

CITY OF SUNNYVALE, CA FY 2016-17 ACTION PLAN



Onizuka Crossing Groundbreaking Ceremony, February 2015



North County Regional Forum, September 2014



Parkside Studios Under Construction, March 2015

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CITY OF SUNNYVALE

SECOND YEAR ACTION PLAN (FY 2016)

Executive Summary

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

Introduction

This FY2016-17 Action Plan serves as an application for funds under two formula grant programs administered by the U.S. Department of Housing and Urban Development (HUD) which provide the City of Sunnyvale (City) with approximately \$1.3 million annually: a Community Development Block Grant (CDBG) of approximately \$1,037,051, and a HOME Investment Partnerships (HOME) Program grant of approximately \$307,196. It covers the fiscal year beginning July 1, 2016 and ending June 30, 2017, the second year of the City's 2015-2020 Consolidated Plan (Plan) period. The Action Plan describes the eligible activities that the City intends to undertake in FY2016-17 to address the priority needs and implement the strategies identified in the Plan, using the City's CDBG and HOME grants. The activities described in this Action Plan are intended to primarily benefit the lower-income residents of Sunnyvale, affirmatively further fair housing choice, and meet priority needs.

In addition to these grants, the City has a local Housing Mitigation Fund (HMF), which is used to support local affordable housing programs, including some that are not eligible for HUD funding. This fund is derived from fees received occasionally in varying amounts, and there is no guaranteed annual funding amount, therefore less emphasis is placed on these funds as a regular funding source in this Action Plan.

Summarize the objectives and outcomes identified in the Plan

The City has organized its priority needs according to the structure presented in HUD regulations (24 CFR 91.215): affordable housing, alleviation of homelessness, economic development, and non-housing community development. Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; current City policy, federal laws and regulations related to the HUD grants, and the availability of resources to address these needs.

Based on all of these components, housing needs are considered a high priority, as well as alleviation of homelessness, economic development, and non-housing community development needs.

The City's goals and objectives are organized into four categories:

- A. Affordable Housing (including housing for special needs households)
- B. Alleviation of Homelessness
- C. Other Community Development Efforts (Public Services, Community Facilities and Infrastructure)
- D. Expanding Economic Opportunities

Table 2 on pages 17-18 summarizes the objectives and outcomes that will be addressed in this Action Plan.

Evaluation of past performance

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

The City recognizes that the evaluation of past performance is critical to ensure the City and its subrecipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The City evaluates the performance of subrecipients providing public services on a quarterly basis. Subrecipients are required to submit quarterly progress reports, which include client data, performance objectives, as well as data on outcome measures. Prior to the start of the program year, program objectives are developed collaboratively by the subrecipient and the City, ensuring that they are aligned with the City's overall goals and strategies. The City utilizes the quarterly reports to review progress towards annual goals.

Summary of Citizen Participation Process and consultation process

The City, in collaboration with other local jurisdictions and the consultant team, launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the Consolidated Plan. The team informed the public that it was in the process of creating the 2015-2020 Consolidated Plan, and encouraged public participation in the process by conducting a Regional Needs Survey and hosting regional forums in collaboration with other jurisdictions in the County, and conducting local hearings.

In addition to the extensive consultation conducted for the Consolidated Plan, as noted above, the City of Sunnyvale solicited additional input for the FY2016-17 Annual Action Plan. As required by HUD, the City provides multiple opportunities for public review and comment on the Action Plan and on any substantial amendments to it. Community members had opportunities to attend public hearings on March 23, 2016, April 20, 2016, and May 3, 2016. A notice of public hearings and an announcement of the 30-day public comment period was published in the Sunnyvale *Sun* on March 25, 2016. An

initial draft of the Action Plan was released on April 1, 2016, and comments were accepted through May 3, 2016.

It is the policy of the City of Sunnyvale to encourage and engage residents to participate in planning, implementation, and evaluation of its housing and community development programs.

Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

To be inserted upon completion of the public comment period.

PR-05 Lead & Responsible Agencies – 91.200(b)**Agency/entity responsible for preparing/administering the Consolidated Plan***Lead and Responsible Agency*

The City of Sunnyvale (City) is the Lead and Responsible Agency for the United States Department of Housing and Urban Development's (HUD) entitlement programs in Sunnyvale. The Housing Division (HD), a division of the City's Community Development Department, is responsible for administering the City's HUD entitlement grants, including the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program grant. By federal law, the City is required to submit to HUD a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of federal funds.

The Consolidated Plan shows how the City plans to use its CDBG and HOME funds to meet the housing and community development needs of its residents. To update its 2015-2020 Consolidated Plan, the City collaborated with the County of Santa Clara (County) and other entitlement jurisdictions in the County to identify and prioritize housing and community development needs across the region, and to develop strategies to meet those needs. The FY 2016/17 Annual Action Plan represents the second year of CDBG and HOME funding of the 2015-2020 Consolidated Plan.

Consolidated Plan Public Contact Information:

City of Sunnyvale Housing Division

Suzanne Isé, Housing Officer
Katrina L. Ardina, Housing Programs Analyst
456 W. Olive Avenue / PO Box 3707
Sunnyvale, CA 94088
Tel: (408) 730-7250
Fax: (408) 737-4906
Email: Housing@Sunnyvale.ca.gov
Housing.inSunnyvale.com

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

Introduction

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

Consolidated Plan Development

The City has a long history of coordination and partnership with the local public housing provider, which is the Housing Authority of the County of Santa Clara (HACSC), and a number of assisted housing providers, such as Charities Housing, MidPen Housing Corp., First Community Housing, and various others. The City also has a long history of coordinating with and/or providing funding to various local private and public health, mental health, and human services agencies, such as the County Mental Health Department, the local Valley Medical Center, and a variety of service providers that serve seniors, disabled clients, homeless clients, and other lower-income and at-risk clients.

In addition, in preparing the ConPlan, the City collaborated with seven other entitlement grantee jurisdictions (Entitlement Jurisdictions):

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

Public participation played a central role in the development of the Consolidated Plan. The Entitlement Jurisdictions launched an in-depth, collaborative regional effort to consult with community stakeholders, many of whom represented public or assisted housing providers, health and service agencies, as well as elected officials, City and County staff, and beneficiaries of entitlement programs, to inform and develop the priorities and strategies contained within the ConPlan.

The City, in partnership with LeSar Development Consultants (LDC) and MIG, Inc. (MIG) and the other Entitlement Jurisdictions, facilitated a comprehensive outreach process to enhance coordination with these stakeholders and discuss new approaches to using the HUD entitlement grant funds for eligible activities, projects, and programs throughout the county and/or in specific cities.

LDC and MIG, with direction from the Entitlement Jurisdictions, conducted a Regional Needs Survey to solicit input from residents, workers, and stakeholders in the region, which consisted of all of Santa Clara County. Survey respondents were informed that the purpose of this survey was to help the Entitlement Jurisdictions determine local

priorities for use of their HUD entitlement funds, and that these funds must be used to fund projects or programs that primarily serve lower-income residents or neighborhoods with a higher percentage of lower-income residents. The Survey polled respondents about the level of need in their respective neighborhoods for various types of improvements, projects or programs that could possibly be funded by the HUD entitlement funds.

Action Plan Development

In addition to the extensive consultation conducted for the Consolidated Plan, as noted above, the City of Sunnyvale solicited additional input for the FY2016-17 Annual Action Plan from community members at three public hearings held on January 21, 2016, March 23, 2016, and April 20, 2016.

Also, the City and other community development organizations in the County coordinate frequently on a variety of initiatives. The City Housing Division staff participates in a collaborative of HUD entitlement grantees within the County. Quarterly meetings are held to discuss activities, technical assistance issues, and identify future opportunities for coordination and cooperation.

The City coordinates with other regional agencies, such as the Housing Trust of Silicon Valley, Joint Venture Silicon Valley, NOVA, the County-wide Fair Housing Task Force, and the Valley Transportation Authority, among others, to achieve the goals described within this Action Plan.

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

The City has coordinated with the Santa Clara County Continuum of Care (CoC) for many years on its efforts to end and prevent homelessness in the County. The CoC, a group of stakeholders from throughout the County, plans and implements many of these efforts. The CoC is governed by the CoC Board, which takes a systems-change approach to preventing and ending homelessness. Last year, the CoC invited the City's Housing Officer to participate on the CoC's Review and Rank Panel. This panel spends about a week reviewing and ranking local proposals for HUD funding through the federal CoC program. The committee's funding recommendations were approved by HUD, resulting in nearly \$16 million in HUD funding being awarded to support transitional and permanent housing programs, and some supportive services, in the County in FY 2016-17.

Members of the CoC meet monthly to plan CoC programs, identify gaps in homeless services, establish funding priorities, and pursue a systematic approach to addressing homelessness. City staff, including the Housing Officer and Housing Analyst, as well as staff of other cities, meet and consult with the County's CoC staff during the quarterly

county-wide “CDBG Coordinators Group” meetings, and communicate more frequently via email and/or phone on joint efforts.

Destination:Home (D:H), a public-private partnership committed to ending chronic homelessness, is the governing organization for the CoC and implements by-laws and operational protocols for the CoC. D:H is also responsible for ensuring that the CoC complies with the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).¹

In 2014, D:H released a draft “Community Plan to End Homelessness in Santa Clara County” (Community Plan), which outlines strategies for ending homelessness in the County by 2020. These strategies were informed by those who participated in a series of community summits conducted between April and August 2014, including Sunnyvale HD staff and local stakeholders, among others. The Community Plan addresses the needs of homeless people in the County, including chronically homeless people, families with children, veterans, and youth, as well as those at risk of homelessness.

In the next 5 years, the D:H Plan aims to house 2,518 homeless individuals, 718 homeless veterans, and more than 2,333 children, unaccompanied youth, and homeless individuals living in families. The City’s current ConPlan and 2015 Housing Element incorporate many policies and programs that are consistent with the Community Plan and “Housing First” policies in general.

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

Allocating Funds, Setting Performance Standards and Evaluating Outcomes

The City does not receive ESG funds.

Operating and Administering Homeless Management Information System (HMIS)

The County’s HMIS was administered by a local non-profit agency, Community Technology Alliance (CTA), from 2004 to 2015. In July 2015, administration of Santa Clara County CoC’s HMIS transitioned to the County’s Office of Supportive Services utilizing Clarity Human Services software. The project meets and exceeds HUD’s requirements for HMIS and complies with HUD HMIS Standards. The County’s HMIS has a rich array of service provider participation and is utilized to capture information and report on special programming.

¹ County of Santa Clara Housing Element 2015-2022, published in 2014.

http://www.sccgov.org/sites/planning/PlansPrograms/GeneralPlan/Housing/Documents/HE_2015_Adopted_Final.pdf

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Please refer to Table 2 provided in the Appendix of the ConPlan.

The City consulted with various groups and organizations as part of the 2015-2020 Consolidated Plan process. Table 2 lists the agencies that attended and commented at the Sunnyvale public hearings and/or at one of the regional forums.

In addition, a comprehensive list of all stakeholders and local service providers contacted to provide input into the ConPlan update process through the regional and community forums is also included in the Appendix.

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

There were no agency types that were not consulted as part of the 2015-2020 Consolidated Plan process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Please refer to Table 3 provided in the Appendix of the ConPlan.

Table 3- Other local/regional/federal planning efforts, of the 2015-2020 Consolidated Plan, lists the planning efforts that were considered in preparing the Plan.

AP-12 Participation – 91.105, 91.200(c)**Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

It is the policy of the City of Sunnyvale to encourage and engage residents to participate in planning, implementation, and evaluation of its housing and community development programs.

The City encourages low- and moderate-income residents, minorities, those with disabilities, and non-English-speaking residents to attend community meetings and/or provide written comments on its plans. The City provides a statement in the languages identified in its Language Access Plan on all public notices regarding HUD-funded activities, and sends public notices to organizations representing the groups listed above. In accordance with the Citizen Participation Plan, the City will provide translation services to any resident who requests such services in advance at such hearings and meetings. The City has translated its primary Housing Program brochures into Spanish, in accordance with the Language Access Plan.

Sunnyvale Request for Proposals

The City has a long-standing practice of issuing a request for proposals (RFP), annually for capital/housing projects and every other year for human services grants, to solicit applications for CDBG and HOME funds available to the City. This process aids in gathering community input on local needs and helps the City identify projects and programs that are eligible for and interested in HUD funding, and have demonstrated capacity for successful implementation and compliance with HUD requirements. Staff issues the RFP, evaluates proposals for eligibility, scores the proposals according to criteria approved by the Housing and Human Services Commission, and provides its scores and funding recommendations to the Commission and Council for review. The Commission holds a public hearing before making its own recommendations on the proposed funding allocations, which are advisory to the Council, which approves the final funding awards as part of the annual Action Plan hearing. These programs and projects are also addressed in the ConPlan, as it is assumed that similar types of projects are likely to be implemented in additional years, depending on funding availability.

Public Notice and Availability of the Action Plan

As required by HUD, the City provides multiple opportunities for public review and comment on the Action Plan and on any substantial amendments to it. Community members had opportunities to attend public hearings on January 20, 2016, March 23, 2016, April 20, 2016 and May 3, 2016. A notice of public hearings and an announcement of the 30-day public comment period was published in the *Sunnyvale Sun* on March 25, 2016. An initial draft of the Action Plan was released on April 1, 2016, and comments were accepted through May 3, 2016. The proposed Plan was available for review at the library, City Hall, and on the City's website.

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

The City of Sunnyvale's (City) Fiscal Year (FY) 2016-17 Action Plan covers the time period from July 1, 2016 to June 30 2017 (HUD Program Year 2016). The Action Plan sets forth the proposed uses of the CDBG and HOME funds projected to be available in the coming fiscal year, as shown in Table A below. These funds may be used for eligible community development activities to meet the priority and/or unmet needs, primarily of lower-income residents, described in the City's Consolidated Plan.

The City's 2016 HUD entitlement grants will consist of \$1,037,051 in CDBG funds and \$307,196 in HOME funds. In addition, the City estimates that it will also receive approximately \$150,000 in CDBG program income (loan payments) in the coming fiscal year, and has \$197,679 in disencumbered funds and excess program income from the prior program year, bringing the total estimated CDBG funding for FY 2016-17 to \$1,384,730. The estimated HOME funding for FY 2016-17 is \$703,850, which includes the new grant, plus program income and unencumbered funds from the prior program year.

The City pursues and encourages its partner agencies to pursue all available public and private funding sources in order to achieve the goals of the Consolidated Plan. Most projects and activities secure funding from a variety of sources, including public and private sector donations, grants, loans, and in-kind materials and services.

Table A: Available Funds and Activities Proposed for Funding, FY 2016-17

AVAILABLE FUNDS	CDBG	HOME
FY 2016-17 Entitlement Grants	\$1,037,051	\$307,196
Excess FY 2015-16 Program Income / HOME Admin PI Balance	\$70,000	\$46,610
Estimated FY 2016-17 Program Income	\$150,000	N/A
Disencumbered/Fund Balance	\$127,679	\$350,044
TOTAL	\$1,384,730	\$703,850
ACTIVITIES PROPOSED FOR FUNDING IN FY 2016-17		
Administration		
Administration	\$217,410	\$77,330
Fair Housing	\$20,000	N/A
Subtotal	\$237,410	\$77,330
Housing Rehabilitation (Owner-Occupied)		
Minor Improvement Grants / Loans	\$50,037	N/A
Deposit to Revolving Loan Fund	\$150,000	N/A
Subtotal	\$200,037	N/A
Affordable Rental Housing		
Benner Plaza Affordable Rental Housing (New Construction)	N/A	\$626,520
Public Facilities		
Persian Drive Sidewalk Extension	\$200,000	N/A
ADA Curb Retrofits	\$150,000	N/A
Subtotal	\$350,000	N/A
Economic Development		
WorkFirst Sunnyvale (CBDO Activity)	\$404,225	N/A
Public Services		
Human Services Grants	\$193,058	N/A
TOTAL	\$1,384,730	\$703,850

Local (City) Resources

The City has a local Housing Mitigation Fund (HMF) for the development, rehabilitation and/or acquisition of affordable housing. In 2014, \$8.1 million in HMF was provided for the development of two new affordable rental projects, Parkside Studios and Onizuka Crossing, with a total of 117 units. In 2015, \$5 million in HMF was committed to the Benner Plaza project which will include 66 new affordable units, and in 2016, \$6 million in HMF was committed to the redevelopment of Orchard Gardens, an existing 62-unit affordable rental project. The redevelopment will add a net 25 new units to Orchard Gardens. In addition, the City has funds available in its Below Market Rate Housing In-Lieu Fund and Housing Successor Agency Low-Mod Housing Fund, and projects

receiving a significant amount of new revenues into its Housing Mitigation Fund from two new development impact fees enacted in 2015. These funds are allocated outside of the Action Plan process, but with a similar goal of expanding and preserving the City's affordable housing stock.

Other Public Resources

The following is a list of potential financial resources that may be available to the City and/or housing providers in the area to address priority needs and specific objectives identified in the five-year plan. The amount and availability of funding from these funding programs varies.

Low-Income Housing Tax Credit Program (LIHTC)

The LIHTC program provides federal and state tax credits for developers and investors who agree to set aside all or a percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be used on rehabilitation or preservation projects. Developers and investors apply for an allocation of federal and State tax credits from the California Tax Credit Allocation Committee (CTCAC). The award of tax credits in California is usually extremely competitive. To be successful, applicants often have to provide 100% affordable projects serving mostly extremely low- to very low-income households.

Charities Housing applied for and received an award of tax credits in 2013 for its Parkside Studios project, which provides 58 affordable studios for homeless and/or very low-income applicants. In 2014, MidPen Housing applied for and received an award of tax credits for its Onizuka Crossing project, which will provide 57 affordable family apartments. Parkside was completed in June 2015 and Onizuka was completed in April 2016.

Homeless Emergency and Rapid Transition to Housing (HEARTH) and Emergency Shelter Grants (ESG)

Santa Clara County serves as lead agency for the County's Continuum of Care (CoC), which receives Hearth Act, ESG, and similar federal grants to provide shelter, housing, and supportive services to homeless people residing anywhere in the County. The City has contributed some of its local funds to various county-wide projects and programs that often receive CoC support as well, such as shelter facilities, transitional and permanent supportive housing, tenant-based rental assistance, and supportive services.

Private Resources

Most of the City's housing and human services programs leverage various sources of private financing. The City encourages the participation of local lenders in its housing

and/or community development projects as needed. Tax credit projects such as the Parkside Studios and Onizuka Crossing projects required millions of dollars in private equity and financing for construction and related costs. The City is a founding member of the Housing Trust of Santa Clara County, which raises voluntary contributions from the public and private sectors for affordable housing projects within the County. The City has contributed some of its local (non-federal) housing funds to the Trust, which then uses those seed funds to seek matching contributions from corporations and various other sources.

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

Most of the City's housing and human services programs leverage various sources of private financing. The City encourages the participation of local lenders in its housing and/or community development projects as needed. Tax credit projects such as Parkside Studios and Onizuka Crossing, required millions of dollars in private equity and financing for construction and related costs. The City requires all applicants for CDBG and HOME funds for capital projects to provide a match of at least 25% to receive funding. For CDBG public services proposals, this match may consist of in-kind materials and services. Most applicants provide a match of more than 25%.

Matching funds may include other available financing sources, such as tax credits, other public sector loans or grants, private capital or donations, rent proceeds, and/or the value of in-kind services (i.e., volunteer and staff services or pro-bono professional services used to implement the capital project). The City often provides more local funds than CDBG or HOME funds to assist major affordable housing projects, since those local funds are often available in larger amounts than federal funds. The City has exceeded its HOME match requirement for many years and projects that this trend will continue.

Anticipated Resources

Table 2 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available, Year 2				Expected Amount Available, Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Federal	Public Services; Housing Rehabilitation; Public Infrastructure and Facilities; Economic Development; Alleviation of Homelessness; Program Administration	\$1,037,051	\$150,000	\$197,679	\$1,384,730	\$3,365,270	Housing Rehabilitation; Public Infrastructure and Facilities; Public Services; Economic Development; Alleviation of Homelessness; Administration
HOME	Federal	Affordable Rental Housing Construction; Program Administration	\$307,196	\$0	\$396,654	\$703,850	\$646,150	Construction of New Affordable Rental Housing (Benner Plaza); Administration

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

Discussion

The City owns several scattered-site parcels of varying types throughout the City. Council has been in the process of evaluating the most appropriate uses for some of these parcels for several months. At this time, none of these properties have been made available to address the needs identified in the Action Plan, however it is possible that one or more of these properties might become available in subsequent program years. The City's Public Works Department handles all City property management and surplus property matters.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 3 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Annual Funding	Goal Outcome Indicator
A	Affordable Housing	2016	2017	<ul style="list-style-type: none"> •Decent Housing 	Affordable housing assistance is provided throughout the City, in order to avoid concentration of poverty, and to ensure fair access to affordable housing, rehabilitation assistance, and homeownership opportunities in all neighborhoods.	Assist in the creation, improvement, and preservation of affordable housing for lower-income and special needs households	1. HOME: \$626,520 2. CDBG: \$50,037 3. CDBG: \$20,000	1. Support affordable rental housing for lower income households: 6 HOME units 2. Provide Housing Improvement Program: 10 Housing Units 3. Fair Housing Services: Assist 20 Households
B	Alleviation of Homelessness	2016	2017	<ul style="list-style-type: none"> •Decent Housing •Create a Suitable Living Environment •Expanded Economic Opportunities 	City-wide (see above)	Help people who are currently homeless or at imminent risk of homelessness to obtain housing, employment or other sources of income, and adequate support services/networks to achieve stability.	CDBG: \$247,009 HOME: \$0	Assist 35 Households with job training and/or rental assistance

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Annual Funding	Goal Outcome Indicator
C	Other Community Development Efforts	2015	2020	<ul style="list-style-type: none"> Decent Housing Create a Suitable Living Environment 	City-wide	<ul style="list-style-type: none"> The needs of very low, extremely low, and/or special needs households (seniors, disabled, homeless people, children, youth, victims of domestic violence, etc. for services and assistance to help them meet basic needs. Need to improve infrastructure and facilities to improve accessibility and address other goals. 	<p>CDBG: \$148,161</p> <p>CDBG: \$350,000</p>	<p>Assist 487 Households with human services</p> <p>Curb Retrofit: 50</p>
D	Expand Economic Opportunities	2016	2017	<ul style="list-style-type: none"> Expanded Economic Opportunities 		Support economic development activities that promote employment growth and help lower-income people secure and maintain jobs.	<p>CDBG: \$202,113</p>	<p>Job Placements: Assist 15 clients to obtain jobs. Provide job skills/classes to 25 individuals</p>

Goal Descriptions

Goal A: Affordable Housing

Assist in the creation, improvement, and preservation of affordable housing for lower-income and special needs households by supporting affordable rental housing, providing the Home Improvement Program, providing tenant-based rental assistance, and promoting fair housing choice.

Goal B: Alleviation of Homelessness

Help people who are currently homeless or at imminent risk of homelessness to obtain housing, employment or other sources of income, and adequate support services/networks to achieve stability.

Goal C: Other Community Development Efforts

Support provision of essential human services, particularly for special needs populations and very low income households.

Provide neighborhood improvements in income-eligible areas and accessibility improvements city-wide. Maintain or improve public facilities serving eligible clientele.

Goal D: Expanding Economic Opportunities for Lower-Income People

Support economic development activities that promote employment growth and help lower-income and/or homeless people secure and maintain jobs.

Projects

AP-35 Projects – 91.220(d)

Introduction

The activities that the City will undertake in FY 2016-17 using CDBG and HOME funds include: human services grants; construction of new affordable rental housing; homeowner housing rehabilitation; ADA curb retrofits; a sidewalk extension, employment development services for homeless and at-risk clients; fair housing services, and program administration, as shown below. All of these activities are eligible for the indicated funding type based on federal regulations associated with these grants, and all of them meet one or more priority needs as identified through the City's citizen participation process.

Projects

Table B: - Project Information

#	Project Name
1	CDBG Administration and Monitoring
2	Fair Housing Services
3	Home Improvement Program
4	Edwina Benner Plaza - Construction of New Affordable Rental Housing
5	ADA Curb Retrofits
6	Persian Drive Sidewalk Extension
7	WorkFirst Sunnyvale (CBDO Activity)
8	Public Services (Human Services Grants)
9	HOME Administration and Monitoring

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

Funding Priorities

The projects listed above were selected based on the needs identified in the Consolidated Plan, and in response to the proposals for funding received, and an evaluation of project feasibility.

Each year the City solicits proposals from local organizations for CDBG and HOME funding for eligible housing and community development programs or projects in Sunnyvale. The Request for Proposals sets forth the types of public services (human

services) programs, capital and housing projects that are eligible for CDBG or HOME funding from the City, and explains the City's process for evaluating and scoring proposals, determining award amounts, and approving awards. The City provides human services grants for public services which address identified priority needs and principally benefit lower-income people in Sunnyvale.

Applications for the human services grants are solicited every other year, following hearings held by the Housing and Human Services Commission (HHSC) and Council to determine the City's current "priority human service needs." The "Priority Needs" for the City of Sunnyvale's Community Development Block Grant Program were determined through a series of community meetings held between September 2014 and April 2015, and were adopted as part of the 2015-2020 Consolidated Plan in accordance with regulations established by HUD.

FY 2016-17 is the second year of the two-year funding cycle. During the second year of funding, the City does not solicit applications; rather, those agencies which have met or exceeded performance standards receive approximately the same grant amount for a second year, based on the amount of available CDBG funds.

Obstacles to Meeting Underserved Needs

The number of households in need in Sunnyvale is far greater than the number that can be assisted with the resources currently available to the City, particularly in regard to needs for housing assistance. The high costs of land, materials, and labor required for new housing development or housing rehabilitation create obstacles to meeting all of the need that exists. The City aims to use its available resources to meet as many needs as it can by striving for cost-effective methods of providing assistance and leveraging other resources from the private sector, including charitable donations, in-kind contributions and services, and conventional financing.

AP-38 Project Summary

Project Name	
1. CDBG Administration and Monitoring	
Target Area	Not Applicable
Goals Supported	Affordable Housing, Alleviation of Homelessness, Other Community Development Efforts, and Expanding Economic Opportunities for Lower-Income People
Needs Addressed	Planning and Administration
Funding	CDBG: \$217,410
Description	Administration of CDBG Activities: Contracting, preparing loan documents, monitoring projects and loan portfolio, disbursing funds, etc.
Target Date	FY 2016-17
Goal Outcome	Complete all CDBG activities planned.
Location Description	Citywide
Planned Activities	Funds are used for staffing and implementing the CDBG program. This includes the costs of developing the RFPs, evaluating proposals, grant contract management, tracking of grant funds and program income, sub-grantee monitoring, reporting, and compliance with federal requirements such as environmental, labor, anti-discrimination, and fair housing regulations. Indirect costs (overhead) are also included in program administration.
Project Name	
2. Fair Housing Services	
Target Area	Not Applicable
Goals Supported	Affordable Housing: Promote Fair Housing Choice
Needs Addressed	Affordable Housing and Fair Housing
Funding	CDBG: \$20,000
Description	Fair Housing Services
Target Date	FY 2016-17
Goal Outcome	Provide fair housing assistance to 20 or more households (as needed).
Location Description	Citywide
Planned Activities	Provide public outreach and education about fair housing laws and complaint procedures to local residents, landlords, and other housing industry professionals through local community outreach efforts, and through City agreements with fair housing agencies that provide free legal assistance to residents with fair housing complaints. Help clients file cases with HCD, HUD, or in court if needed.

Project Name	3.Minor Improvement Grants/Loans (Home Improvement Program)
Target Area	Not Applicable
Goals Supported	Affordable Housing: Provide Home Improvement Program
Needs Addressed	Improve housing accessibility, housing safety, provide lead-based paint hazard testing and reduction, energy efficiency improvements, and maintain affordability for lower-income home owners.
Funding	CDBG: \$50,037
Description	Minor Improvement Grants/Loans
Target Date	FY 2016-17
Goal Outcome	Assist at least 10 households with minor home improvement grants or loans.
Location Description	Citywide
Planned Activities	The Home Improvement Program provides small grants and loans for minor improvements, such as: energy efficiency upgrades, exterior painting, emergency repairs and accessibility improvements. Homes must be owned and occupied by a lower-income household to be eligible for this program.
Project Name	4. Edwina Benner Plaza - Construction of New Affordable Rental Housing
Target Area	460 Persian Drive
Goals Supported	Affordable Housing: Support affordable rental housing for lower-income households
Needs Addressed	Provide financial assistance to assist the development of 66 units of affordable rental housing for lower-income renters and households at risk of homelessness.
Funding	HOME: \$626,520
Description	Rental Housing Construction
Target Date	FY 2018-19
Goal Outcome	Construct 66 affordable housing units.
Location Description	460 Persian Drive
Planned Activities	The activity consists of a 66-unit development of new affordable rental housing located at 460 Persian Drive in Sunnyvale. The project owner and developer is non-profit housing developer MidPen Housing Corp. The project funding consists of a loan of \$600,000 in HOME funds to MidPen with the balance of project funds for project delivery costs. The property will be restricted as affordable housing for 55 years. The units will be affordable to lower-income households, and will include a range of one- to three-bedroom units. The total project cost is currently estimated at \$42 million.

Project Name	5. ADA Curb Retrofits
Target Area	Not Applicable
Goals Supported	Other Community Development Efforts
Needs Addressed	Remove architectural barriers to accessibility for disabled people, in sidewalks and other City pedestrian facilities.
Funding	CDBG: \$150,000
Description	Maintain/Expand Community Facilities and Infrastructure
Target Date	FY 2016-17
Goal Outcome	Remove architectural barriers to accessibility for disabled people, in sidewalks and other City pedestrian facilities (crosswalks).
Location Description	Citywide
Planned Activities	This activity will provide ADA curb retrofits and related accessibility improvements to existing public sidewalks and/or crosswalks in the City.
Project Name	6. Persian Drive Sidewalk Extension
Target Area	Not Applicable
Goals Supported	Other Community Development Efforts
Needs Addressed	Health and safety; safe transportation routes to employment and services; sustainability
Funding	CDBG: \$200,000
Description	Maintain/Expand Community Facilities and Infrastructure
Target Date	FY 2017-18
Goal Outcome	Provide safe pedestrian access along Persian Drive, connecting neighborhood to the Borregas Avenue bike/pedestrian bridge into Moffett Park
Location Description	City right-of-way on southern side of Persian Dr., between Morse and Borregas Avenues (Area Benefit).
Planned Activities	Construction of a new public sidewalk and related storm water drainage infrastructure along Persian Drive between Morse and Borregas Avenues where no sidewalk currently exists. This project will provide residents of Morse Park, a lower-income neighborhood, with safe pedestrian access into Moffett Park and along a major east-west travel route through the neighborhood where there are currently gaps in the sidewalk network.

Project Name	7. WorkFirst Sunnyvale (CBDO Activity)
Target Area	Not Applicable
Goals Supported	Alleviation of Homelessness and Expanding Economic Opportunities for Lower-Income People
Needs Addressed	Help people who are currently homeless or at imminent risk of homelessness obtain employment or other sources of income, and adequate support services/networks to obtain housing and achieve stability.
Funding	CDBG: \$404,225
Description	Economic Development/CBDO Activity
Target Date	FY 2016-17
Goal Outcome	Assist 50 homeless or very low income clients with job training and job placement services, to enable them to obtain or improve their employment and housing opportunities.
Location Description	Citywide
Planned Activities	This program provides work-readiness training, job placement assistance, and supportive services for homeless and at-risk clients.
Project Name	8. Public Services
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	These programs assist special needs populations such as: seniors, disabled people, homeless people, children, youth, victims of domestic violence, and very low-income households. Programs address basic needs.
Funding	CDBG: \$193,058
Description	Human Services Grants to non-profit agencies
Target Date	FY 2016-17
Goal Outcome	Assist at least 534 individuals and/or households with human services
Location Description	Citywide
Planned Activities	Assist clients with basic needs, such as food, shelter, transportation, health & mental health care, employment assistance/training, legal aid etc.

Project Name	8a. Sunnyvale Community Services Food Program
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	Food and Nutrition
Funding	CDBG: \$67,345
Description	Food for households at risk of hunger
Target Date	FY 2016-17
Goal Outcome	Assist 118 households
Location Description	Citywide
Planned Activities	Brown Bag Food Program
Project Name	8b. InnVision Shelter Network Sunnyvale Shelter Programs
Target Area	Not Applicable
Goals Supported	Alleviation of Homelessness; and Support provision of essential human services, particularly for special needs populations
Needs Addressed	Homelessness
Funding	CDBG: \$44,897
Description	Emergency Shelter, Transitional Housing, Case Management
Target Date	FY 2016-17
Goal Outcome	Assist 10 households
Location Description	Citywide
Planned Activities	Emergency and transitional shelter, case management, supportive services
Project Name	8c. YWCA of Silicon Valley - Domestic Violence Support Network
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	Assistance for survivors of domestic violence
Funding	CDBG: \$22,449
Description	Crisis intervention and counseling for victims of domestic violence
Target Date	FY 2016-17
Goal Outcome	Assist 71 households
Location Description	Citywide
Planned Activities	Counseling for domestic violence clients

Project Name	8d. Bill Wilson Center Counseling Program
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	These programs assist special needs populations such as: seniors, disabled people, homeless people, children, youth, victims of domestic violence, and very low-income households. Programs address basic needs.
Funding	CDBG: \$22,449
Description	Counseling for at-risk youth, grief counseling, family counseling, etc.
Target Date	FY 2016-17
Goal Outcome	Assist 38 households
Location Description	Citywide
Planned Activities	Family & Individual Counseling
Project Name	8e. MayView Community Health Center
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	Primary Health Care
Funding	CDBG: \$22,449
Description	Community Medical Clinic
Target Date	FY 2016-17
Goal Outcome	Assist 138 households
Location Description	Citywide
Planned Activities	Primary Health Care & Disease Prevention Services for Uninsured Patients
Project Name	8f. First United Methodist Church Senior Nutrition Program
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	Hunger, nutrition, socializing, exercise, health and wellness
Funding	CDBG: \$13,469
Description	Daily hot lunch and social activities for seniors
Target Date	FY 2016-17
Goal Outcome	Assist 122 individuals
Location Description	Citywide
Planned Activities	Senior Nutrition Program, meals, social and physical activities, nutrition and health programs

Project Name	9. HOME Administration and Monitoring
Target Area	Not Applicable
Goals Supported	Affordable Housing and Alleviation of Homelessness
Needs Addressed	Planning and Administration
Funding	HOME: \$77,330 (Includes authorized program income)
Description	Administration of HOME Activities: Planning and Monitoring
Target Date	FY 2016-17
Goal Outcome	Complete all HOME activities planned.
Location Description	Citywide
Planned Activities	Funds are used for staffing and implementing the HOME program. This includes the costs of HOME capital project management, tracking of grant funds and program income, sub-recipient monitoring, reporting, and compliance with federal requirements such as environmental, labor, and anti-discrimination. Indirect costs (overhead) are also included in program administration.

AP-50 Geographic Distribution – 91.220(f)

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

Geographic Distribution

Target Area	Percentage of Funds
City of Sunnyvale	100%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Most of the CDBG and/or HOME-funded programs and services are provided on a city-wide basis to income-eligible and/or special needs households. Certain capital projects are assisted at a specific site, based on the location of the project, but projects may be proposed in any area of the City.

Human services are supported in a number of facilities and locations throughout the City, and in some cases just outside the City, as long as Sunnyvale residents are being served by the program. Affordable housing assistance is generally provided anywhere in the City, as opportunities arise, in order to avoid concentration of poverty, and to ensure fair access to affordable rental housing, rehabilitation assistance, and homeownership opportunities in all neighborhoods. The City does not have any blighted areas requiring major redevelopment, and private development is occurring throughout the City. Community resources such as parks, schools, and community/neighborhood centers are also disbursed throughout the City. Please see map at the end of this Plan.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's housing programs are intended to prevent and/or end homelessness, improve the quality, affordability, and/or accessibility of housing, and preserve, maintain, and extend the useful life of existing affordable housing. The goals below include only the new CDBG and HOME activities to be funded in FY 2016-17. Other activities funded in prior years' Action Plans, such as the Tenant-Based Rental Assistance program or through non-HUD programs, will continue to be funded using carry-over funds, and will assist additional households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	16
Special Needs	0
Total	16

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

One Year Goals for the Number of Households Supported Through	
The Production of New Units	6
Rehab of Existing Units	10
Total	16

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

Discussion

Housing assistance is proposed to be prioritized for those who cannot currently afford market rate housing. An estimated ten lower-income homeowners will be assisted with the Home Improvement Program, and 6 rental units will be assisted with HOME funds in the Benner Plaza project.

The City also provides loans for major rehabilitation of single family and/or manufactured/mobile homes, using funds from its CDBG Revolving Loan Fund (RLF) for purposes of addressing priority housing needs, consistent with the City's goal to assist in the creation and preservation of affordable housing for lower-income households. In addition, the City is currently implementing a TBRA program with capacity to assist approximately 22 households in FY 2016-17, using HOME funds from prior years. However, these two activities are not included in the Action Plan tables, in accordance with HUD guidance, because they are not using funds generated in FY 2016-17.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

Discussion

Needs of Public Housing

This section is not applicable as there is currently no official public housing in Sunnyvale. The City collaborates with the Housing Authority of the County of Santa Clara (HACSC) on its efforts to provide Section 8 vouchers, mortgage credit certificates, supportive services and other assistance to Sunnyvale residents. The City also supports the HACSC in its efforts to increase federal appropriations for Section 8 and other affordable housing programs in Sunnyvale and in the County.

The City partnered with the Housing Authority on several efforts in recent years, including a joint TBRA program for clients on the Section 8 waiting list, and several Sunnyvale housing projects which were awarded project-based vouchers, including the Fair Oaks Senior Housing project, two senior group homes, Parkside Studios, and Onizuka Apartments. Most recently, Section 8 vouchers have been conditionally allocated to the Edwina Benner Plaza project.

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

Introduction

This Action Plan includes a significant amount of funding (\$404,225) for an activity to help homeless people obtain jobs (WorkFirst Sunnyvale). Although funding is not included in this Action Plan, the City's TBRA program will continue to help the homeless obtain housing. In addition, the City continues to participate in the county-wide efforts, such as the CoC and Destination Home, to end homelessness throughout the County. In addition, in FY 2013-14, the City provided over \$10 million in local and HOME funds to assist the development of the Parkside and Onizuka projects, which includes 47 permanent supportive housing units for homeless clients.

Last year, the City committed \$250,000 in LMH funds for a Homelessness Prevention and Rapid Re-Housing (HPRR) program. HPRR programs assist homeless clients and those at imminent risk of losing their housing by providing direct financial assistance for costs to maintain or obtain housing, such as short-term rental assistance (3 -18 months), security and/or utility deposits, utility payments, last month's rent, or moving costs; as well as services such as housing search, mediation, credit repair, case management, and other appropriate services. This program is currently being implemented by a local service provider.

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

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

The WorkFirst Sunnyvale, West Valley Haven to Home, and InnVision Shelter programs include outreach to homeless clients and assessment of their needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Two of the human services grants (to InnVision/Shelter Network and the YWCA) will help these agencies provide shelter, transitional housing, and services to homeless clients and victims of domestic violence. In addition, not included in this Action Plan, the TBRA program is a transitional housing program for homeless households, providing assistance for up to two years.

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

Several of the activities funded help homeless clients and families transition to permanent housing, including: WorkFirst Sunnyvale, and the human services grants to InnVision and YWCA. The total CDBG funding for these activities is \$471,571 in FY 2016-17, plus \$10,000 in General Funds for the grant to West Valley Community Services.

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

Discussion

Several of the Human Services grants will support the provision of services intended to prevent homelessness of Sunnyvale residents including the grants to Sunnyvale Community Services, InnVision/Shelter Network, YWCA, and Bill Wilson Center. In addition, the fair housing services provided can also help tenants avoid eviction and/or homelessness by addressing discrimination practices. In addition to the activities funded with CDBG, the City also provides assistance to other programs that aim to prevent homelessness using local funds. These include grants to Senior Adults Legal Services, West Valley Community Services, funding for tenant-landlord mediation programs, and the Homelessness Prevention and Rapid Re-Housing Program funded with \$250,000 in funds from the former Redevelopment Agency Housing Fund.

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

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

Discussion:

The City does not impose any public policies that unreasonably constrain housing development. There are no growth limitations or rent control policies, and property tax policies are largely set by the State. The City's land use designations and zoning are supportive of development of a wide variety of housing types, including single- and multi-family housing, ownership and rental, mobile homes, manufactured/modular housing, and so on. The City follows the State building code, and its fees and charges are reasonable and consistent with prevailing prices in the region. Between 2005 and 2014, a total of 4,269 new housing units were permitted by the City, an average of 427 per year. Nearly half of these were in multi-family rental projects.

In 2014, the City updated the Constraints Analysis of its Housing Element, as required under California Housing Element law (Government Code 65580), to analyze city policies and land use regulations to determine if they had any negative effects on development. The State determined, with its recent certification in January 2015 of the City's 2015-2023 Housing Element, that the City does not currently implement policies that create barriers to affordable housing. Additional detail is available in the City's Housing Element², which is provided in its entirety on the City's website and in the Library. As noted above, thousands of new dwelling units of various types and price points have been developed and additional units renovated in recent years, in most cases without any direct assistance from the City. This provides evidence that the City's policies do not unduly constrain residential development. In addition, the City has successfully assisted a number of affordable housing developments in recent years, which demonstrates that City policies do not have negative effects on assisted housing production.

Non-governmental barriers, primarily market factors such as high land costs, construction costs, and high prevailing market prices for housing, have been the primary challenges facing jurisdictions in the region, including Sunnyvale, in recent years, not public policies. These barriers are addressed, within the City's limited ability to address them, through the housing activities listed above and through the goals and policies listed in the Housing Element.

² <http://HousingElement.inSunnyvale.com>

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

The City has taken actions to address obstacles to meeting underserved needs, such as embarking on new programs to generate local funds for affordable housing through impact fees or new development. The primary obstacle to meeting these needs is the continued decline in federal appropriations for affordable housing and community development programs. The City has established local policies to address needs to the extent possible with local resources.

Actions planned to foster and maintain affordable housing

Please see the activities described under AP-35 on pages 13-14 of this plan (i.e., Edwina Benner Plaza - Construction of New Affordable Rental Housing, Fair Housing Services, and Home Improvement Program).

Actions planned to reduce lead-based paint hazards

The City provides financial assistance to income-eligible homeowners to abate lead-based paint hazards through its Home Improvement Program. Paint grants and loans, as well as housing rehabilitation loans, are provided, as well as free lead-based paint testing and education services. Lead-based paint hazards in rental housing can also be addressed through housing rehabilitation loans.

Actions planned to reduce the number of poverty-level families

In 2014 the City adopted a new minimum wage ordinance, increasing the local minimum wage to \$10.30/hour beginning on January 1, 2015. This wage will be adjusted annually by the CPI. This action alone will help many workers increase their household incomes to above the federal poverty levels.

The North Valley Workforce and Investment Board ("NOVA") helps prepare lower-income and unemployed residents of Sunnyvale for career growth and stable employment. NOVA provides employment and training services to low-income workers and dislocated professionals within Sunnyvale and the surrounding region under the federal Workforce Investment Act (WIA), with a goal of helping these clients obtain jobs and improve career prospects. In addition, many of the human services supported by

the City help impoverished families meet their basic needs in the short term, or help them achieve living-wage employment. Although the economic situation has improved in the Silicon Valley since 2010, there is still an increased level of need and demand for assistance with employment services as well as basic needs. The City, which serves as the administrative agent for NOVA, will continue its ongoing efforts to improve economic opportunities for all of its residents through NOVA and the City's Economic Development Division. The WorkFirst Sunnyvale Program is also a major anti-poverty program that helps Sunnyvale residents who are currently homeless or at imminent risk of homelessness to increase their incomes through job training and placement, and other employment-supportive services.

Actions planned to develop institutional structure

The institutional structure for carrying out the City's housing and community development activities consists of the City's cooperative relationships within its departments and other government agencies, non-profit organizations, and other institutions involved in the activities described herein.

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

Coordination

The City and other community development organizations in the County coordinate frequently on a variety of initiatives. The City Housing Division staff participates in a collaborative of HUD entitlement grantees within the County, which holds quarterly meetings to discuss activities, technical assistance issues, and identify future opportunities for coordination and cooperation between local governments, housing providers, social service agencies, and the Housing Authority.

The City also participates in the County's Continuum of Care (CoC), comprised of governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, affordable housing developers, and various private parties, including businesses and foundations. The CoC prepares the Countywide Homelessness Continuum of Care Plan, which seeks to create a comprehensive and coordinated system of affordable housing and supportive services for the prevention, reduction, and eventual end of homelessness. The Plan provides a common guide for the County, cities, service providers, the faith community, the business sector, philanthropy, and the broader community to follow in addressing local housing and the goals and services needs for homeless people. The actions included in this Plan to address housing needs and homelessness are consistent with the CoC's plans and policies. The City's Housing Officer has served on the CoC's "Review and Rank" panel, evaluating and scoring applications for CoC funding, for the past two years.

The City also coordinates with other regional agencies, such as the Housing Trust of Silicon Valley, Joint Venture Silicon Valley, NOVA, the County-wide Fair Housing Task Force, and the Valley Transportation Authority, and a number of other non-profit or public agencies, to achieve the goals described within this Action Plan.

Discussion:

Please see discussion above.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$70,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$70,000

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100%
3. Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years that include this Annual Action Plan	FY 2015 – 2017

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: *Not Applicable*

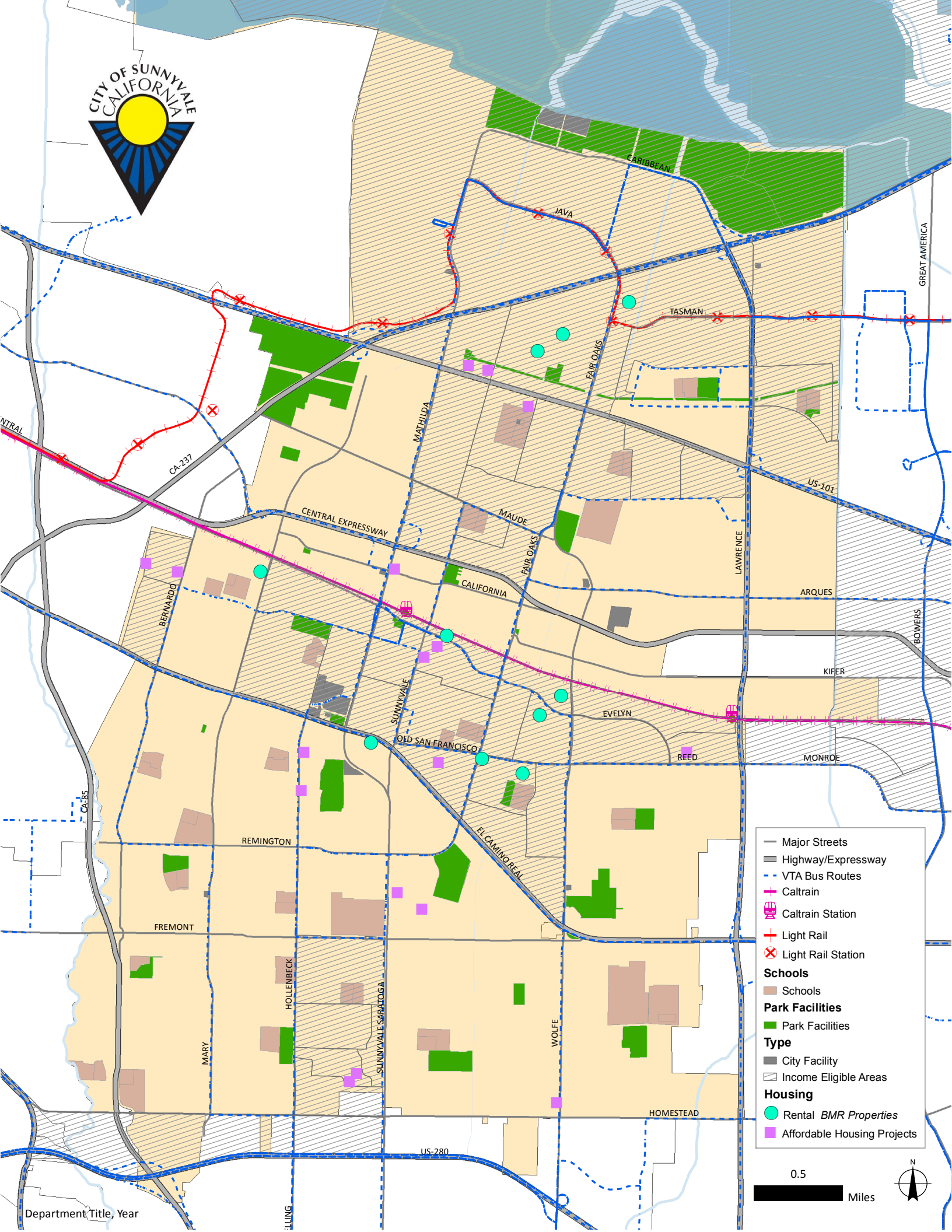
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows: *Not Applicable*

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows: *Not Applicable*

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows: *Not Applicable*

Discussion:

The City does not use any of the methods addressed in Questions 1-4 above in administering its HOME programs.



- Major Streets
- Highway/Expressway
- - - VTA Bus Routes
- - - Caltrain
- 🚊 Caltrain Station
- ⊕ Light Rail
- ⊗ Light Rail Station
- Schools**
- 🏫 Schools
- Park Facilities**
- 🌳 Park Facilities
- Type**
- 🏢 City Facility
- 🏠 Income Eligible Areas
- Housing**
- 🟢 Rental *BMR* Properties
- 🟡 Affordable Housing Projects

