisition was in conjunction with an additional City bond-financed purchase of 51.64 acres of land which was also acquired from FMC. To fund a portion of the interest on the Section 108 loan, the City applied for and received a $2 million Brownfield Economic Development Initiative (BEDI) grant.

The approximate 75 acres of land, identified as Airport West is intended, in the long-term, to accommodate 1.5 million square feet of high-end office R&D, 300 hotel rooms and up to 95,000 square feet of retail space that will each support the Airport and the City's overall revenue position.

In July 2009, the first six gates in the new Terminal B concourse were activated. The entire Terminal B concourse and the consolidated rental car center and the public parking garage, provided 3,000 spaces for all rental car operations based at the Airport, as well as 350 public parking spaces at street level, was completed and opened for operation in July 2010. Terminal B was integrated with the Terminal B concourse for a total of 12 aircraft gates served by new ticket counters, security checkpoint, baggage claim, an automated inline baggage screening system and new retail and restaurants. In addition, Terminal A was expanded and renovated which included new shops and restaurants. The City continues to work on meeting the proposed 836 jobs creation goal.

In March 2015, the City of San José sold 26.3 acres which included the remaining balance of the 23.23 acres to a local developer for the construction of approximately 200,000 square feet of speculative office. Proceeds from the sale, in the amount of $13.64 million have been remitted to HUD. There is an outstanding balance of $1.2 million, which the city will pay off in the next couple of years. The Developer will notify any prospective tenant that will be subject to the job requirements associated with the Section 108 funding.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Housing Department inspectors perform annual on-site inspections of HOME-assisted rental housing to determine compliance with applicable property standards. As part of the monitoring process, the Housing Department verifies information maintained by the property owners concerning leases, tenant incomes, rents, and utility allowances, and verifies compliance with the provisions stated in written agreements and HOME regulations. Below is a listing of properties that have used HOME funds:

Rental Project	# of total units	# of HOME units	# of units Inspected	# of deficiencies identified	Unit Reinspected	Deficiencies Corrected? (Y/N)
Canoas Terrace	112	112	24	34	18	Yes
Curtner Studios	165	165	38	31	21	Yes
Donner Lofts	102	43	15	0	0	Yes
Edenvale Special Needs	15	14	4	0	0	Yes
Fourth Street Apartments	100	19	20	23	13	Yes
Japantown Seniors	74	37	21	7	Pending	In Progress
Homesafe	24	24	7	2	2	Yes
Kings Crossing	94	34	20	21	0	Yes
Markham Plaza I	153	153	32	6	4	Yes
Markham Plaza II	152	152	32	7	6	Yes
The Metropolitan North	71	47	0	0	0	n/a
Peacock Commons	28	13	7	1	1	Yes
Plaza del Sol	80	80	17	1	1	Yes
Willow Glen Seniors	133	133	27	2	2	Yes

TBRA Program

The agency that administers the HOME-funded TBRA program completes initial and annual HQS inspections on every unit. The Health Trust provided housing search services, application review and approval, inspections and other services related to TBRA. City staff monitors/reviews reimbursement requests, eligibility of rent increases, client income changes, household changes and other related issues that affect subsidy levels. The City also enters into Memorandum of Agreements with agencies that provide TBRA clients with case management services.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City reviews the marketing plans of HOME-funded projects to be sure that the development markets to populations which are least likely to apply. Further, the City requests that project owners

annually review their marketing plan and certify whether any changes have occurred or need to occur. To meet affirmative marketing requirements, project sponsors or their property management companies typically mail notices to nonprofits serving income-eligible clients and place advertisements in local newspapers announcing the availability of units. City Council offices also highlight units' availability through their newsletters to constituents, as does the Housing Department's website. Typically, project sponsors receive several times the number of eligible applicants as there are available, affordable units to fill. Eligible applicants who do not receive a unit are put on a waiting list that is maintained indefinitely and updated every six months. As new applicants learn of existing properties and contact those property management companies, they are added to property waiting lists.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City received $3,365,141 of program income during the reporting period. $294.00 of this program income was used for the construction of new rental housing development. New HOME regulations now allows for the "banking" of program income to be programmed in the next fiscal year.. $432,015 of program income was used for TBRA costs (i.e., subsidies, deposits, administration).

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

N/A

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	0	0
Tenant-based rental assistance	80	66
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	80	66

Table 14 – HOPWA Number of Households Served

Narrative

Despite falling short of the annual goal for number of households served with rental assistance, the City's HOPWA program has been successful in the reporting period. The City provided 66 households with tenant based rental assistance. In addition to TBRA, all households received case management, whether funded through HOPWA or Ryan White, increasing the participant's ability to maintain their housing and health. The City's HOPWA program also provides financial assistance for housing placement (security deposits) and a wide range of supportive services, including housing case management, medical case management, and housing search and placement assistance. A total of 130 unduplicated households were assisted in the program year. The City's HOPWA rental assistance program has a very high success rate with 97% of clients maintaining stable housing during the program year.

The need for housing subsidies for people living with HIV/AIDS in Santa Clara County and San Benito County far exceeds the resources available. As such, the City has applied for competitive HOPWA grants to supplement the formula funding. Through the HOPWA-Permanent Supportive Housing Program (HOPWA-PSH), the City supports an additional 20 households with housing subsidies and supportive services, including medical case management. The City applied for and was awarded a new HOPWA competitive grant for FY16-17 to support people living with HIV/AIDS who are victims of domestic violence. This demonstration program will bring an addition $1.3 million in resources to Santa Clara County to support this population.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	SAN JOSE
Organizational DUNS Number	063541874
EIN/TIN Number	946000419
Indentify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Santa Clara County Continuum of Care

ESG Contact Name

Prefix	Ms
First Name	KATHRYN
Last Name	KAMINSKI
Title	Development Officer - Grants

ESG Contact Address

Street Address 1	200 E. Santa Clara Street
Street Address 2	12th Floor
City	San José
State	CA
ZIP Code	95113-
Phone Number	4087935534
Email Address	kathryn.kaminski@sanjoseca.gov

ESG Secondary Contact

Prefix	Mr
First Name	James
Last Name	Stagi
Title	Grants and Neighborhood Programs Administrator
Phone Number	408-535-8238
Email Address	James.stagi@sanjoseca.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2015
Program Year End Date	06/30/2016

OMB Control No: 2506-0117 (exp. 07/31/2015)

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name	Bill Wilson Center
City	Santa Clara
State	CA
Zip Code	95050
DUNS Number	095988747
Is subrecipient a victim services provider	No
Subrecipient Organization Type	Other Non-Profit Organization
ESG Subgrant or Contract Award Amount	$440,000

Subrecipient or Contractor Name	People Assisting the Homeless (PATH)
City	San José
State	CA
Zip Code	95113
DUNS Number	847856390
Is subrecipient a victim services provider	No
Subrecipient Organization Type	Other Non-Profit Organization
ESG Subgrant or Contract Award Amount	$260,000

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	31,180
Total Number of bed - nights provided	28,105
Capacity Utilization	90%

Table 15 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The City of San José Housing Department works closely with the Continuum of Care (CoC) to ensure that the priorities and programs supported with ESG (and CDBG) funds are aligned with the CoC goals. The CoC has approved performance measures (both HUD-mandated and local measures) and are developing benchmarks for the selected measures. Over the past few years, the City focused on street outreach (including encampments), shelter, intensive case management, and rapid re-housing (including housing search, placement, and maintenance services). The primary performance measures used to measure success across all programs are related to the rate of moving individuals and families from street/encampments to temporary destinations and into permanent housing. Programs measure housing rates for both individuals/families with access to subsidies and those without subsidies.

Bill Wilson Center Supportive Services and Rapid Rehousing Program

- 49% of clients (195 homeless individuals) served gained or increased employment or non-employment cash income.
- 49% of clients (195 homeless individuals) served thru emergency shelter and/or supportive services exited to permanent housing destinations.
- 65% of clients (52 homeless individuals) served thru emergency shelter and/ or Rapid Re-housing and receiving ongoing rental support exited to a permanent housing destination and maintained housing for 6 months.

PATH Downtown Outreach and Shelter Program

- 88% of individuals engaged in services (232 homeless individuals) completed a VI-SPDAT assessment to identify the individual's vulnerability and service prioritization and enter them into the CoC's coordinated assessment system.
- 35% of clients (68 homeless individuals) contacted via street/encampment outreach moved from street to temporary destinations (Emergency Shelter or Transitional Housing), and some institutional destinations (e.g. foster care, long-term care facility).
- 11% of clients (27 homeless individuals) contacted via street/encampment outreach moved from street to a permanent housing destination during the fiscal year.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2014	**2015**	**2016**
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 16 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2014	**2015**	**2016**
Expenditures for Rental Assistance	80,671	66,271	59,790
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	72,276	233,232	268,452
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	152,947	299,503	328,242

Table 17 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2014	**2015**	**2016**
Essential Services	0	0	0
Operations	159,861	137,822	112,657
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	159,861	137,822	112,657

Table 18 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2014	**2015**	**2016**
Street Outreach	186,361	272,722	259,596
HMIS	94,010	0	120,000
Administration	50,322	25,300	55,760

Table 19 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2014	2015	2016
	643,501	735,347	876,255

Table 20 - Total ESG Funds Expended

11f. Match Source

	2014	2015	2016
Other Non-ESG HUD Funds	789,623	810,278	750,000
Other Federal Funds	0	0	
State Government	0	0	
Local Government	641,576	705,542	126,255
Private Funds	0	0	
Other	0	0	
Fees	0	0	
Program Income	0	0	
Total Match Amount	789,623	1,515,820	876,255

Table 21 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2014	2015	2016
	2,074,700	2,251,167	1,752,510

Table 22 - Total Amount of Funds Expended on ESG Activities

ATTACHMENT B
Outcomes for Services and Activities Serving Individuals and Families

Agency	Project	Award Amount	Unduplicated Participants/Activities/Outcome	16-17 Goal	16-17 Actual
Catholic Charities	Senior Isolation to Inclusion	CDBG: $100,650	Unduplicated Participants - CDBG	110	246
			Unduplicated Participants - Total Program	400	759
			75% of the low-income dependent San José seniors served by this project (CDBG Share only) will demonstrate at least a 10% increase in socialization & subsequent decrease in depression/isolation	75%	90%
			75% of the low-income dependent San josé seniors served by this project (CDBG Share only) will improve their independent living skills and remain in their homes and out of a nursing home for 6 months	75%	88%
			Adult Day Care (# of hours)	40,000	65,600
			Escorted Transportation (# of trips)	400	3,446
			Congregate Senior Meals (# of meals)	10,000	16,468
The Health Trust	Meals On Wheels (for Seniors)	CDBG: $100,650	Unduplicated Participants - CDBG	100	110
			Unduplicated Participants - Total Program	100	110
			85% of clients look forward to daily visit driver "all" or "some" of the time.	85%	86%
			85% of clients visit with driver "frequently" or "occasionally."	85%	80%
			Home delivered meals (# of meals)	19,543	21,742
			Social visits/wellness checks (# of visits/checks)	9,772	14,300
San José State University Research Foundation	CommUniverCity Neighborhood Engagement	CDBG: $50,000	Unduplicated Participants - CDBG	72	79
			Unduplicated Participants - Total Program	78	85
			60% of participants who successfully complete the training program will demonstrate satisfactory or better proficiency in 3 or more of the following key facilitation skill areas: (1) framing questions for community conversations, (2) recruitment of participants, (3) facilitation of community conversations, (4) data collection, (5) data analysis, (6) presentation/dissemination of results.	65%	100%

			Training sessions (1 hr training for 1 participant)	72	130
			Community conversations (1 hr workshop for 1 participant)	180	180
			Community event and presentation of results	1	1
Somos Mayfair	Home Grown Talent: Creating Pipelines of Opportunity in East San José	CDBG: $150,000	Unduplicated Participants - CDBG	182	255
			Unduplicated Participants - Total Program	322	519
			60% of participants will have increased their self-sufficiency by addressing a critical basic need.	60%	76%
			85% of participants will have increased their leadership skills and/or taken action in the community.	85%	81%
			75% of participants in the economic opportunity pipeline will have increased their skill sets to position themselves for economic opportunities.	75%	80%
			Safety Net Services Provision (1 participant accessing 1 at least one service)	72	155
			Leadership Development Training (individuals completing 3-session leadership workshop series)	70	297
			Non-Profit & Community Leaders Training Program (individuals completing 5-session workshop series)	14	30
			Child Care Owners & Providers Training Program (individuals completing 5-session workshop series)	14	46
			Urban Agriculture Entrepreneurs Training Program (individual completing a 6-month session series, each series being 60 hours total)	6	7
HomeFirst	Citywide Outreach and Shelter	CDBG: $750,000 HTF: $10,000	Unduplicated Participants - CDBG	400	474
			Unduplicated Participants - Total Program	400	474
			20% of clients contacted via street/encampment outreach will move from street to permanent or temporary housing desitnations (ES or TH) or some institutional destinations.	20%	16%
			75% of clients enrolled in case management for at least 30 days and have access to rental subsidies will maintain permanent housing for 6 months.	75%	96%
			Outreach Contacts	1,100	2,014
			Person shelter days	8,800	8,937

			Case management sessions	400	1,735
			Number of calls and emails received and responded to within 48 hours	1,650	3,345
Downtown Streets Team	SJST Work Experience Program	CDBG: $499,850	Unduplicated Participants - CDBG	80	116
			Unduplicated Participants - Total Program	80	116
			65% of participants who graduate from the program will retain employment for at least three months	65%	90%
			At least 10 participants who graduate from the program will be placed in permanent jobs identified in written agreements with business partners and retain employment for at least 3 months.	10	11
			Business Partnership Development (# of job placement agreements)	10	24
			Employment development (# of hours)	2,200	3,216
Law Foundation	Fair Housing Investigation and Enforcement Services	CDBG: $290,450 HOME: $100,000	Unduplicated Participants - CDBG	167	210
			Unduplicated Participants - Total Program	250	302
			80% of presentation participants will become more familiar with the laws governing fair houisng	80%	78%
			75% of Complaintants receiving legal services will improve the access or availability of housing	75%	100%
			Fair housing investigations (# of households)	60	66
			Screening of poor housing conditions and retaliation complaints (# of households)	57	62
			Survey of residents (# of households)	6	9
			Client brief services (# of cases)	80	83
			Legal representations (# of cases)	52	74
			Education and outreach (# of presentations)	49	50
Rebuilding Together	Emergency, Critical, and	CDBG: $750,000	Unduplicated Participants - CDBG	99	134
			Unduplicated Participants - Total Program	145	220

	Minor Repair Program		80% of households shall have improved safety conditions in their home	80%	93%
			80% of households shall have improved accessiblity and/or mobility modifications in their home	80%	95%
			Number of urgent, safety and/or, accessibility/mobility repairs completed to ensure safe and decent living environment. One unit service defined as one individual repair	348	1,033
			Number of limited rehabilitation repairs to address more substantial safety issues in the home to ensure safe, affordable, decent living environment. One unit service defined as one individual repair.	9	9
Habitat for Humanity	Emergency, Minor and Limited Home Repair Services	CDBG: $250,000	Unduplicated Participants - CDBG	41	58
			Unduplicated Participants - Total Program	67	130
			80% of participant's surveyed will feel safer in their homes after participating in the Project.	80%	100%
			The target response time from initial inquiry to initial site assessment will be two business days. (75% of inquiries will result in site assessment within two days)	75%	90%
			Number of Emergency or Minor repairs completed to ensure safe and decent living environment. One unit service defined as one individual repair.	141	141
			Number of Limited Rehabilitation repairs to address more substantial safety issues in the home to ensure safe, affordable, decent living environment. One unit service defined as one individual repair.	27	49
Bill Wilson Center	Rapid Rehousing and Supportive Services	ESG: $440,000	Unduplicated Participants - ESG	285	399
			40% of clients served will gain or increase employment or nonemployment cash income	40%	49%
			40% of clients served through emergency shelter and/or supportive services will exit to permanent housing destinations	40%	49%
			50% of clients served through emergency shelter and/or rapid re-housing and receiving on-going rental supoort will exit to permanent housing and maintain housing for 6 months	50%	65%
			Intensive Case Management (# hours)	800	693
			Shelter Bed Nights	4,800	3,745
			Housing search sessions	300	588

			Deposit and rental assistance	40	38
PATH	Downtown Outreach Program	ESG: $260,000	Unduplicated Participants - ESG	200	265
			75% of individuals engaged in services will complete a VI-SPDAT to identify individual's vulnerability and service prioritization.	75%	88%
			35% of clients contacted via street/encampment outreach who move from street to temporary destinations (Emergency Shelter or Transitional Housing), and some institutional destinations (e.g. foster care, long-term care facility).	35%	35%
			10% of clients contacted via street/encampment outreach will move from street to permanent housing destination	10%	11%
			Downtown assessment report (# of reports)	1	1
			Outreach contacts (# of duplicated face-to-face or telephone interactions)	1,350	1,872
			Engagement and assessment (# of unduplicated engagements and/or VI-SPDAT assessments)	150	265
			System navigation/case management (# of case management sessions and/or service linkages)	585	1,096
County of Santa Clara	HMIS	ESG: $120,000	Unduplicated Participants - ESG	55	320
			ESG-funded programs will have 95% or higher good data quality.	95%	94%
			99% of the time the HMIS system will be available for users to access critical client information and record information about shelter and services provided to San José residents.	99%	100%
			Provide HMIS training on data collection and reporting requirements to Partner Agency Administrators and End Users	8	8
			Provide quarterly data quality reports to the City	4	4
			Provide HMIS access (Duplicated number of users).	220	934
			Provide data for ESG CAPER report (HMIS data export for ESG-funded programs)	1	1
The Health Trust	HOPWA Housing For Health	HOPWA: $800,000	Unduplicated Participants	100	130
			90% of clients receiving TBRA will maintain permanent, stable housing during the measurement year.	90%	97%

			85% of clients receiving support services will obtain or maintain benefits and/or income during the measurement year.	85%	83%
			Tenant based rental assistance (# of duplicated clients)	259	280
			Permanent housing placement assistance (# of duplicated clients)	10	48
			Support services (# of duplicated clients receiving services)	114	501

ATTACHMENT C
Strengthening Neighborhoods – Capital Improvement Projects

Project	Agency	Status	Neighborhoods/ Population Served
LED Lights	City - DOT	Completed	Santee Five Wounds/ Brookwood Terrace Mayfair
Five Wounds/ Brookwood Terrace Pedestrian Safety and Traffic Calming Improvements	City - PW	Completed	Five Wounds/ Brookwood Terrace
ADA Ramps	City - DOT	Completed	Santee Five Wounds/ Brookwood Terrace Mayfair
Mayfair Community Garden Enhancement	City - PRNS	Completed	Mayfair
Library Facility Improvements	City - Library	Completed	Various low-income neighborhoods
Bocardo Reception Center Improvements	HomeFirst	Completed	Homeless Individuals
King Road Pedestrian Safety Improvements	DOT	Design	Mayfair
Bill Wilson Center Drop-In Center Improvements	Bill Wilson Center	Pre-development	Homeless Individuals
Recovery Café Rehabilitation	Recovery Café	Under Construction	Homeless Individuals