City of Palo Alto (ID # 11048)

City Council Staff Report

Report Type: Action Items **Meeting Date: 6/15/2020**

Summary Title: Draft 2020-2021 CDBG Consolidated Plan and Draft 2020-2021 Action Plan

Title: Recommendation on Proposed Fiscal Year 2020-2021 Community Development Block Grant (CDBG) Funding Allocation; Recommendation that the City Manager or Designee be Authorized to Execute Necessary Documents for Fiscal Year 2020-2021 CDGB Application and to Submit 2020-2021 Action Plan and 2020-2025 Consolidated Plan to HUD by the Extended Deadline of August 16, 2020.

From: City Manager

Lead Department: Planning and Development Services

Recommendation

Staff and the Finance Committee recommend the City Council:

1. Adopt the attached funding resolution (Attachment E) allocating Community Development Block Grant (CDBG) funding as recommended in the draft 2020-2021 Action Plan (Attachment A) and as described in this report;
2. Authorize the City Manager to execute the Fiscal Year 2020-2021 CDBG application and Fiscal Year 2020-2021 Action Plan for CDBG funds and any other necessary documents concerning the application, and to otherwise bind the City with respect to the applications and commitment of funds;
3. Authorize staff to submit the 2020-2021 Action Plan (Attachment B) to HUD by the extended deadline of August 16, 2020; and
4. Authorize staff to submit the 2020-2025 Consolidated Plan (Attachment B) to HUD by the extended deadline of August 16, 2020.

Executive Summary

The City of Palo Alto receives funds annually from the U.S. Department of Housing and Urban Development (HUD) as an entitlement city under the Community Development Block Grant

(CDBG) program. CDBG provides localities with grants to devise and implement approaches to improve the physical, economic, and social conditions in their communities. In addition to the annual entitlement allocation, the City received $294,909 from the Coronavirus Aid, Relief, and Economic Security Act (CARES Act, H.R. 748). This report and attachments present the proposed allocations and uses of CDBG funds for the 2020-2021 fiscal year as well as the Consolidated Plan that will guide CDBG allocations from 2020-2025. The Council is being asked to review the draft 2020-25 Consolidated Plan and draft 2020-21 Action Plan and recommend funding allocations. The City plans to submit its Consolidated Plan and Annual Action Plan no later than the August 16, 2020 deadline.

Background

The CDBG program is authorized under Title I of the Housing and Community Development Act of 1974. As an entitlement city under the CDBG program, the City of Palo Alto receives funds annually on a formula grant basis. HUD regulations require all CDBG funded activities meet one of the three national objectives:

- Benefit low-and very-low-income persons;
- Aid in the prevention or elimination of slums or blight; or
- Meet other community development needs having particular urgency or posing a serious and immediate threat to the health or welfare of the community.

Palo Alto's program is directed towards housing-related work. Specifically, local CDBG funds are allocated to expanding and maintaining existing affordable housing supply; promoting housing opportunities and choices; and providing supportive services for targeted low-income groups including unhoused persons, persons with disabilities, the elderly, and others.

Consolidated Plan & Annual Action Plan

HUD requires preparation of a five-year strategic plan of action, referred to as a Consolidated Plan (ConPlan). The ConPlan must address priority housing and community development needs and to set goals. The CDBG program is currently guided by the 2015-2020 Consolidated Plan adopted by Council on May 4, 2015, and a new five-year plan is required. HUD also requires submittal of an Annual Action Plan. The Annual Action Plan must identify the specific projects to be funded to implement strategies identified in the Consolidated Plan.

Planning and Development Services staff coordinated with the County of Santa Clara and other entitlement cities to select a consulting firm to prepare these plans. Staff presented the draft 2020-2025 Consolidated Plan and draft 2020-21 Action Plan (Attachment B) to the Finance Committee on May 5, 2020. Both plans became available for a public review period beginning May 8, 2020 through June 8, 2020. This constitutes the required 30-day public review period. Once adopted the Consolidated Plan will be effective July 1, 2020 through June 30, 2025.

Public Hearings & Citizen Participation

The typical required public hearing processes were adjusted to accommodate for the declared National Emergency and accompanying Shelter in Place (SIP) Orders issued by various governors and counties. The CARES Act allows the City to submit its Consolidated Plan and Annual Action Plan no later than August 16, 2020. Prior to submission, the City must hold 2 public hearings: one hearing, followed by a 30-day circulation and public comment period, followed by a second public hearing.

The Finance Committee meeting on May 5, 2020 served as the first public hearing. In prior years, the Human Relations Commission (HRC) and an HRC sub-committee also provided recommendations to City Council. This year, the HRC subcommittee conducted a hearing to make recommendations. However, the HRC was unable to conduct a hearing to consider these recommendations, due to the Shelter in Place order. The subcommittee's recommendations did not include the CARES Act funding, allocated after the HRC subcommittee meeting. Staff and the HRC subcommittee's CDBG funding recommendations, outlined in Report ID#11148[1], were received during the Finance Committee public hearing on May 5, 2020. After taking public comments, the Finance Committee voted 3-0 to recommend to Council adoption of the recommendations, as recorded in the Finance Committee meeting minutes.[2]

Discussion

The programs funded by Palo Alto's CDBG grants had a successful year of serving the most vulnerable in the Palo Alto community. The majority of those served belonged to what HUD terms special needs populations: homeless, frail elderly, domestic violence victims, and severely disabled persons. The agencies proposed to use the CDBG grants to serve 1077 very low- and low-income residents in Fiscal Year 2019-2020. As of December 31, 2019, the agencies had provided services to 693 persons. Out of the 693 served, 680 persons received assistance, such as complaints resolution in the Palo Alto Residential Care Facilities, basic needs day services at Opportunity Services Center, housing search education and information on domestic violence, case management services to secure affordable housing for persons with disabilities, and support counseling services. Additionally, 10 persons received assistance to secure permanent employment through Downtown Streets Team program. The program funded rehabilitation of MayView Community Health Center. The goal of the project is to develop a clinic environment that is both safe and functional for patients and staff.

<u>Recommended Allocation for FY 2020-21</u>

[1] Finance Committee Staff Report:
https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=57876.17&BlobID=76463

[2] Action Minutes from Finance Committee Meeting:
https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=44656.38&BlobID=76997

The City of Palo Alto has a total of $1,145,480 to allocate for Fiscal Year 2020-21. This includes $501,355 announced as the City's CDBG entitlement on February 25, 2020; an additional $294,909 awarded to respond to COVID-19; $213,167 from prior year resources and $136,049 in estimated program income. The recommended FY20-21 allocations, which represent year two of a two-year funding cycle, continue to address housing and the needs of housing-insecure individuals and households. This year, additional funding made available via the CARES Act is proposed to be allocated to support rent relief, food, and COVID-19 testing in the Palo Alto community. Though the City is permitted to use $58,982 from the CARES Act allocation for administration, the proposed allocation does not include additional administration funds; all money is being used to support the needs of the community.

A detailed description of CARES Act funding follows. Detailed descriptions of funding recommendations and agencies are provided in Attachments A and C.

Responding to COVID-19 Pandemic

The United States Congress passed The Coronavirus Aid, Relief, and Economic Security Act (CARES Act, H.R. 748), also known as Stimulus, on March 27, 2020. The Act expedites the use of CDBG funds to prevent and respond to COVID-19. Through the CARES Act, the City received an additional $294,909 in CDBG funds to be used specifically for responding to COVID-19 (further detail in Attachment C).[3]

Once the CARES allocation was confirmed, staff began extensive outreach to public service agencies who sought CDBG funds for the upcoming year's allocations. Staff reached out to ascertain whether: (1) adjustments to the regular FY 20-21 funding requests are desired as agencies are responding to COVID-19 impacts and (2) additional funding is required for assistance in prevention, preparation, and response to COVID-19. Funding was requested for three uses: rent relief programs, COVID-19 testing, and food distribution services.

Life Moves, Silicon Valley Independent Living Center, and the YWCA requested funding to provide rent relief assistance to Palo Alto residents; specifically, relief assistance for lower-income households, elderly, domestic violence victims, veterans and severely disabled

[3] The CARES Act also provided flexibility from some CDBG requirements: (1) Eliminates the 15% cap on the amount of funds a grantee can spend on the public services category only if the agencies are providing assistance related to COVID-19 otherwise the cap remains. This cap was removed because public services agencies are providing services to the population most directly impacted by COVID-19. (2) Removes the requirement to hold in-person public hearings in order to comply with national and local social gathering requirements. (3) Allows grantees to be reimbursed for COVID-19 response activities regardless of the date the costs were incurred.

persons.[4] Rent relief would help low-income families (80% Area Media Income and below) who have suffered documented income loss due to COVID-19.

On April 6, 2020, the City Council directed staff to agendize a discussion on rental assistance.[5] Allocation of CDBG funds to rent relief is a great opportunity to dedicate funds to this purpose. Staff will continue to research and consider additional rent relief programs for consideration by the full City Council.

The MayView clinic requested additional funding to provide 1,800 MayView patients access to COVID-19 testing. Downtown Streets Team expressed interest in splitting their original funding request of $336,400 for two programs. They requested $236,000 for the job training program, which will provide job readiness training. The training is for homeless and/or extremely low-income individuals, including those who had previous employment terminate due to COVID-19. The remaining $100,000 will be allocated to the Downtown Food Closet program.

Based on the available funding, proposed programs and finance committee recommendations staff have prepared funding recommendations for Fiscal Year 2020-21 (Attachment A).

Draft 2020-2025 Consolidated Plan

Per HUD requirements, the City is required to prepare a Consolidated Plan every five years. The draft Consolidated Plan for 2020-2025 is provided as Attachment B. The five specific goals outlined in the draft plan are fully described in Attachment D.

The Consolidated Plan is designed to help entitlement grantees assess affordable housing and community development needs. Public participation plays a central role in the development of the Consolidated Plan. In May 2019, the Consortium of Santa Clara County and Cities launched an in-depth, collaborative regional effort consulting with community stakeholders to identify housing and community development needs. This is a comprehensive outreach process. The process goals are to enhance coordination and discuss new approaches to working with social service providers that utilize funding for eligible activities, projects, and programs. Comments received through this outreach effort, combined with Palo Alto's specifically identified needs, informed the five-year strategic plan.

Rental Assistance

[4] The potential criteria to be eligible for the rental assistance per HUD regulations are (1) Documented loss of income due to COVID-19 (2) Low-income households defined as having a gross annual income below 80% of the area median income (3) Assistance cannot be provided to households if another source of financial assistance is available to pay that cost (4) One Household cannot be provided more than 3 months of Rental Assistance Allowance (5) Palo Alto resident.

[5] Action Minutes from City Council Meeting: https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=46893.61&BlobID=76304

On April 6, 2020, the City Council requested staff agendize a discussion on rental assistance for low income housing and return to Council.[6] Providing rental assistance to low-income households and/or the owners and operators of affordable housing can be achieved through direct rental assistance and/or policies to limit the loss of housing for low-income families.

The proposal supported by the Annual Action Plan provides direct assistance to households who need rental assistance. These households earn 80% or less of the Area Median Income. Should the City choose, additional funds could be appropriated for this purpose. In addition to City actions, significant efforts have been undertaken to raise money through donations to provide relief to families throughout Santa Clara County. Efforts include Silicon Valley Strong, a philanthropic campaign lead by the Silicon Valley Community Foundation. Destination: Home and Sacred Hearts Community Service are administering a COVID-19 Financial Assistance Program. Collectively, these efforts have raised millions of dollars. Unfortunately, these resources have not kept pace with the demand for rental assistance and other assistance.

The Palo Alto City Council, in addition to other governments, has instituted an eviction moratorium to help limit increase in homelessness due to loss of income due to COVID-19. This moratorium, passed on April 6, 2020, lasts until the local state of emergency ends and provides tenants 120 days to repay any back rent. In addition to this policy, Council could direct the City Manager to prepare guidelines for the repayment plans. These guidelines would help tenants and landlords work together to repay any back rent in a manner that limits the loss of housing while ensuring tenants honor agreements made with their landlords. It should be noted that current staff capacity is insufficient to complete this work in a timely manner.

The Council could also explore instituting a rent freeze during the COVID-19 emergency. This would prevent increases during this time that would compound low income tenants' inability to pay rent during the COVID-19 pandemic and will increase the scale of any back rent due at the conclusion of the state of emergency.

The State Legislature has discussed policy proposals to provide rental relief. At the time of this report writing, it is not known which—if any—policy proposals may become legislation passed into law by Governor Newsom. It is possible, though, that a statewide policy or program will provide relief at a greater scale than local policies and relief programs. The Council could direct its lobbyist to monitor the progress of these bills during the legislative session.

Timeline

The funding recommendation made by the City Council will be incorporated into the 2020-2025 Consolidated Plan and Fiscal Year 2020-21 Annual Action Plan. Subsequently, the adopted

[6] https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=46893.61&BlobID=76304

Consolidated Plan 2020-2025 and Annual Action Plan 2020-21 will be submitted to HUD by June 29th, 2020.

Resource Impact

Several measures were taken to minimize any General Fund impact for the administration of the CDBG Program. These include streamlining the program to reduce staffing needs, and revised monitoring guidelines to improve program efficiency. The total funding to cover the cost of administering the City's CDBG program in Fiscal Year 2019-20 is approximately $90,000. This administrative funding covers the cost of 0.48 FTE hourly Staff Specialist and consultant costs for CDBG administration.

Policy Implications

All applications recommended for funding in Fiscal Year 2020-2021 are consistent with the priorities established in the City's draft 2020-2025 Consolidated Plan. Moreover, they are consistent with the housing programs and policies in the adopted Comprehensive Plan.

Environmental Review

For purposes of the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), budgeting by itself is not a project. Prior to commitment or release of funds for each of the proposed projects, staff will carry out the required environmental reviews or assessments and certify that the review procedures under CEQA, HUD and NEPA regulations have been satisfied for each project.

Attachments:

Attachment A: FY 2020-21 CDBG Funding Recommendations
Attachment B: Draft 2020-2025 Consolidated Plan and Draft 2020-2021 Annual Action Plan
Attachment C: CDBG Funding Categories and Available Funds
Attachment D: Draft 2020-2025 Consolidated Plan Goals
Attachment E: Fiscal Year 2020-21 CDBG Funding Resolution

ALLOCATION AMOUNT SOURCES FOR CDBG ORIGINAL ENTITLEMENT:

CDBG ENTITLEMENT	$501,355
PRIOR YEAR RESOURCES	$213,167
ESTIMATED PROGRAM INCOME	$136,049
TOTAL	**$850,571**

USES:

AGENCY - PROGRAM NAME	FY 2020 FUNDING REQUEST	FINANCE COMMITTTEE RECOMMENDATION	CITY COUNCIL RECOMMENDATION
Palo Alto Housing - SRO Resident Support	$50,697	$29,931	
Catholic Charities - Ombudsman	$10,000	$9,345	
LifeMoves - Opportunity Center	$46,575	$29,932	
YWCA - Domestic Violence Services	$10,000	$5,000	
SVILC - Housing and Emergency Services	$28,826	$11,232	
Public Service Total	**$146,098**	**$85,440**	**Not to Exceed $85,440**
Project Sentinel - Fair Housing Services	$33,698	$37,480	
City of Palo Alto - CDBG Administration	$90,000	$90,000	
Planning & Administration Total	**$123,698**	**$127,480**	**Not to Exceed $127,480**
Downtown Streets - Workforce Development	$336,400	$236,000	
Economic Development Total	**$336,400**	**$236,000**	
Habitat for Humanity - Minor Home Repair	$100,000	$0	
Palo Alto Housing - Alma Place	$149,950	$149,950	
Rehab Total	**$ 249,950**	**$ 149,950**	
GRAND TOTAL	**$856,146**	**$598,870**	

ALLOCATION AMOUNT SOURCES FOR CDBG CORONOVIRUS (CV) GRANT

CDBG CORONAVIRUS (CV) GRANT	$294,909
REMAINING CDBG FY2020-21 ENTITLEMENT GRANT	$251,701
TOTAL	**$546,610**

USES:

AGENCY - PROGRAM NAME	FY 2020 FUNDING REQUEST	FINANCE COMMITTTEE RECOMMENDATION	CITY COUNCIL RECOMMENDATION
LifeMoves - Opportunity Center	$294,000	$294,000	
YWCA - Domestic Violence Services	$10,000	$10,000	
SVILC - Housing and Emergency Services	$75,000	$75,000	
Rent Relief Total	**$379,000**	**$379,000**	
Downtown Streets – Food Closet Program	$100,000	$100,000	
Food Assistance Total	**$100,000**	**$100,000**	
May View Community Health	$75,000	$ 67,610	
COVID Testing & PPE Total	**$ 75,000**	**$ 67,610**	
GRAND TOTAL	**$554,000**	**$546,610**	

CITY OF PALO ALTO 2020 – 2025 CONSOLIDATED PLAN

JANUARY 2020

DRAFT

PREPARED BY:

Michael Baker INTERNATIONAL 80 YEARS Making a Difference

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Appendix: Community Engagement Summary

Executive Summary

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

Introduction

The City of Palo Alto (City) is an entitlement City that receives Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban and Development (HUD). HUD requires the City to create a five-year Consolidated Plan to direct and allocate CDBG funds. This 2020-2025 Consolidated Plan (ConPlan) is built on a community-oriented participatory process and will function as an application for federal funds under HUD's CDBG program. The ConPlan will also outline specific goals and priority needs where CDBG funds will be allocated over the next five years.

Additionally, this ConPlan contains the 2020-2021 Annual Action Plan, which serves as an allocation of funds to specific projects and activities for the first fiscal year of the ConPlan. Each year after this ConPlan is released, a new Annual Action Plan will be released to outline specific actions for which CDBG funds will be used to uphold the development of the goals described by this ConPlan.

Consolidated Plan and Annual Action Plan Time Frame

The 2020-2025 ConPlan covers the time frame from July 1, 2020, to June 30, 2025, a period of five program years. The Annual Action Plan covers the time frame from July 1, 2020, to June 30, 2021.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goal of the Needs Assessment section is to assess the City of Palo Alto's affordable housing, social service, and community development characteristics in order to lay out data-driven, community-based investment decisions to direct the following sections and the ConPlan's primary goals. The intention of this is to facilitate the most sustainable and comprehensive future for the City's housing, community, environmental, infrastructural, and economic progression. Through data collection, outreach, and analysis presented in this ConPlan, a clear outline of the priority needs within the City is formed, along with the projects and facilities to enhance the City's development over the next five years.

The needs assessment identified a significant need for affordable housing units for low-income households, persons with special needs, and those experiencing homelessness. It also identified housing problems faced by the community, such as cost burden, overcrowding, and substandard facilities, of which low-income racial and ethnic minority households disproportionately experience.

Evaluation of past performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG entitlement grant program. The City's Annual Action Plans and CAPERs have provided many details about the goals, projects and programs completed by the City over the past five years. A review of past CAPERs reveals a strong record of performance in the use of CDBG funds. Palo Alto has been strategic about leveraging federal dollars and identifying partnerships in the community to maximize their use. For instance, during the 2015-2020 ConPlan period, 244 affordable rental units were rehabilitated, 130 jobs were created or retained, and nearly 2,600 households were assisted through public service activities for low- and moderate-income housing.

Summary of citizen participation process and consultation process

Community engagement feedback was a result of a collaborative, county-wide public outreach effort guided by the County of Santa Clara Community Engagement Plan. Robust community engagement was achieved through engaging a diverse group of stakeholders to identify priorities, concerns, and values. The feedback provided through the community engagement process supported the development of this ConPlan, including the development of housing and community development needs, priorities, goals, and strategies for allocating funds.

For the purposes of this ConPlan, the stakeholders include all existing residents, business owners, and regional and local interest groups. Targeted outreach was provided to youth, seniors, racial and ethnic minorities, residents, property owners, and business owners across the County. Leveraging existing stakeholder contacts, recognizing underrepresented stakeholders, and identifying new stakeholders was integral to the process of reaching the greater Santa Clara County community and ensuring a broad depth of participation.

Opportunities for community outreach were tailored to stakeholder groups (residents and property owners, business owners, community groups, and public agencies and officials) to allow efficient and effective engagement, including offering digital (e.g., online survey) and in-person formats (e.g., community meetings). In-person meetings, ranging from focus groups to regional public meetings, were held at a variety of locations and times to increase opportunities for participation.

The County and participating cities announced the various community engagement opportunities through a social media campaign strategy and schedule, including announcements, project updates and educational content for Twitter, Facebook, and Instagram posts. Announcements for the online survey and public comment period were also promoted over email, where key stakeholder contacts were leveraged as liaisons to access larger stakeholder groups. The County and participating cities worked directly with stakeholder contacts to set up focus groups and interviews.

The County of Santa Clara Community Engagement Plan identifies the following opportunities for participation and comment, all of which were offered throughout Santa Clara County through the ConPlan Process:

- Regional Community Engagement Public Meetings: Regional walk-in meetings held at four different locations across the County (Cupertino, Morgan Hill, Palo Alto, and San Jose). Interactive engagement stations created opportunities to share personal stories, suggest ideas for strengthening neighborhoods and prioritize community needs, and review ConPlan data and maps.
- City-hosted Community Meetings: Similar in format to the regional meetings, these meetings were hosted by some cities to receive feedback specific to the City. The City of Palo Alto did not hold a community meeting.
- Stakeholder Focus Groups: Focus groups with six to ten attendees from target populations, including persons with disabilities, racial and ethnic minorities, seniors, low-income families, and other targeted populations as discovered through preliminary data research.
- Pop-Up Events: Structured for short interactions, the pop-up events usually take the form of a booth set up at an event to allow access with a specific stakeholder group. Feedback provided at pop-up events is typically collected through interactive exercises (dot votes, etc.) or verbal responses to big picture questions.
- City Council and Board of Supervisor Meetings: Announcements of workshops were added to the

agenda of regularly scheduled public meetings and hearings, including City Council or Board of Supervisors meetings.

- Online Feedback Collection (Survey): To broadly access a large number of stakeholders and residents that are geographically distributed, an online survey was prepared to efficiently obtain feedback from a large number of people for this ConPlan. The survey was announced through City media outlets and was additionally disseminated through key community liaisons or stakeholders with access to resident and community groups, business owners, interest groups, etc.

A detailed summary of community engagement, including participation, methods, and feedback, can be found in sections PR-10 (Consultations) and PR-15 (Citizen Participation) of this ConPlan.

Summary of public comments

The regional community engagement public meetings and city-hosted meeting yielded many public comments that identified priorities for residents of the County. High priorities identified during the meetings included, and in no particular order:

- Transportation and accessibility;
- Housing rehabilitation and maintenance;
- Services for elderly residents and mental health;
- Workforce development;
- Sustainable affordable housing solutions;
- Affordable housing; and
- Provision of more emergency assistance including transitional housing.

The most pressing housing and housing-related problems identified during these meetings included:

- Housing affordability;
- Diversity of housing types;
- Lack of support for transitioning homeless populations;
- Private sector funding for service programs;
- Affordable housing zoning;
- Amenities for concentrated areas of affordability;
- Lack of monitored portable bathroom sites for unsheltered homeless; and
- Subsidized auto repair and medical services, which would free up income for housing expenses.

The community engagement survey echoed public comments as the addition of affordable housing, workforce development, and improved community services were also identified as the County's greatest needs. Additionally, healthy homes (e.g., free of lead and mold) and supportive rental housing for homeless individuals were identified as some of the most *pressing* housing needs.

Stakeholders also concurred with public comments and were able to provide solutions to the housing needs identified, which included increased communication efforts, reductions in the complexity of intake systems, and creating programs to service residents.

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

The City did not receive any public comments that were not accepted. The City attempted to incorporate feedback received from outreach efforts throughout the ConPlan.

Summary

The City of Palo Alto has worked hard in providing affordable housing and community services to its low-income, special needs, and homeless residents over the past five years. The City, in conjunction with the County, has performed extensive community outreach and data analysis to determine the current needs of the City, and through the 2020-2025 ConPlan will continue to provide additional affordable housing opportunities and public services to its residents. This includes the provision of homeless services, improved public facilities, and fair housing outreach and enforcement.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The City of Palo Alto (City) Department of Planning and Development Services is the agency responsible for preparing the ConPlan and administering the City's Community Development Block Grant (CDBG) funding, as shown in Table 1.

Agency Role	Name	Department/Agency
CDBG Administrator	Palo Alto	City of Palo Alto Department of Planning and Development Services

Table 1 – Responsible Agencies

Narrative

Lead and Responsible Agency

The City is the Lead and Responsible Agency for the United States Department of Housing and Urban Development's (HUD) entitlement programs in Palo Alto.

The Department of Planning and Development Services is responsible for administering the City's CDBG program. The City joined the HOME Consortium in 2015 and receives federal HOME Investment Partnership (HOME) funds through the County.

Entitlement jurisdictions receive entitlement funding (i.e., non-competitive, formula funds) from HUD. HUD requires the City to submit a five-year ConPlan and Annual Action Plan to HUD listing priorities and strategies for the use of its federal funds.

The ConPlan helps local jurisdictions to assess their affordable housing and community development needs and market conditions to meet the housing and community development needs of its populations. As a part of the ConPlan process for 2020-2025, the City has collaborated with the County of Santa Clara (County) as the Urban County representing the Cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga; the Cities of Cupertino, Gilroy, Mountain View, Sunnyvale, San José, and Santa Clara; and the Santa Clara County Housing Authority (SCCHA) to identify and prioritize housing and community development needs across the region, and to develop strategies to meet those needs.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

The ConPlan outreach effort is a regional collaborative effort between the County of Santa Clara and seven entitlement jurisdiction Cities. The County hired consultants Michael Baker International, in partnership with Circlepoint, to assist them in their community engagement efforts. Community engagement is key for helping the County and Cities to identify needs, priorities, goals, strategies, and activities for future housing and community development activities over the period of the five-year regional plan. Engagement activities included a community survey, public outreach, stakeholder consultations (or meetings), focus groups, and pop-up events.

As a part of the stakeholder consultation process, the City consulted with a variety of stakeholders, including City departments, human service agencies, local and regional community-based organizations, housing providers and advocates, and the local housing authority. Social service providers were also consulted including those that provide services to seniors, persons with disabilities, homeless persons, and other lower-income individuals and at-risk populations.

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

During the development of its Consolidated and Annual Plans and as a general practice, the City coordinated with a variety of housing, public and mental health agencies, and service providers to discuss community needs. These discussions provided an opportunity for these entities to network and learn more about one another's services and programs. Moreover, their collective feedback was especially valuable in gathering information and shaping priorities for this Plan as it relates to special needs populations, general health, and mental health services in the City and Santa Clara County.

In addition, the City participates in the County's quarterly CDBG Coordinator's Group meetings, in which entitlement jurisdictions throughout the region gather to discuss proposed use of federal funds for the upcoming year.

The City also participates in the County's Regional Housing Working Group, which is a forum for entitlement and non-entitlement jurisdictions to develop coordinated responses to regional housing challenges.

The City is represented on the Continuum of Care (CoC) by its Human Services Manager. The CoC is a broad group of stakeholders dedicated to ending and preventing homelessness in Santa Clara County. The key CoC responsibilities are ensuring community-wide implementation of efforts to end homelessness, as well as ensuring programmatic and systemic effectiveness.

The City coordinates with the City's human services funding efforts to comprehensively address its community needs.

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

The Santa Clara County Office of Supportive Housing is the administrator of the regional CoC. The City continuously coordinates with the Santa Clara County CoC to end and prevent homelessness in the County. City staff attends monthly meetings. The Santa Clara County CoC is a group comprising stakeholders throughout the County, including governmental agencies, homeless service and shelter providers, homeless population, housing advocates, affordable housing developers, and various private parties, including businesses and foundations.

The City's representation on the CoC Board is its Human Services Manager. 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, as well as staff of other cities, meet and consult with the County's CoC staff during the quarterly countywide "CDBG Coordinators Group" meetings, and communicate more frequently via email and/or phone on joint efforts.

The CoC is governed by the CoC Board, which takes a systems-change approach to preventing and ending homelessness. This same CoC Board is comprised of the same individuals who serve on the Destination: Home (Destination Home) Leadership Board. Destination Home is a public-private partnership that is committed to collective impact strategies to end chronic homelessness. Destination Home is the governing body for the CoC and is responsible for implementing by-laws and operational protocols of the CoC.

Regional efforts of the CoC include the development of The Community Plan to End Homelessness, which identifies strategies to address the needs of people experiencing homelessness in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. The plan also addresses the needs of persons at risk of homelessness. The CoC is now in the process of updating a new plan for the next five years and the City plans to participate in these efforts.

Also, during the development of this ConPlan, the City consulted both the CoC and County Office of Supportive Housing for their expertise and experience for identifying community needs.

Service providers and organizations that provide services to homeless populations and persons at risk of homelessness were also contacted by the City to attend the Consolidated and Annual Action Plan engagement meetings. This includes Abode Services which administers tenant-based rental assistance; Destination Home, the policy group that works on homeless prevention and strategies to end homelessness; and Life Moves, a shelter and homeless provider in San José and Palo Alto. Destination Home was consulted via a phone interview to obtain feedback on homeless and at-risk population needs.

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

The City is not an ESG entitlement jurisdiction and therefore does not receive ESG funds. However, the City does administer federal grant programs that provide assistance to homeless and low-income families in Santa Clara County. The City also helps fund and conduct the Point in Time (PIT) count, the biennial regional collaborative effort to count and survey people experiencing homelessness. The latest count and survey were conducted in January 2019. The data from the 2019 County of Santa Clara PIT count (2019

County PIT) is used to plan, fund, and implement actions for reducing chronic homelessness and circumstances that bring about homelessness.

The Santa Clara County Office of Supportive Services takes the role of Homeless Management Information System (HMIS) administration. The County, and its consultant Bitfocus, work jointly to operate and oversee HMIS. Both software and HMIS system administration are now provided by Bitfocus. Funding for HMIS in Santa Clara County comes from HUD, the County of Santa Clara, and the City of San José. The County's HMIS is used by many City service providers across the region to record information and report outcomes.

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

1	**Agency/Group/Organization**	**Boys & Girls Club**
	Agency/Group/Organization Type	Children and Youth Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies attended the Santa Clara focus group meeting on 11/7/19. The agency's top priority is improved coordination of youth and education programs.
2	**Agency/Group/Organization**	**Healthier Kids Foundation**
	Agency/Group/Organization Type	Children and Youth Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies attended the Santa Clara focus group meeting on 11/7/19. The agency identified that the lack of financial support efforts is the most pressing housing problem.
3	**Agency/Group/Organization**	**Bill Wilson Center**
	Agency/Group/Organization Type	Children and Youth Services Family services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies attended the Santa Clara focus group meeting on 11/7/19. Agency also attended community

		meetings on 11/4/19 at Morgan Hill and 11/20/19 at Roosevelt. The agency identified mental health services for low-income communities as a high priority.
4	**Agency/Group/Organization**	**Community Services Agency**
	Agency/Group/Organization Type	Senior Services Community / Family Services and Organizations Cultural Organizations
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on 11/15/19. The agency identified a need for diverse types of affordable housing and improved transportation.
5	**Agency/Group/Organization**	**San José Conservation Corps Charter**
	Agency/Group/Organization Type	Education Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the Gilroy focus group meeting on 11/18/19. The agency provided insight into solutions for homelessness, such as transitional housing, zoning changes, and tiny homes.
6	**Agency/Group/Organization**	**CommUniverCity San José**
	Agency/Group/Organization Type	Education Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on 11/25/19. Agency attended regional forum meeting in San José on 11/20/19.

		The agency identified children's education and care as a priority need.
7	**Agency/Group/Organization**	**Health Trust**
	Agency/Group/Organization Type	Health Services, HIVAIDs Services, disabled services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation meeting on 11/21/19. The agency identified flexibility in funding mechanisms as a need in order to make affordable housing more attractive to developers.
8	**Agency/Group/Organization**	**Rebuilding Together (Silicon Valley)**
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on 11/21/19 The agency identified funding for home rehabilitations as a high priority over the next five years.
9	**Agency/Group/Organization**	**Servant Partners**
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended community meeting on 11/13/19 at Hillview library. The City will continue to consider Servant Partners as a resource in addressing the City's needs.
10	**Agency/Group/Organization**	**Senior Adults Legal Assistance (SALA)**
	Agency/Group/Organization Type	Fair Housing and Legal
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan

	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Palo Alto public engagement meeting on 11/17/19 and also San José public engagement meeting on 11/19/19. Also attended regional forum meeting on 11/4/19 at Morgan Hill and 11/7/19 at Palo Alto. The City will continue to consider SALA as a resource in addressing seniors' needs.
11	**Agency/Group/Organization**	**HomeFirst**
	Agency/Group/Organization Type	Homeless Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting at Morgan Hill on 11/4/19. The City will continue to consider HomeFirst as a resource in addressing homeless needs.
12	**Agency/Group/Organization**	**Rebuilding Together**
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended San José regional forum meeting on 11/20/19. The City will continue to consider Rebuilding Together as a resource in addressing rehabilitation needs.
13	**Agency/Group/Organization**	**Heart of the Valley**
	Agency/Group/Organization Type	Senior Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through interview questions covering a range of issues such as community needs, areas in need of neighborhood revitalization, housing needs, low-mod income vulnerabilities, CDBG and HOME funding priorities. Agency provided emailed feedback.

14	**Agency/Group/Organization**	**Santa Clara County Office of Supportive Housing**
	Agency/Group/Organization Type	County government and Continuum of Care
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting at Morgan Hill on 11/4/19. The City will continue to consider the Santa Clara Office of Supportive Housing as a resource in addressing homeless needs.
15	**Agency/Group/Organization**	**Santa Clara County, Department of Planning**
	Agency/Group/Organization Type	County Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting at Morgan Hill on 11/4/19. The City will continue to consider the Santa Clara County Department of Planning as a partner in addressing the needs of the County.
16	**Agency/Group/Organization**	**City of Sunnyvale**
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting at Palo Alto Hill on 11/7/19 and provided emailed feedback. The City will continue to consider the City of Sunnyvale as a partner in addressing the needs of the County.
17	**Agency/Group/Organization**	**City of Mountain View**
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting at Palo Alto Hill on 11/7/19.

		The City will continue to consider the City of Mountain View as a partner in addressing the needs of the County.
18	**Agency/Group/Organization**	**City of Santa Clara**
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting and provided emailed feedback. The City will continue to consider the City of Santa Clara as a partner in addressing the needs of the County.
19	**Agency/Group/Organization**	**City of Gilroy, Recreation Department**
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted and provided emailed feedback. The agency provided feedback into problems faced by the residents of the City of Gilroy.
20	**Agency/Group/Organization**	**City of San José**
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of San José was contacted for consultation. The City will continue to consider the City of San José as a partner in addressing the needs of the County.
21	**Agency/Group/Organization**	**City of Cupertino**
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Cupertino was contacted for consultation.

		The City will continue to consider the City of Cupertino as a partner in addressing the needs of the County.
22	**Agency/Group/Organization**	**City of Morgan Hill**
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended regional forum meeting at Morgan Hill on 11/4/19. The City will continue to consider the City of Morgan Hill as a partner in addressing the needs of the County.
23	**Agency/Group/Organization**	**Vista Center for the Blind and Visually Impaired**
	Agency/Group/Organization Type	Disabled
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation on via audio meeting on 12/9/19. The agency identified accessibility to city services and clearer grant application measures as priority needs.
24	**Agency/Group/Organization**	**Destination: Home**
	Agency/Group/Organization Type	Homeless Services (strategic initiatives)
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation on via telephone meeting on 11/11/19. The agency identified that building more housing for the extremely low-income population and homelessness prevention is a priority need.
25	**Agency/Group/Organization**	**Community Solutions**
	Agency/Group/Organization Type	Domestic Violence

	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the AFH and ConPlan joint meeting on 12/11/19 at the Gilroy Council Chambers. The City will continue to consider Community Solutions as a resource in addressing the needs of the City.
26	**Agency/Group/Organization**	**St Mary's Parish**
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended the AFH and ConPlan joint meeting on 12/11/19 at the Gilroy Council Chambers. The City will continue to consider St. Mary's Parish as a resource in addressing the needs of the City.
27	**Agency/Group/Organization**	**Housing Authority Committee-Gilroy**
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency co-hosted the AFH and ConPlan joint meeting on 12/11/19 at the Gilroy Council Chambers. The City will continue to consider the Housing Authority Committee of Gilroy as a partner in addressing the needs of the County.
28	**Agency/Group/Organization**	**Community and Neighborhood Revitalization Committee**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency co-hosted the AFH and ConPlan joint meeting on 12/11/18 at the Gilroy Council Chambers. The City will continue to consider the Community and Neighborhood

		Revitalization Committee as a partner in addressing the needs of the County.

Table 2 – Agencies, groups, organizations who participated through the regional forums, community meetings, and consultation meetings

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

Not applicable. No agency types were intentionally left out of the consultation process. Over 20 agency types were contacted during the consultation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care (Community Plan to End Homelessness in Santa Clara County 2015-2020)	Regional Continuum of Care Council	Identifies housing inventory count to facilitate the provision of housing services to those experiencing homelessness.
City of Palo Alto Housing Element (2015-2023)	City of Palo Alto	Identifies barriers to affordable housing, such as land-use controls, inefficiencies of the development review process, and strategies to alleviate such barriers.
2012-2014 Comprehensive HIV Prevention & Care	Santa Clara County HIV Planning Council for Prevention and Care	Identifies need for HIV prevention and care.
Regional Housing Need Plan for the San Francisco Bay Area	Association of Bay Area Governments	Analyzes total regional housing needs, i.e., determine number of units needed to be built per income category.
Community Plan to End Homelessness in Santa Clara County	Destination: Home	Creates a community-wide road map that identifies specific homeless populations in the County and strategies to address the needs of these populations.
Palo Alto's Infrastructure: Catching Up, Keeping Up, and Moving Ahead	City of Palo Alto Infrastructure Blue Ribbon Plan	Analyzes the state of the City's infrastructure and plans for its needs into the future.
City of Palo Alto Comprehensive Plan (2030)	City of Palo Alto	Plans for land uses and housing throughout the City.
SCCHA Moving to Work Annual Plan	Santa Clara County Housing Authority	Addresses housing authority updates and strategies pertaining to public housing and vouchers.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The collaborative implementation of this ConPlan over the course of the next five years begins with the coordinated efforts of multiple public agencies working together to gather feedback and information for both regional and local community needs and priorities. Once needs and priorities are identified, they are then incorporated into County and City level consolidated plans forming both regional and local strategies for addressing those needs and priorities. The entitlement grantee jurisdictions involved in the collaborative outreach efforts are as follows: City of Cupertino, City of Gilroy, City of Mountain View, City

of Palo Alto, City of San José, City of Santa Clara, and City of Sunnyvale. Several other government stakeholder agencies were contacted and assisted the City in its efforts to gather feedback.

Furthermore, community outreach to local leaders, stakeholders, and residents is a critical first step in implementing this Plan's desired community changes. By successfully establishing relationships and trust among the government, those providing services or community improvements, and the beneficiaries of these services or improvements, the City and community can move towards a joint vision for what and how to make community improvements. The City along with County and six other entitlement jurisdictions developed a robust community engagement process that involved an online and paper community survey, stakeholder consultations, focus groups, and pop-up events. The agencies, groups, and organizations who participated are listed in Table 2. Other local/regional/federal planning efforts can be found in Table 3.

In addition, the City attends the Santa Clara County quarterly informational sharing meeting on the CDBG program implementation including best practices, new developments, and local and federal legislative changes. A HUD representative is also usually in attendance and provides brief federal grants management technical information.

Narrative (optional):

The City along with the other entitlement jurisdictions and County participated in a joint regional effort to conduct consultations and public outreach. City and County staff, with assistance from consultants, worked to involve housing, social service, and other agencies in the community engagement process including direct solicitation for these agencies to participate in the community survey, stakeholder meetings, and focus groups.

Stakeholder participants were asked questions and provided feedback on priorities, issues and solutions in relation to CDBG and HOME eligible activities including housing, neighborhood revitalization, and low to moderate-income household issues. They were asked about their top priorities, neighborhood revitalization, housing problems and their solutions, local organization support, families vulnerable to crisis, broadband internet issues, and how the jurisdiction should spend CDBG and HOME funding. Appendix Community Engagement Summary contains a sample of the consultation questions.

The responses were very helpful for the needs assessment and strategic plan, especially for topics pertaining to housing needs, homeless needs assessment, non-homeless special needs and services, and community development needs as some data is not available from the census or HUD.

For a more extensive list of agencies and other public entities consulted during the ConPlan process, please see Table 2.

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Outreach is essential to the City's ability to create an accurate and effective plan, and to allocate resources appropriately. First, the City attempted to reach as many residents as possible within the CDBG target areas and within specific demographics, such as low-income families, disabled persons, seniors, female-headed households, and parents/guardians of children. Receiving feedback directly from local residents who may potentially receive assistance from grant funds is crucial for the CDBG program's effectiveness. Second, the City reached out to practitioners, agencies, leaders, organizations, and companies who may have the specialized knowledge, experience, resources, and capacity to discuss needs, opportunities, solutions, investments, and how community improvements can be made. Third, the City encouraged all residents to weigh in on community needs and opportunities for improvements through citizen participation opportunities.

The City offered several opportunities and various methods for participation and public comment throughout the development of the ConPlan. The following is a summary of the efforts made to broaden citizen participation through the ConPlan process. Table 4, Citizen Participation Outreach, provides additional detail on the types of outreach conducted and where applicable a summary of the comments received.

<u>Regional Needs Survey</u>

This community survey was noticed in the *Daily Post* on October 24, 2019 and *Mercury News* newspaper on October 29, 2019. The online and paper survey was made available to the public between October 29, 2019, and December 20, 2019. The online survey was provided in three other languages besides English: Spanish, Vietnamese, and Chinese. The data from this survey was useful to obtain community feedback on local data, housing needs, and community needs. A copy of the survey, along with the final results, can be found at the end of the document under **Appendix Community Engagement Summary.**

<u>Pop-Up Events</u>

Pop-up events are temporary events held in public areas. Pop-up events are useful to help provide the public with general information and awareness of the ConPlan process and engage community members with the community survey. Short dialogue and feedback were also obtained from members of the public.

Four pop-up/tabling events were held throughout the County. Three were held in the following farmer's market locations: Santa Clara, Sunnyvale, and Palo Alto. One was held at the Sunnyvale Community Center. Residents were polled on what is most needed in their community. The dates, times, and locations are listed in more detail in Table 4. Flyers announcing community engagement meeting dates and locations were distributed.

<u>Regional Forums</u>

Four regional forums were held in different cities in Santa Clara County. Flyers were posted beforehand to inform the public of the meetings. It was also advertised in the local *Mercury News* newspaper. In order to maximize the attendance and allow more people to attend, they were offered at different locations and times of the day. One meeting was held during the day and the rest were held in the evening and all were accessible by public transit. They were held in the Cities of Morgan Hill, Palo Alto, Cupertino, and

San José. The City of Palo Alto also held a separate public meeting, which was advertised in the *Palo Alto Daily*. Additional information on the locations, and results are listed in more detail in Table 4. Additionally, **Appendix Community Engagement Summary** has a flyer of the public meetings listed.

A total of 37 people attended these forums. Those in attendance included local residents, service providers, and members of the business community. The notes and feedback were helpful in identifying priorities, creating a dialogue with the attendees, and gaining input from stakeholders and the public.

Focus Groups

Two focus groups were held with social service agencies to identify the most pressing community problem, priorities for their clients, and problem areas around the County. These meetings were held in Santa Clara and Gilroy. A total of seven agencies participated. Results of their feedback are provided in more details in the **Appendix Community Engagement Summary.**

Joint Community Meetings on Consolidated Plan Process and Assessment of Fair Housing

Two community meetings that sought input on the ConPlan and an Assessment of Fair Housing were held. One was held at San José Hillview Library and the other at Gilroy Council Chambers. They were both held in the evening and accessible by public transit. Additional information on the results are listed in more detail in Table 4.

Stakeholder Consultations

A combination of in-person meetings, one-on-one phone conversations, and emails were held as consultations with a variety of service providers to obtain feedback. The feedback was especially helpful in identifying gaps in services, trends in the local community, and needs relating to specific services and populations. The list of agencies who provided feedback is included in Table 2. A sample list of questions that that were asked during the stakeholder interviews can be found in Appendix Community Engagement Summary.

Public Hearings and 30-Day Public Review Period of Draft Consolidated Plan

On March 4, May 5, and June 15, 2020, the Human Relations Commission – Sub Committee, City Council Finance Committee, and City Council will hold public hearings to review and approve the final plan. The City posted notice of the public hearings and draft ConPlan on February 19, 2020 and April 25, 2020 in the *Daily Post*. The 30-day public review period began on May 8, 2020, and ended on June 8, 2020.

Citizen Participation Process Impact on Goal Setting

Comments and feedback obtained from the citizen participation process is very useful in goal setting and strategic planning as it relates to the ConPlan. For example, comments received from stakeholders helped provide feedback for the Needs Assessment within the ConPlan especially in sections concerning special needs populations and non-housing community development. The results from the survey and comments provided by the public also helped identify high areas of concern among the community especially as it relates to local data, housing, public services and community development needs. The feedback was especially helpful in assessing the priority needs and goal setting for the Strategic Plan section of the ConPlan. The responses obtained from community engagement was also helpful in providing more insight into barriers to affordable housing, priority needs, and areas needing the most neighborhood revitalization.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Regional Forums	Non-targeted/ Broad community residents, service providers, business owners or housing professionals.	A total of 37 people attended four forums held on the following dates: 11/4/19, 11/7/19, 11/12/19, and 11/20/19.	Participants of the regional forums identified the County's top priorities over the next five years, including: transit accessibility, housing maintenance, and services for senior citizens. They also identified the most common housing problems, including housing affordability and homelessness. For additional details see Appendix Community Engagement Summary.	All comments were accepted.	https://www.sccgov.org/sites/osh/HousingandCommunityDevelopment/UrbanCountyProgram/Pages/2020_2025_Urbanco-conplan.aspx
2	Survey	Broad community outreach to members of the public and interested stakeholders.	A total of 1,950 Regional Needs Surveys were collected during the open period. The online survey was available in English, Spanish, Vietnamese, and Chinese.	The survey results identified that the creation of affordable housing, jobs, and community services were the County's greatest needs. Results also identified increased housing affordability, housing for special needs individuals, and healthy homes as the most pressing housing needs.	All comments were accepted.	https://www.sccgov.org/sites/osh/HousingandCommunityDevelopment/UrbanCountyProgram/Pages/2020_2025_Urbanco-conplan.aspx

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Focus Groups	Service providers, business owners or housing professionals.	A total of 7 people attended two meetings held on the following dates: 11/07/19 and 11/18/19.	Participants identified the most pressing community problems to be lack of: housing types, transitional housing, zoning regulations friendly to affordable housing, mental health services, career development training for youth, and gentrification. They also identified the high cost of housing, lack of coordination between resource agencies, and unclear fair housing rules as a concern. Participants stated that the following areas should be targeted for improvement: Downtown Gilroy, El Camino Real, Morgan Hills, Transit hubs all around the County.	All comments were accepted.	See Appendix Community Engagement Summary
4	Community Meetings (joint Consolidated Plan and Affirmative Fair Housing)	Non-targeted/ Broad community residents, service providers, business owners or housing professionals.	A total of 53 people attended the two joint meetings. They were held on these dates: 11/13/19 and 12/11/19.	See Appendix Community Engagement Summary	All comments were accepted.	https://www.cityofpaloalto.org/gov/depts/pln/long_range_planning/community_development_block_grant/default.asp

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Pop-Up Events	Non-targeted/ Broad community	Four pop-up events were held on these dates: 10/19/2019, 10/26/2019, 11/3/2019, and 11/21/2019. A total of 108 flyers were distributed. A total of 220 attendees were approached for feedback. A total of 3 surveys were completed at the event.	See Appendix Community Engagement Summary	All comments were accepted.	https://www.sccgov.org/sites/osh/HousingandCommunityDevelopment/UrbanCountyProgram/Pages/home.aspx
6	Website	Broad Santa Clara County residents, and workers with computer and internet access	Announcements posted to the websites of the entitlement jurisdictions to promote regional survey links (English and Spanish) and regional/ community forums.	Not applicable.	Not applicable.	https://www.cityofpaloalto.org/gov/depts/pln/long_range_planning/community_development_block_grant/default.asp

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Local Advertisement (Print Media)	Non-targeted/ Broad community; Minority Population CDBG target area recipients	Notice of Public meetings and survey availability was posted in: the *Palo Alto Daily* on 10/24/19, 02/19/2020, 04/25/2020 and the *Bay Area News Group* and *Mercury News* on 10/29/19	Not applicable.	Not applicable.	Not applicable.
8	Social Media	Broad Santa Clara County community with computer access	Announcements posted to Facebook and Twitter accounts of entitlement jurisdictions and community partners.	Not applicable.	Not applicable.	Not applicable.
9	Printed Flyers	Non-targeted/ Broad community; Minority Population CDBG target area recipients	Over 1,225 print flyers were printed and distributed at community hubs across the County.	Not applicable.	Not applicable.	See Appendix Community Engagement Summary

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Stakeholder Interviews	Non-targeted/ Broad community residents, service providers, business owners or housing professionals.	21 stakeholder interviews were conducted.	Stakeholders prioritized the following needs: provide more affordable housing; vital services and homeless prevention; assist families and individuals in transition; increase family income; assist special needs populations; emergency relief for vulnerable populations; improve aging community facilities and public infrastructure; and fair housing.	All comments were accepted.	See Appendix Community Engagement Summary
11	Public Review Period	Non targeted/broad community	The Draft 2020-25 ConPlan and Draft FY2020-21 Annual Action is circulated for public comments from May 8th, 2020 through June 8th, 2020. To be updated after the public comment period concludes.	To be updated after the public comment period concludes.	To be updated after the public comment period concludes.	N/A
12	Public Hearing(s)	Non-targeted/broad community	The Human Relations Commission - Selection Committee met on March 4, 2020 to discuss the FY 20/21 funding allocations. Representative from seven agencies requesting CDBG funds for FY 20/21 was present.	N/A	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Hearing(s)	Non-targeted/broad community	The Finance Committee held a virtual public hearing on May 5, 2020 to discuss and review the draft 2020-25 ConPlan, draft 2020-21 Annual Action Plan and FY 20/21 funding allocations. Representative from three agencies requesting CDBG funds for FY 20/21 was present.	None Received	N/A	https://www.cityofpaloalto.org/gov/agendas/finance/default.asp
14	Public Hearing(s)	Non-targeted/broad community	The City Council will hold a public hearing on June 15, 2020 to adopt the 2020-25 ConPlan, 2020-21 Annual Action Plan. Representative from x agencies requesting CDBG funds for FY 20/21 was present..	To be updated after the meeting	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This Needs Assessment will look at housing- and income-related data to assess the City's needs pertaining to affordable housing, special needs housing, community development, and homelessness. Below is a summary of key points. Unless otherwise specified, data pertains to the City of Palo Alto.

NA-10 Housing Needs Assessment

- 3,835 households (14.7 percent) experience at least one housing problem.
- Seventeen percent of households (4,583) pay more than 30 percent of their income toward housing costs.
- Fifty-seven percent (3,135) of low- to moderate-income (LMI) renter households are cost. burdened while 42 percent (1,403) of LMI owner households are cost burdened.

NA-15 Disproportionately Greater Need: Housing Problems

Groups disproportionately affected by housing problems include:

- Black and Hispanic households in 0%-30% Area Median Income (AMI);
- Black and Hispanic households in 30%-50% AMI;
- Black households in 50%-80% AMI; and
- Black, Hispanic, and Asian households in 80%-100% AMI.

NA-20 Disproportionately Greater Need: Severe Housing Problems

The groups disproportionately affected by severe housing problems include:

- Black and Hispanic households in 0%-30% AMI;
- Black and Hispanic households in 30%-50% AMI;
- Black households in 50%-80% AMI; and
- Black and Asian households in 80% to 100% AMI.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

- Seventeen percent of households are cost burdened.
- Fifteen percent are severely cost burdened.
- Hispanic households are disproportionately cost burdened (23 percent).
- Black and Hispanic households are disproportionately severely cost burdened (27 and 28 percent respectively).
- American Indians and Alaskan Natives are largely disproportionately cost burdened (71 percent) and disproportionally severely cost burdened (29 percent).

NA-35 Public Housing

- The most immediate need of Housing Choice Voucher holders are units that accept vouchers.
- The need for accessible affordable housing is high as the median household income in the State, for persons with a disability is $26,000 lower than the general population.

NA-40 Homeless Needs Assessment

- There are an estimated 313 persons experiencing homelessness in the City of Palo Alto and 9,706 persons countywide.
- The 2019 County PIT) count identified 269 homeless families with 921 members in Santa Clara County. Twenty-four percent of families are unsheltered.
- The 2019 County PIT count identified 653 homeless veterans, of which 68 percent were unsheltered.

NA-45 Non-Homeless Special Needs Assessment

- Twenty-one percent of City residents (14,415 residents) are 62 years of age or older.
- Eight and one-half percent of Palo Alto residents have a disability. Of those 65 years and older, 26.1 percent have a disability.
- Female-headed households comprise 9.9 percent of households with children.
- Approximately 3,361 people in the County are living with HIV.

NA-50 Non-Housing Community Development Needs

- The top priority public facility needs are mental health care facilities, homeless facilities, and child care centers.
- The top priority public improvements needs are slowing traffic speeds and cleaning of contaminated sites.

Definitions

The following are definitions of housing problems and family type that will be further analyzed in the sections below.

Housing Problem(s) or Condition(s):

Substandard Housing - Lacking complete plumbing or kitchen facilities. This includes households without hot and cold piped water, a flush toilet and a bathtub or shower; or kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator.

Overcrowded - Households having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

Severely Overcrowded - Households having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

Housing Cost Burden - This is represented by the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

- A household is considered to be cost burdened if the household is spending more than 30 percent of its monthly income on housing costs.
- A household is considered *severely* cost burdened if the household is spending more than 50 percent of its monthly income on housing costs.

Family Type(s):

Small Related - The number of family households with two to four related members.

Large Related - The number of family households with five or more related members.

Elderly - A household whose head, spouse, or sole member is a person who is at least 62 years of age.

Income:

HUD Area Median Family Income (HAMFI) - This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs.

- Low- to Moderate-Income (LMI) - HUD classifies LMI individuals and households as those whose incomes are at or below 80 percent of the area median family income (AMI) or HAMFI generally.
- Extremely low-income - Households earning 0 percent to 30 percent of the AMI/HAMFI
- Very low-income - Households earning 31 percent to 50 percent of the AMI/HAMFI
- Low-income - Households earning 51 percent to 80 percent of the AMI/HAMFI.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	64,403	66,480	3%
Households	23,154	26,085	13%
Median Income	$119,483.00	$136,519.00	14%

Table 5 – Housing Needs Assessment Demographics
Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,045	1,945	2,115	1,660	17,320
Small Family Households	945	455	605	615	9,220
Large Family Households	10	155	95	80	1,290
Household contains at least one person 62-74 years of age	610	405	540	330	3,220
Household contains at least one person age 75 or older	960	510	420	295	1,770
Households with one or more children 6 years old or younger	105	204	215	258	1,870

Table 6 - Total Households
Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	140	45	45	20	250	55	4	0	10	69

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	10	60	20	120	0	0	0	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	95	110	40	65	310	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	995	600	230	155	1,980	515	195	200	185	1,095
Housing cost burden greater than 30% of income (and none of the above problems)	275	230	455	400	1,360	165	165	105	75	510
Zero/negative Income (and none of the above problems)	260	0	0	0	260	60	0	0	0	60

Table 7 – Housing Problems

Data Source: **2011-2015 CHAS**

Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,260	760	375	255	2,650	575	200	200	210	1,185
Having none of four housing problems	570	445	830	705	2,550	320	535	710	490	2,055
Household has negative income, but none of the other housing problems	260	0	0	0	260	60	0	0	0	60

Table 8 – Housing Problems 2

Data Source: **2011-2015 CHAS**

Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	585	240	295	1,120	210	65	155	430
Large Related	10	90	65	165	0	10	0	10
Elderly	545	270	175	990	394	195	95	684
Other	300	295	265	860	134	90	55	279
Total need by income	1,440	895	800	3,135	738	360	305	1,403

Table 9 – Cost Burden > 30%

Data Source: **2011-2015 CHAS**

Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	505	100	130	735	180	45	115	340
Large Related	10	90	15	115	0	10	0	10
Elderly	305	215	80	600	265	70	50	385
Other	285	240	25	550	130	70	35	235
Total need by income	1,105	645	250	2,000	575	195	200	970

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	125	110	100	85	420	0	0	0	14	14
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	10	0	0	10	0	0	0	0	0
Total need by income	125	120	100	85	430	0	0	0	14	14

Table 11 – Crowding Information – ½
Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2
Data Source: 2011-2015 CHAS

Describe the number and type of single person households in need of housing assistance.

Elderly households are more likely to experience a disability and be on a fixed income. The 2011-2015 ACS reveals that in 2015 there were 26,085 households in the City, of those households 9,060 (34 percent) have at least one person 62 or older. Of the elderly households in the City, more than one-third are earning at or below 80% of AMI: including 17 percent extremely low-income, 10 percent very low-income, and 6 percent low-income. According to the Housing Authority, waitlists for senior-dedicated housing tend to be long, which puts elderly at risk of living in substandard housing and experiencing high housing cost burden. There is a need for additional affordable housing for the elderly and frail elderly population of the City.

Over the last ten years, from 2009 to 2019, the number of unsheltered homeless persons has increased by 45 percent across the County, increasing the need for housing assistance. According to the county-level 2019 PIT count, approximately 313 persons are experiencing homelessness within the City on any given night; however, homeless providers estimate that this number could be larger due to the difficulty in counting non-sheltered. counted 9,706 homeless individuals (total sheltered and unsheltered) in the County, which included 2,470 chronically homeless individuals, 653 homeless veterans, and 1,456 transition age youth.[1] The 2019 County PIT count counted 313 individuals within the City, specifically,

[1] Santa Clara Office of Supportive Housing. 2019 Santa Clara County Point in Time Count & Survey. https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara

although no data is available on the specific demographics of these individuals. Homeless individuals have a need for low or no barrier housing as some individuals have zero income, a criminal background, and pets when coming in off the streets. In addition to the cost of housing, homeless households have a need for supportive services, which may differ by household including job and employment training, life-skills classes, rental/utility assistance, housing counseling, childcare, transportation, mental health services, medical services, and more.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the ACS 2013-2017 5-Year Estimates, there are at least 4,557 Palo Alto residents living with a disability (hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, or independent living difficulty). Elderly individuals make up the most significant portion of Santa Clara's disabled population, with 52.9 percent of persons living with disabilities age 65 years and older.

Living with disabilities can pose additional hardship for housing choice, especially for affordable housing options. This population may be living on a fixed income, need a housing unit that is ADA accessible and/or offer enough space for medical equipment and possibly a live-in aid, near transportation, grocery stores, mainstream services, and supportive services. When the many needs of a disabled household are taken in to consideration, household choice is often not an option and families must take any available housing unit, regardless of whether it is near their support system.

Stakeholder subject matter experts who engaged in the community outreach interviews see a need for a variety of options of housing (size and income levels) for the disabled and elderly and would like to see CDBG funds used over the next five years to seek out available housing that would be appropriate for this population.

Domestic Violence
During stakeholder interviews, it was reported that the County has seen an increase in the number of victims of domestic violence and there is a need for additional services.

The City does not have the exact count of people facing domestic violence within the City. However, the 2019 County PIT count identified 6 percent of homeless individuals within the County, as currently experiencing domestic/partner violence or abuse.

The CoC partners with local victim service providers to train staff on trauma-informed, victim centered, best practices on safety and planning protocols for serving survivors of domestic violence, dating violence, human trafficking, sexual assault, and stalking, and Violence Against Women Act requirements. Survivors of domestic violence may have the need to be outside of the City or jurisdiction, in an undisclosed location, or must move one or more times in order to stay in a safe housing situation.

What are the most common housing problems?

The most common housing problems in the City is cost burden as 17 percent of households (4,583) pay more than 30 percent of their income on housing costs. Overall, 3,834 households (14.7 percent)

%20County%20Homeless%20Census%20and%20Survey/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf

experience at least one housing problem. About 4.5 percent experience severe cost burden and 2 percent experience overcrowding.

Are any populations/household types more affected than others by these problems?

Fifty-seven percent (3,135) of LMI renter households are cost burdened while 42 percent (1,403) of LMI owner households are cost burdened. Approximately 8 percent (430) of LMI renter households in the City are overcrowded while 0.4 percent (14) of owner households are overcrowded.

Therefore, LMI renter households are also more likely to be cost burdened and overcrowded.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals, families with children who are at imminent-risk of homelessness, and households that are eligible for rapid re-housing (RRH) have similar characteristics and can be discussed together. In all cases, the primary focus is helping the household solve their immediate crisis, in order to stay housed, or find and secure housing. Subject matter experts believe these populations can be successful without long-term supportive services. RRH rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services.[2] The three components are: a. housing identification, b. rent and move-in assistance, and c. RRH case management and supportive services. Providing financial assistance and services for a shorter period, allows for flexibility and a far less costly program over all.

The 2019 PIT count found that the primary cause of first-time homelessness was job loss and when asked what may have prevented homelessness the answer was rent or mortgage assistance, and then employment assistance.

The CoC's RRH programs offer housing-focused case management from program entry. RRH is a Housing First program with a goal of helping households obtain permanent housing as quickly as possible, with "just enough" financial assistance to help the household become stable. Housing may be in an apartment, shared housing/room rental, subsidized housing, or living with friends or family members. RRH programs meet clients where they are, prioritizing employment, building sustainable support systems and encouraging case management, even after rental assistance is complete.

The CoC connects clients with a landlord incentive program, which connects homeless individuals with landlords/homeowners; affordable housing; and mainstream services, such as welfare agencies, victim service providers, and nutritional assistance; and employment services to increase participant income.

As households near the end of the RRH program, providers work with clients on housing stability. This is done through identifying challenges, continued case management, planning for crises, and potentially additional help to ensure stability.

[2] https://www.hudexchange.info/resource/3891/rapid-re-housing-brief/

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The HUD definition of imminent risk of homelessness is someone who will lose their primary nighttime residence in 14 days provided that no subsequent residence has been identified and the person/family lacks the resources or support networks needed to obtain other permanent housing.

The County of Santa Clara CoC reviewed local data and national trends regarding imminent risk of homelessness to identify risk factors that are used along with the Prevention VI-SPDAT, to assess household's eligibility for the County's Homelessness Prevention System (HPS). Ongoing PIT count data show eviction, lack of employment, low or know income as primary causes of homelessness. As discussed above, housing costs are also an issue; 57 percent of renter LMI households in the City are cost burdened, while 42 percent of LMI owner households are cost burdened. Nationally, people living in poverty who struggle to afford necessities are at the greatest risk of homelessness, which include: severe cost burden and living doubled up. "*In 2017, 6.7 million households spent more than 50 percent of their income on rent. They were experiencing a "severe cost burden … 4.4 million people in poor households were "doubled up", which means they were living with family and friends."* (National Alliance to End Homelessness, 2019)[3] The CoC also cites national research indicating additional factors including low or no income, mental illness, abuse, and criminal justice involvement.

Based on the data listed eligibility criteria was created for HPS: low income; self-report of imminent risk of homelessness OR unsafe housing situation; AND a Prevention VI-SPDAT score of 8 or greater. The Prevention VI-SPDAT scores income and financial health, history of homelessness, eviction risk, abuse and/or trafficking, interaction with emergency services including criminal justice, and acuity of mental and physical needs.

HPS includes 13 agencies that offer financial assistance and case management targeted to client's needs. Case Management services may include working with a Housing Specialist to retain housing or relocation. The County Office of Supportive Housing is the HPS Program Manager. Other partner agencies include: five local victim service providers to assist families fleeing unsafe housing; the Law Foundation of Silicon Valley for eviction prevention services and training HPS staff on referrals to eviction; CalWorks and SSVF provide financial assistance, case management, connections to benefits and job training; the Bill Wilson Center works with school district homeless liaisons and also trains school staff on identifying at risk families to refer to HPS.

The County and the City of San José allocated $10 million in new State funding over two years to fund the HPS program, which allows for an annual capacity of 900 households, County-wide. HPS tracks data and outcomes in order continually evaluate system outcomes. HPS has had successful outcomes; in the first two years of the program, 92 percent of participants remained housed one year after assistance.

[3] National Alliance to End Homelessness (2019) *State of Homelessness* https://endhomelessness.org/homelessness-in-america/homelessness-statistics/state-of-homelessness-report/

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe cost burden can lead to instability and an increased risk of homelessness. Forty-two percent of respondents to the 2019 Homeless Survey[4] indicated that rent or mortgage assistance could have helped prevent them from becoming homeless and further, 66 percent of respondents cite "Can't Afford Rent" as an obstacle to obtaining permanent housing.

Discussion

Overall, there is a significant need for housing for homeless individuals, those with special needs, and households experiencing housing problems, such as overcrowding and cost burden.

[4] Santa Clara County Homeless Census and & Survey 2019. https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara%20County%20Homeless%20Census%20and%20Survey/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As per HUD definitions, disproportionate housing needs is defined as "significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area" (24 CFR § 5.152). Specifically, a disproportionately greater need exists when the members of a racial/ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole at that income level. Housing problems are: lacks complete kitchen facilities; lacks complete plumbing facilities; more than one person per room; or cost burden greater than 30 percent.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,275	455	320
White	1,240	270	130
Black / African American	45	0	0
Asian	550	175	145
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	320	0	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI
Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,355	585	0
White	715	435	0
Black / African American	45	0	0
Asian	305	95	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	265	55	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI
Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,140	980	0
White	865	740	0
Black / African American	65	10	0
Asian	175	160	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	45	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI
Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	940	715	0
White	560	480	0
Black / African American	40	20	0
Asian	245	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	30	0
Hispanic	70	40	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI
Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Seventy-five percent of households with 0%-30% AMI experience at least one housing problem.

- One hundred percent of Black households with 0%-30% AMI experience at least one housing problem.
- Seventy-five percent of White households with 0%-30% AMI experience at least one housing problem.

- Sixty-three percent of Asian households with 0%-30% AMI experience at least one housing problem
- Ninety-five percent of Hispanic households with 0%-30% AMI experience at least one housing problem.

Sixty-nine percent of households with 30%-50% AMI experience at least one housing problem.

- One hundred percent of Black households with 30%-50% AMI experience at least one housing problem.
- Sixty-two percent of White households with 30%-50% AMI experience at least one housing problem.
- Seventy-six percent of Asian households with 30%-50% AMI experience at least one housing problem
- Eighty-two percent of Hispanic households with 30%-50% AMI experience at least one housing problem.

Fifty-three percent of households with 50%-80% AMI experience at least one housing problem.

- Eighty-six percent of Black households with 50%-80% AMI experience at least one housing problem.
- Fifty-three percent of White households with 50%-80% AMI experience at least one housing problem.
- Fifty-two percent of Asian households with 50%-80% AMI experience at least one housing problem
- Thirty percent of Hispanic households with 50%-80% AMI experience at least one housing problem.

Fifty-six percent of households with 80%-100% AMI experience at least one housing problem.

- Sixty-six percent of Black households with 80%-100% AMI experience at least one housing problem.
- Fifty-three percent of White households with 80%-100% AMI experience at least one housing problem.
- Sixty-seven percent of Asian households with 80%-100% AMI experience at least one housing problem
- Sixty-three percent of Hispanic households with 80%-100% AMI experience at least one housing problem.

The groups disproportionately affected by housing problems include:

- Black and Hispanic households in 0%-30% AMI;
- Black and Hispanic households in 30%-50% AMI; and
- Black households in 50%-80% AMI.

In summary, Black and Hispanic households are disproportionately affected by housing problems within the City. Overall, 93 percent of Black LMI households and 84 percent of Hispanic LMI households are affected by housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As per HUD definitions, disproportionate housing needs is defined as “significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to

the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area" (24 CFR § 5.152)

A household is considered severely overcrowded when there are more than 1.5 persons per room and severely cost burdened when paying more than 50 percent of household income toward housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,835	890	320
White	1,055	460	130
Black / African American	45	0	0
Asian	360	370	145
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	265	60	15

Table 17 – Severe Housing Problems 0 - 30% AMI
Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	960	980	0
White	495	655	0
Black / African American	40	4	0
Asian	230	170	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	195	125	0

Table 18 – Severe Housing Problems 30 - 50% AMI
Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	575	1,540	0
White	420	1,185	0
Black / African American	40	35	0
Asian	105	225	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	65	0

Table 19 – Severe Housing Problems 50 - 80% AMI
Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	465	1,195	0
White	195	845	0
Black / African American	25	35	0
Asian	195	170	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	30	0
Hispanic	25	85	0

Table 20 – Severe Housing Problems 80 - 100% AMI
Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Sixty percent of households with 0%-30% AMI experience at least one severe housing problem.

- One hundred percent of Black households with 0%-30% AMI experience at least one severe housing problem
- Sixty-four percent of White households with 0%-30% AMI experience at least one severe housing problem
- Forty-one percent of Asian households with 0%-30% AMI experience at least one severe housing problem
- Seventy-seven percent of Hispanic households with 0%-30% AMI experience at least one severe housing problem

Forty-nine percent of households with 30%-50% AMI experience at least one severe housing problem

- Ninety percent of Black households with 30%-50% AMI experience at least one severe housing problem
- Forty-three percent of White households with 30%-50% AMI experience at least one severe housing problem
- Fifty-seven percent of Asian households with 30%-50% AMI experience at one severe housing problem
- Sixty percent of Hispanic households with 30%-50% AMI experience at least one severe housing problem

Twenty-seven percent of households with 50%-80% AMI experience at least one severe housing problem

- Fifty-three percent of Black households with 50%-80% AMI experience at least one severe housing problem
- Twenty-six percent of White households with 50%-80% AMI experience at least one severe housing problem
- Thirty-one percent of Asian households with 50%-80% AMI experience at least one severe housing problem
- Zero percent of Hispanic households with 50%-80% AMI experience at least one severe housing problem

Twenty-eight percent of households with 80%-100% AMI experience at least one severe housing problem

- Forty-one percent of Black households with 80%-100% AMI experience at one severe housing problem
- Eighteen percent of White households with 80%-100% AMI experience at least one severe housing problem
- Fifty-three percent of Asian households with 80%-100% AMI experience at least one severe housing problem
- Twenty-two percent of Hispanic households with 80%-100% AMI experience at least one severe housing problem

The groups disproportionately affected by severe housing problems include:

- Black and Hispanic households in 0%-30% AMI;
- Black and Hispanic households in 30%-50% AMI; and
- Black households in 50%-80% AMI.

In summary, Black and Hispanic households are disproportionately affected by severe housing problems. Overall, 76 percent of Black LMI households and 63 percent of Hispanic LMI households are affected by at least one severe housing problem.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As per HUD definitions, disproportionate housing needs is defined as "significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area" (24 CFR § 5.152)

A household is considered cost burdened if they pay more than 30 percent of their household income toward housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,540	4,375	3,825	355
White	11,740	2,685	2,245	140
Black / African American	235	70	115	0
Asian	4,450	1,205	920	175
American Indian, Alaska Native	0	10	4	0
Pacific Islander	65	0	0	0
Hispanic	700	330	400	15

Table 21 – Greater Need: Housing Cost Burdens AMI
Data Source: 2011-2015 CHAS

Discussion

As a whole, 17 percent of households are cost burdened and 15 percent are severely cost burdened. Hispanic households are disproportionately cost burdened (23 percent) and Black and Hispanic households are disproportionately severely cost burdened (27 and 28 percent respectively). American Indians and Alaskan Natives are largely disproportionately cost burdened (71 percent) and disproportionally severely cost burdened (29 percent).

Overall, there is a high rate of cost burden within the City; however, Black, Hispanic, and American Indian and Alaskan Native households are much more likely to be cost burdened when compared to white and Asian households.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Tables 13 through 21 show CHAS data from 2011-2015, provided by HUD, which compare households of extremely low-, very low-, low-, and moderate-income within racial/ethnic groups in the City, compared to extremely low-, very low-, low-, and moderate-income households in the City as a whole. In addition to income, the tables compare housing problems, severe housing problems, cost burden, and severe cost burden.

A disproportionately greater need exists when the members of a specific racial/ ethnic group at a given income level experience housing problems or cost burden at a greater ratio (at least 10 percentage points or more) than at that income level in the jurisdiction as a whole.

Black and Hispanic households are disproportionately affected by housing problems within the City. Overall, 93 percent of Black LMI households and 84 percent of Hispanic LMI households are affected by housing problems.

Black and Hispanic households are disproportionately affected by severe housing problems. Overall, 76 percent of Black LMI households and 63 percent of Hispanic LMI households are affected by at least one severe housing problem.

Hispanic households are disproportionately cost burdened (23 percent) compared to 17 percent of the jurisdiction as whole and Black and Hispanic households are disproportionately *severely* cost burdened (27 and 28 percent respectively) compared to 15 percent of the jurisdiction as a whole.

American Indians and Alaskan Natives are largely disproportionately cost burdened (71 percent) compared to 15 percent of the jurisdiction as a whole, and disproportionally *severely* cost burdened (29 percent) compared to the 17 percent of the jurisdiction as a whole.

Overall, there is a high rate of cost burden within the City; however, Black, Hispanic, and American Indian and Alaskan Native households are much more likely to be cost burdened when compared to White and Asian households.

If they have needs not identified above, what are those needs?

Stakeholder interviews identified the need for an increase in funding for first-time home buyer programs and down payment assistance for LMI households in the City. By continuing existing programs and increasing funding to others, the City may be able to help with recent decrease in homeownership. Additional services include reviewing and filling the gaps that exist in mortgage affordability after upfront costs fulfilled, and creating incentives for property owners to sell to a buyer from a pre-established list of low- and moderate-income families.

Additionally, community stakeholders are increasingly concerned with the decrease in homeownership across all racial/ethnic groups that has occurred since the housing boom of the mid-2000s. However, certain racial/ethnic groups have been far less likely to become homeowners compared to the jurisdiction as a whole. In 2015, 27 percent of Black/African American applicants and 19 percent of Hispanic applicants were denied mortgages, compared to about 11 percent of White and Asian applicants, according to data

from the federal Home Mortgage Disclosure Act.[5] Lenders cite different reasons for denials, but reasons for denial appear to be common across racial/ethnic group. Among Black/African American applicants, poor credit history was cited, and among Whites, Hispanics, and Asians, denials were based on too high of a debt to income ratio. Community stakeholders would like to see financial literacy classes available for families to help them resolve some of their debt issues, in order to make them more attractive loan candidates.

In addition to denial rates, racial/ethnic groups tend to have less of a down payment, thereby qualifying for a higher loan rate which causes a more expensive monthly payment. Black/African American and Hispanic households reported putting down 10 percent or less, versus Whites and Asians. Also, when households are approved for loans, racial/ethnic groups are more likely to pay a higher interest rate. In 2015, less than 66 percent of Black/African American and Hispanic loan holders had mortgage rates below 5 percent, compared to 73 percent of White applicants and 83 percent of Asian applicants. Conversely, a larger percentage of Black/African American (23 percent) and Hispanic (18 percent) loan holders were paying 6 percent mortgage rates (a higher rate), compared to White (13 percent) and Asian (6 percent) loan holders.

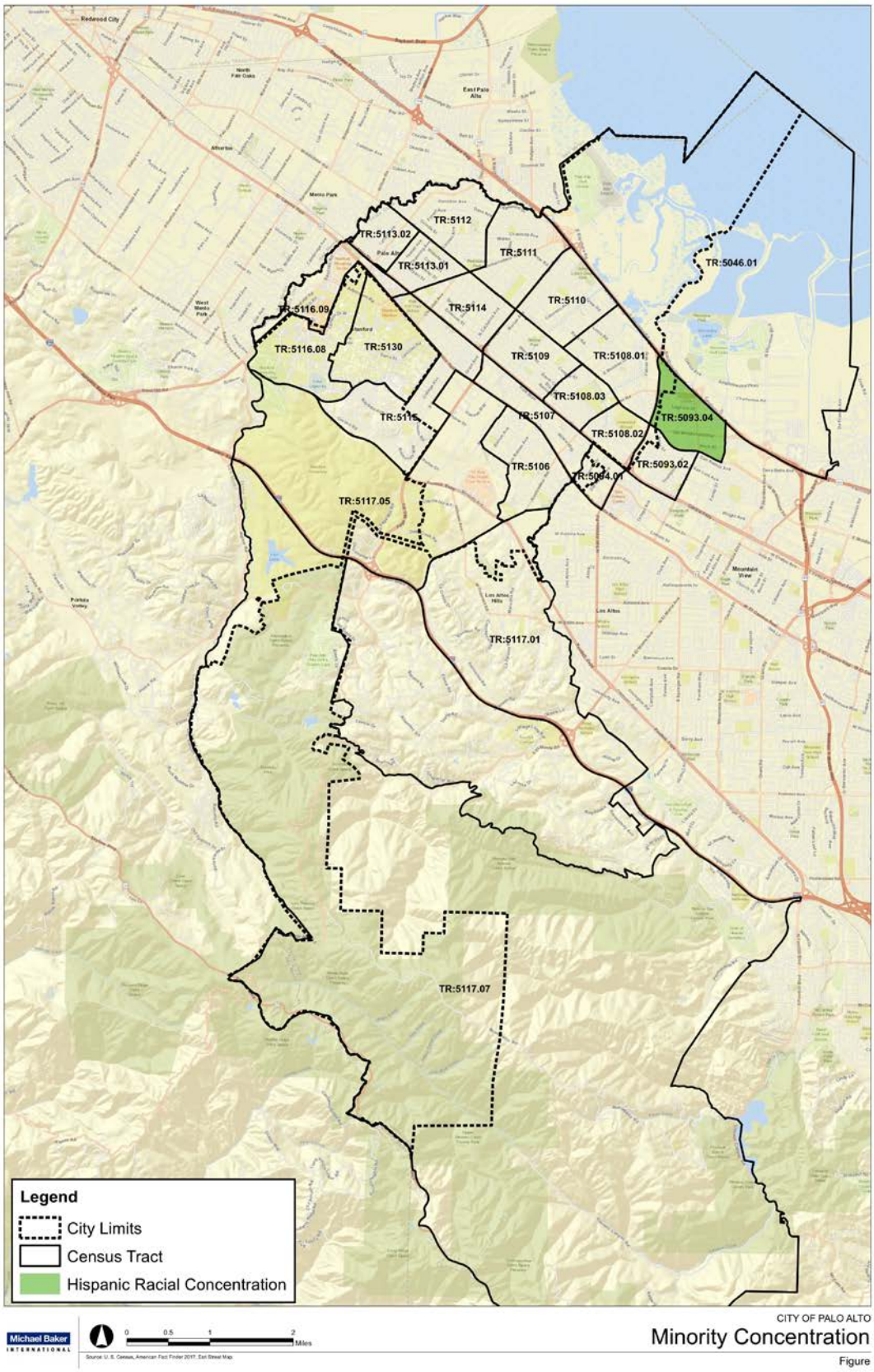
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. Minority refers to all ethnic groups other than non-Hispanic white.

The City of Palo Alto's population is 61.2 percent White, 1.2 percent Black/African/American, 31.3 percent Asian, and 7.3 percent Hispanic. As seen in Map 1 below, Census Tract 5093.4 qualifies as a minority concentration with a 35.2 percent Hispanic population.

[5] https://www.pewresearch.org/fact-tank/2017/01/10/blacks-and-hispanics-face-extra-challenges-in-getting-home-loans/

Map 1 – Areas of Minority Concentration



Michael Baker INTERNATIONAL

0 0.5 1 2 Miles

Source: U. S. Census, American Fact Finder 2017; Esri Street Map

CITY OF PALO ALTO

Minority Concentration

Figure

NA-35 Public Housing – 91.205(b)

Introduction

The following tables displays the number of housing vouchers in use within the County and the demographics of those receiving vouchers.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	48	20	10,212	692	9,267	212	0	36

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	20,067	16,342	15,882	13,333	16,112	14,199	0
Average length of stay	0	7	5	8	1	9	0	0
Average Household size	0	2	2	2	1	2	1	0
# Homeless at admission	0	0	1	15	4	4	0	0
# of Elderly Program Participants (>62)	0	10	4	3,859	502	3,315	24	0
# of Disabled Families	0	10	6	1,784	69	1,610	85	0
# of Families requesting accessibility features	0	48	20	10,212	692	9,267	212	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type
Data Source: PIC (PIH Information Center)

Race of Residents

	Program Type								
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	33	11	4,885	332	4,420	117	0	14
Black/African American	0	3	3	1,358	46	1,223	80	0	7
Asian	0	11	5	3,698	303	3,375	5	0	14
American Indian/Alaska Native	0	1	1	145	7	134	3	0	1
Pacific Islander	0	0	0	95	4	84	7	0	0
Other	0	0	0	31	0	31	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type
Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	20	8	3,217	133	3,038	38	0	7
Not Hispanic	0	28	12	6,964	559	6,198	174	0	29
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type
Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Households in California with at least one member living with a disability have median household income of $56,600, approximately $26,000 less than the median household income of all households at $82,000.[6] Given this, the need for accessible affordable units would be high.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate need of housing choice holders is the lack of available housing units that accept vouchers.

In an effort to attract new Housing Choice Voucher (HCV) owners, SCCHA is re-proposing a landlord initiative activity begun in 2017 to include new HCV program owners who may otherwise be discouraged by the additional administrative burden associated with the HCV program. New owners who rent their unit to an HCV participant will receive a bonus payment. The SCCHA hopes those incentives attract new owners to the HCV program and increase the number of rental units available for Section 8 families.

How do these needs compare to the housing needs of the population at large?

Although Housing Choice Vouchers are available to low-income households, the HCV program is unable to accommodate all low-income households. As discussed in MA-15, there is a gap of 1,350 units for households earning between 0 and 30 percent AMI. Moderate- and above moderate-income categories are more able to secure affordable housing in the City.

Discussion

Please see discussion above.

[6] Cornell University. Disability Statistics. http://www.disabilitystatistics.org/reports/acs.cfm

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

The County of Santa Clara CoC performed the biannual PIT count. The PIT count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. The most recent count took place on January 29-30, 2019. HUD requires that CoCs conduct a count, every other year, of unsheltered people experiencing homelessness, which is defined as sleeping in a place not meant for human habitation, such as a car, park, or abandoned building.

The CoC must also conduct an annual count of people experiencing homelessness who are sheltered in an emergency shelter, transitional housing, or a safe haven on a single night. The majority of the information available regarding the homeless population in the City is sourced from the 2019 County PIT count. Below, the demographics of homeless persons in the County and City of Palo Alto are addressed.

Homeless Needs Assessment

In the 2019 County PIT count, the County identified a total of 9,706 homeless individuals. Of these individuals, 1,784 are sheltered and 7,922 are unsheltered; see Table 28. It is estimated that 2,470 are chronically homeless, with 85 percent unsheltered; 653 are veterans, with 68 percent unsheltered; and 268 are unaccompanied youth, with 95 percent unsheltered. It is also estimated that about 2 percent of homeless individuals are living with HIV.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	700	221	921	*See discussion of available data in narrative below	*	*
Persons in Households with Only Children	N/A	N/A	N/A	*	*	*
Persons in Households	1,532	6,977	8,509	*	*	*

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
with Only Adults						
Chronically Homeless Individuals	371	2,099	2,470	*	*	*
Chronically Homeless Families	N/A	N/A	N/A	*	*	*
Veterans	209	444	653	*	*	*
Unaccompanied Youth	14	254	268	*	*	*
Persons with HIV	29	165	194	*	*	*

Table 27 – Extent of Homelessness

Data Source: Santa Clara County 2019 Point in Time Count and Survey Report, County-wide numbers

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following estimates were obtained using data from the 2017 and 2019 Santa Clara County Point-in-Time Count (Homeless Census & Survey).

Estimate the # Becoming Homeless Each Year

An average of 1,420 persons in households with **only adults** become homeless in the County each year. From 2017 to 2019, the number of adult homeless individuals increased from 5,670 to 8,509.

An average of 74 **persons with HIV** become homeless in the County each year. From 2017 to 2019, the homeless persons with HIV stayed around 2 percent of the homeless population; however, the homeless population as a whole increased from 7,394 to 9,706 persons.

An average of 187 homeless persons become **chronically homeless persons** in the County each year. From 2017 to 2019, the chronically homeless count increased from 2,097 to 2,470 persons.

Overall, 36 percent or approximately one-third of those surveyed indicated that their current episode of homelessness was their first incidence of homelessness.

Estimate the # Exiting Homelessness Each Year

An average of 77 persons in households with **adults and children** exit homelessness in the County each year. From 2017 to 2019, the number of homeless individuals in families decreased from 1,075 to 921.

An average of 187 **unaccompanied youth** become homeless in the County each year. From 2017 to 2019, the number of unaccompanied youth decreased from 649 to 268.

An average of 4 **veterans** exit homelessness in the County each year. From 2017 to 2019, the number of homeless veterans decreased from 660 to 653.

Approximately two-thirds of those surveyed said they had experienced homelessness previously and that this was not their first incidence of homelessness. Moreover, 35 percent experienced homelessness for the first time between the ages of 0 to 24.

Estimate the # of Days Persons Experience Homelessness

During the 2019 County PIT count, 1,335 homeless persons were asked about the length of their current episode of homelessness. Overall, only a small percentage (6 percent) had been homeless 30 days or less, while most (94 percent) had experienced homelessness for more than a month, and of those, 67 percent had experienced homelessness for one year or more.

2 percent reported they had been homeless seven days or less

4 percent reported they had been homeless 8-30 days

6 percent reported they had been homeless 1-3 months

12 percent reported they had been homeless 4-6 months

9 percent reported they had been homeless 7-11 months

67 percent reported they had been homeless one year or more

There is no data available on chronically homeless families.

Nature and Extent of Homelessness: (Optional)

Jurisdiction	Unsheltered		Sheltered		Total		'17-'19 % Change
	2017	2019	2017	2019	2017	2019	
Total Incorporated	5,259	7,652	1,775	1,594	7,034	9,246	31%
City of Campbell	94	74	0	0	94	74	-21%
City of Cupertino	127	159	0	0	127	159	25%
City of Gilroy	295	345	427	359	722	704	-2%
City of Los Altos	6	76	0	0	6	76	*
City of Los Altos Hills	0	2	0	0	0	2	*
Town of Los Gatos	52	16	0	0	52	16	*
City of Milpitas	66	125	0	0	66	125	89%
City of Monte Sereno	0	0	0	0	0	0	*
City of Morgan Hill	388	114	0	0	388	114	-71%
City of Mountain View	411	574	5	32	416	606	46%
City of Palo Alto	256	299	20	14	276	313	13%
City of San José	3,231	5,117	1,119	980	4,350	6,097	41%
City of Santa Clara	199	264	73	62	272	326	20%
City of Saratoga	12	10	0	0	12	10	*
City of Sunnyvale	122	477	131	147	253	624	147%
Total Unincorporated	189	270	113	89	302	359	19%
Confidential Locations	NA	NA	58	101	58	101	74%
Total	**5,448**	**7,922**	**1,946**	**1,784**	**7,394**	**9,706**	**31%**

Table 28 – Nature and Extent of Homelessness
Data Source: County of Santa Clara Continuum of Care

There are an estimated 313 persons experiencing homelessness in the City of Palo Alto and 9,706 county-wide.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2019 County PIT count identified 269 homeless families with 921 members in Santa Clara County. Twenty-four percent of families are unsheltered. The count also identified 653 homeless veterans, of which 68 percent were unsheltered.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Minority groups make up the largest percent of homeless surveyed (48%). According to the 2019 County PIT count, the County's homeless population is 44 percent White, 24 percent multi-race or other, 19 percent Black or African American, 3 percent Asian, and 2 percent Native Hawaiian or Pacific Islander. Black or African American people make up approximately 3 percent of Alameda County, but are 19 percent of the homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There are approximately 299 unsheltered homeless individuals living within the City and 14 sheltered homeless individuals. In comparison, there are 7,922 unsheltered homeless individuals in the County and 1,784 sheltered homeless individuals. Overall, four percent of homeless individuals in Palo Alto are sheltered while in the County 18 percent are sheltered.

According to the 2019 County PIT count, 76 percent of families are sheltered. Chronically homeless individuals, veterans, and unaccompanied youth are primarily unsheltered (85 percent, 68 percent, and 95 percent respectively).

Discussion

As discussed above, there are approximately 9,700 homeless individuals residing within the County; however, as identified in MA-30, there are not enough emergency shelter, transitional, rapid rehousing, or permanent supportive housing beds to accommodate them. The CoC's service capacities have increased within the previous five years; however, there is still a severe need for beds and additional supportive services.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

The following section describes the special needs of the following populations:

- Elderly households (defined as 62 and older)
- Persons with mental, physical, and/or developmental disabilities
- Large households
- Female-headed households
- Persons living with HIV/AIDS and their families

Describe the characteristics of special needs populations in your community:

Elderly households

Many seniors live on fixed incomes, making housing affordability a key issue. Access to properly sized units, transit, and healthcare are also important concerns of elderly households. Elderly households may also require residential care from time to time.

Twenty-one percent of City residents (14,415 residents) are 62 years of age or older.[7]

Persons with mental, physical, and/or developmental disabilities

Persons with disabilities may require special housing accommodations, such as wheelchair accessibility and other modifications to live independently. Access to transit is also a high priority for this population.

[7] ACS 2013-2017 5-Year Estimates

As outlined in the table below, 8.5 percent of Palo Alto residents have a disability. Of those 65 years and older, 26.1 percent have a disability.

Disability Type	Number	Percent
Population 18 to 64 Years	38,920	100%
With a Hearing Difficulty	384	1.0%
With a Vision Difficulty	271	0.7%
With a Cognitive Disability	587	1.5%
With an Ambulatory Disability	360	0.9%
With a Self-Care Disability	211	0.5%
With an Independent Living Disability	358	0.9%
Total with a Disability (18 to 64 Years Old)	1,154	6.7%
Population 65 Years and Over	12,103	100%
With a Hearing Difficulty	1,323	10.9%
With a Vision Difficulty	518	4.3%
With a Cognitive Disability	772	6.4%
With an Ambulatory Disability	2,017	16.7%
With a Self-Care Disability	786	6.5%
With an Independent Living Disability	1,562	12.9%
Total with a Disability (65+ Years Old)	3,161	26.1%
Total Population	4,315	8.5%

Table 30 – Disability

Data Source: ACS 2013-2017 5-Year Estimates; Data Source Comment: Totals may not add up to 100% due to individuals having multiple disabilities

Large households

Large households may live in overcrowded conditions. Large households, defined as households with 5 or more persons, comprise 8.3 percent of all households within the City.

Number of People Per Household	Number	Percent
1 Person	6,564	25.8%
2 Persons	8,082	31.7
3 Persons	4,291	16.8
4 Persons	4,370	17.1%
5 or More Persons	2,132	8.3%
Total Households	25,439	100%

Table 31 – Household Size

Data Source: ACS 2017 1-Year Estimate

Female-headed households

Female-headed households may have special needs related to accessing child-care and other supportive services as well as an increased risk of poverty.[8] Female-headed households comprise 9.9 percent of households with children.

[8] Household Composition and Poverty among Female-Headed Households with Children: Differences by Race and Residence. Anastasia R. Snyder. https://doi.org/10.1526/003601106781262007

Households	Number	Percent
Female-Head of Household	1,560	9.9%
Total Households (of households with children under 18 years)	15,655	100%

Table 32 – Female-headed Households
Data Source: ACS 2017 1-Year Estimate

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly, disabled, large, and female-headed households are a significant portion of the City's population and they have special housing needs that require diverse types of affordable housing. Stakeholder interviews identified the need for housing among these populations within the County.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Those living with HIV and their families require stable and affordable housing in order to consistently access medical care and avoid hospitalizations.

On the county level, there are approximately 3,361 people living with HIV (PLWH).[9] 86 percent of PLWH are male, 13 percent are female, and 1 percent are transgender. 34 percent of PLWH are White, 40 percent are Latinx, 11 percent are African American, and 12 percent are Asian or Pacific Islander. Fifty-two percent of newly reported cases in 2017 were of individuals between 20 and 34 years of age. Only 15.9 percent of PLWH are within the same age range.[10] The most common transmission mode related to new HIV diagnoses is male-to-male sexual contact.

Those with late HIV diagnoses, defined as having an AIDS diagnosis within three months of an HIV diagnosis, are typically older (44 percent 40 years or older), female (36 percent), and African American (38 percent). The most common transmission modes related to late HIV diagnoses are other/unknown and intravenous drug use.[11]

Discussion:

People living with HIV/AIDs require affordable housing in order to maintain consistent access to medical care, adhere to medical plans, and avoid hospitalizations and they require affordable housing that will suit their needs, which includes proximity to health care centers .

[9] HIV Epidemiology Annual Report County of Sana Clara 2017https://www.sccgov.org/sites/phd/hi/hd/Documents/hiv-report-2017.pdf
[10] California HIV Surveillance Survey 2017 https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California%20HIV%20Surveillance%20Report%20-%202017.pdf
[11] HIV Epidemiology Annual Report County of Sana Clara 2017 https://www.sccgov.org/sites/phd/hi/hd/Documents/hiv-report-2017.pdf

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

On the County level, the community engagement process identified the following public facility needs:

- Transit service expansion to LMI areas to connect LMI households to employment opportunities;
- Increased accessibility modifications for seniors and those living with disabilities to safely travel in the community;
- Traffic safety improvements to avoid pedestrian safety issues and child endangerment on certain corridors;
- Centralized facilities for libraries and community center equipped with technology to increase technical literacy of seniors; and
- Improved cellular services in LMI areas.

Furthermore, from the community engagement survey, 65 percent of respondents residing in the City answered that mental health care facilities were a high priority public facility need, 43 percent answered that both homeless facilities and child care centers were high priority needs, and 41 percent answered that facilities for children who are abused, abandoned, and/or neglected was a high priority need.

The City's Infrastructure Blue Ribbon Commission published its final report on Palo Alto's infrastructure needs in December 2011. The report identified that public safety facilities were a high priority for the City, including police, fire, and other emergency service buildings.

How were these needs determined?

The needs were consulted through extensive community engagement efforts including a survey, stakeholder interviews, community forums, and pop-up events. The survey and pop-up events sought to solicit feedback from County and City residents, while stakeholder interviews and community forums focused on community development practitioners and experts. The survey was made available in four languages and online. In total 1,950 survey responses were received and approximately 21 stakeholder organizations participated in the process. An additional 352 residents participated in community engagement workshops and pop-up events. Lastly, City staff provided feedback on preliminary needs as well.

Describe the jurisdiction's need for Public Improvements:

On the County level, the community engagement process identified several target areas for neighborhood revitalization efforts, including specific neighborhoods or corridors in San José, Gilroy, and Morgan Hill as well as areas throughout the county, such as old shopping centers and VTA/Caltrain corridors.

From the community engagement survey, 38 percent of respondents residing in the City answered that slowing traffic speed was a high priority public improvement need and 35 percent answered that cleanup of contaminated sites was a high priority need.

How were these needs determined?

See the description of community engagement above.

Describe the jurisdiction's need for Public Services:

Through the community meetings, several public service needs were identified. They included the provision of first-time homebuyer loans, housing assistance for transitional aged youth, financial literacy, and job training. Subsidies for homelessness prevention programs, housing rehabilitation, and services for senior citizens were also identified as needs.

Through stakeholder interview meetings, many public service needs were identified including increasing affordable housing options, funding for home rehabilitation, and expanding voucher programs to be more flexible. The increased provision of homelessness services was also very important, including increased hiring of homelessness navigators, creation of nutrition services, and development of wrap around services. The creation of an anti-homeless strategy was also suggested.

Disaster planning was suggested in order to assist LMI households, including rapid rehousing emergency programs, rehabilitation and rebuilding programs, and provision of basic necessities after disaster.

Additionally, from the community engagement survey, 47 percent of respondents living within the City answered that both emergency housing assistance to prevent homelessness and homeless services were a high priority public service need, 60 percent of respondents answered that mental health services was a high priority need, and 44 percent of respondents answered that both youth services and transportation services were a high priority need.

Furthermore, the City of Palo Alto's Comprehensive Plan identified the following needs for City residents:

- Child care services;
- After-school, evening, and weekend youth programs;
- Senior services; and
- Increased access to recreational programs for those with disabilities.

How were these needs determined?

See the description of community engagement above.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

An overview of the City's housing market is as follows:

MA-10 Number of Housing Units

- Fifty-six percent of the City's housing stock is single family, detached.
- Twenty-nine affordable rental housing projects owned by Palo Alto Housing are located within the City and provide approximately 670 affordable units for LMI families, individuals, seniors, and those with disabilities.

MA-15 Housing Market Analysis: Cost of Housings

- The City's median home value has risen from $1 million to $1.5 million between 2009 and 2015, a 56 percent increase.
- Median contract rents have risen from $1,575 to $2,069 between 2009 and 2015, a 31 percent increase.
- A gap of 1,350 affordable units exists for renter households earning between 0% and 30% AMI.
- The HUD Fair Market Rent and the area median rent are comparable and have risen since the last ConPlan period.

MA-20 Housing Market Analysis: Condition of Housing

- 5,223 households with lead-based paint hazards are potentially occupied by LMI families.
- Thirty-four percent of households have at least one selected condition (Lack of complete plumbing, lack of kitchen facilities, more than one person per room, or housing burden greater than 30 percent).

MA-25 Public and Assisted Housing

- County-wide, 10,635 housing vouchers are in use.
- SCCHA operates as a Moving to Work agency and has adopted approximately 39 activities aimed at increasing cost effectiveness in housing program operations.

MA-30 Homeless Facilities and Services

- The City contains 111 beds for single males and females and households with children.
- The City contains 6 bed for single males and females.
- Several mainstream services operate in the County that complement services to homeless persons, including: Valley Homeless Healthcare Program, expedited CalFresh benefits, County Social and Behavioral Health, and the County's Reentry Resource Center.

MA-35 Special Needs Facilities and Services

- The City of Palo Alto offers Residential Care Facilities to assist elderly residents as well as locally funded very-low income and homeless services.

MA-40 Barriers to Affordable Housing

The City has identified the following barriers in their 2015-2023 Housing Element Update:

- Land use controls
- Height limits
- Parking requirements
- Development review processes

MA-45 Non-Housing Community Development Assets

- The residents of Palo Alto are highly educated, with 85 percent of the labor force having a bachelor's degree or higher
- The City has two main workforce development programs: The Workforce Development Program operated by Downtown Streets Inc. and the North Valley Job Training Consortium

MA-50 Needs and Market Analysis Discussion

- There is one Hispanic minority population within in the City
- There is one census tract that qualifies as LMI; however, the portion of the census tract that is within the City does not contain residential uses

MA-60 Broadband Needs

- Private assistance programs exist that offer internet service to low-income households for a reduced cost
- Increased competition among internet service providers would likely decrease costs and increase access to the internet

MA-65 Hazard Mitigation

- Climate change will increase the average temperature of the globe, which will manifest in heat waves and natural disasters
- Low-income households are especially vulnerable during natural disasters if they do not have the means to evacuate or find replacement shelter

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The majority of the City's housing stock is single-family detached (56 percent). Sixty-two percent is single-family detached and attached. The remaining housing stock are multi-family units (37 percent) with 31 percent being in complexes 5 units or larger.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,565	56%
1-unit, attached structure	1,735	6%
2-4 units	1,685	6%
5-19 units	3,240	12%
20 or more units	5,225	19%
Mobile Home, boat, RV, van, etc.	105	0%
Total	***27,555***	***100%***

Table 33 – Residential Properties by Unit Number
Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	40	0%	920	8%
1 bedroom	535	4%	3,705	32%
2 bedrooms	1,770	12%	4,205	36%
3 or more bedrooms	12,010	84%	2,895	25%
Total	***14,355***	***100%***	***11,725***	***101%***

Table 34 – Unit Size by Tenure
Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Twenty-nine affordable rental housing projects owned by Palo Alto Housing are located within the City and provide approximately 670 affordable units for LMI families, individuals, seniors, and those with disabilities.

SCCHA's Section 8 Housing Choice Voucher program serves those between 0%-30% AMI and 30%-50% AMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Affordable housing subject to expiring subsidy contracts or use restrictions would be at risk of conversion to market rate housing. According to the City's 2015-2023 Housing Element, 334 units could potentially convert in the next ConPlan period (2020-2025).

Does the availability of housing units meet the needs of the population?

As discussed in MA-15, there is a 1,350-unit gap for renter households between 0% and 30% AMI. Additionally, as identified during the community engagement process, there is a severe need for affordable housing for extremely low and low-income households.

Describe the need for specific types of housing:

As discussed in the Needs Assessment, those in need of affordable housing include: people at-risk of homelessness, homeless individuals, seniors, people living with HIV/AIDS, people with disabilities, female-headed households, and large households.

As identified during community engagement, there is a need for various types of affordable housing options near employment and transit centers as well as temporary housing for homeless persons.

Discussion

There is a significant need for affordable housing units within the City and especially for people with special needs, including the elderly, disabled, large households, victims of domestic violence, and people living with HIV/AIDS. Several past CDBG and HOME funded projects have addressed these needs, such as Catholic Charities and Support Network for Battered Women (YWCA). The City would continue these or similar programs to continue addressing the affordable housing needs of the City.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The San José-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area is one of the most expensive in the nation. A gap of 1,350 units exists for households making 0%-30% AMI and housing costs continue to increase.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	1,000,001	1,564,600	56%
Median Contract Rent	1,575	2,069	31%

Table 35 – Cost of Housing
Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	1,100	9.4%
$500-999	760	6.5%
$1,000-1,499	1,475	12.6%
$1,500-1,999	2,455	20.9%
$2,000 or more	5,940	50.6%
Total	***11,730***	***100.0%***

Table 36 - Rent Paid
Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	740	No Data
50% HAMFI	1,350	155
80% HAMFI	2,500	264
100% HAMFI	No Data	387
Total	***4,590***	***806***

Table 37 – Housing Affordability
Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$2,103	$2,458	$2,970	$3,943	$4,525
High HOME Rent	$1,611	$1,728	$2,074	$2,389	$2,645
Low HOME Rent	$1,281	$1,372	$1,646	$1,902	$2,122

Table 38 – Monthly Rent
Data Source: HUD FMR and HOME Rents

Household Income Range	# Renter Households	Affordable Units	Gap
30% HAMFI	2,090	740	-1,350
50% HAMFI	1,205	1,350	145
80% HAMFI	1,205	2,500	1,295
Total	***4,500***	***5,396***	***896***

Table 39 – Household Income Range
Data Source: 2011-2015 CHAS

Is there sufficient housing for households at all income levels?

There is a gap of 1,350 affordable units for renter households earning 0%-30% AMI. Those earning between 30-50% AMI and 50%-80% AMI generally have a surplus of units they may afford.

How is affordability of housing likely to change considering changes to home values and/or rents?

The City's median home value has risen from $1 million to $1.5 million between 2009 and 2015, a 56 percent increase. Median contract rents have also risen from $1,575 to $2,069, a 31 percent increase. Income is not raising at the same rate and if this trend continues, more people will be either unable to buy or rent a home or become cost burdened.

In an effort to combat the California Housing Crisis, rent gouging, and to slow the increase of rent in all areas of California; on October 8, 2019, the California Governor signed in to law AB-1482 Tenant Protection Act of 2019. AB-1482 added California Civil Code: §1947.12 (a) (1) Subject to division (b) an owner of residential real property shall not, over the course of any 12-month period, increase the gross rental rate for a dwelling or a unit more than 5 percent plus the percentage change in the cost of living, or 10 percent, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months prior to the effective date of the increase.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Fair Market Rent and the area median rent are comparable and have risen since the last ConPlan period to keep up with rising contract rent costs. This allows Section 8 Voucher holders to rent properly sized units.

Discussion

Area median rents and home prices have risen significantly in the last ten years; however, median income has not risen in proportion. However, HOME rents and Fair Market Rents have risen to accommodate increased prices, indicating that Housing Choice Voucher Holders would be able to rent an appropriate unit within the City.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section analyses the number of housing units that may have a specific housing condition or be potentially affected by lead-based paint hazards.

Definitions

HUD defines "condition" as:

1. Lack of complete plumbing;
2. Lack of kitchen facilities;
3. More than one person per room; and
4. Housing cost burden greater than 30 percent.

A substandard residential building, as defined by the City, is any residential building in which any of the following conditions exist to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof:

- Structural unsoundness, including:
  a. Weakened or deteriorated footings.
  b. Footings of insufficient size to carry imposed loads with safety.
  c. Defective or deteriorated flooring or floor supports.
  d. Flooring or floor supports of insufficient size to carry imposed loads with safety.
  e. Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,940	27%	4,375	37%
With two selected Conditions	45	0%	495	4%
With three selected Conditions	45	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,330	72%	6,860	58%
Total	***14,360***	***99%***	***11,730***	***99%***

Table 40 - Condition of Units
Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,595	11%	1,280	11%
1980-1999	1,590	11%	2,280	19%
1950-1979	7,095	49%	6,320	54%
Before 1950	4,080	28%	1,850	16%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total	***14,360***	***99%***	***11,730***	***100%***

Table 41 – Year Unit Built
Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,175	78%	8,170	70%
Housing Units build before 1980 with children present	1,004	7%	500	4%

Table 42 – Risk of Lead-Based Paint
Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,339	0	1,339
Abandoned Vacant Units	0	0	0
REO Properties	1	0	1
Abandoned REO Properties	0	0	0

Table 43 – Vacant Units
Data Source: 2011-2015 ACS

Need for Owner and Rental Rehabilitation

The City's 1988-1991 Housing Assistance Plan estimated that 3 percent of the City's owner-occupied units were substandard. City staff estimates that this percentage has not changed.[12] Using this proportion, there are an estimated 99 LMI owner-occupied units that are in need of rehabilitation.

The City does not identify a significant need for rental rehabilitation and continues to work with the Palo Alto Housing Corporation to rehabilitate existing affordable units.[13]

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Seventy-four percent of homes (19,345) were built before 1980. Homes built before 1980 may contain walls previously or currently painted with lead-based paint. Twenty-seven percent (7,105) of households are LMI. Using this proportion, 5,223 LBP households are potentially occupied by LMI families.

Discussion

As discussed above, there are approximately 5,223 LMI households that could live in housing with LBP hazards. Community engagement efforts identified that having a healthy home (e.g., free of mold and

[12] City of Palo Alto 2015-2023 Housing Element. https://www.cityofpaloalto.org/gov/depts/pln/long_range_planning/housing_programs_and_policies/housing_element_2015___2023.asp

[13] Ibid.

LBP) is a top priority for County residents. Furthermore, housing rehabilitation was a top priority identified by participants of the regional community meetings.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The table below displays the total number of public housing units and housing vouchers available through SCCHA. SCCHA does not operate public housing units in the City of Palo Alto. Approximately 10,635 vouchers are used in the County; however, data is not available on the number of vouchers used within the City.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	48	20	10,635	815	9,820	1,964	0	465
# of accessible units	-	-	-	-	-	-	-	-	-
includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 44 – Total Number of Units by Program Type
Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There is no public housing in the City of Palo Alto.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There is no public housing in the City of Palo Alto.

Public Housing Condition

Public Housing Development	Average Inspection Score
-	-

Table 45 - Public Housing Condition (Data Unavailable)

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There is no public housing in the City of Palo Alto.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

As a Moving to Work agency, SCCHA has adopted 39 activities aimed to increase cost effectiveness in housing program operations, promote participants' self-sufficiency, and expand participants' housing choices.[14] Examples include:

- Expediting the initial income verification process;
- Combining the waiting lists for the County of Santa Clara and the City of San José;
- Excluding asset income from income calculations for families with assets under $50,000;
- Allocating project-based vouchers to SCCHA-owned projects without competition;
- Minimum two-year occupancy in project-based units;
- Creating affordable housing acquisition and development fund;
- Creating affordable housing preservation fund for SCCHA and affiliate-owned properties; and
- Increasing tenant contribution to 35 percent of gross income or $50, whichever is higher.

Discussion

SCCHA continues to adopt activities that increase cost effectiveness in housing programs and expand participants' housing choices. Community engagement identified that increasing the stock of high-quality affordable housing is a top priority.

[14] Moving to Work (MTW) 2020 Proposed Annual Plan – Brief Summary. Santa Clara County Housing Authority. https://www.scchousingauthority.org/assets/1/6/MTW_FY2020_Plan_Summary_(English)_02_07_2019.pdf

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Life Moves provides housing services to those experiencing homelessness in the City. Housing opportunities for homeless households and families include Emergency Shelter and Permanent Supportive Housing.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	17	-
Households with Only Adults	20	0	0	100	-
Chronically Homeless Households	0	0	0	6*	-
Veterans	0	0	0	0	-
Unaccompanied Youth	0	0	0	0	-

Table 46 - Facilities and Housing Targeted to Homeless Households

*Duplication of Permanent Supportive Housing Beds for Households with Only Adults

Data Source: Santa Clara County Continuum of Care 2017 Housing Inventory Count

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services are public benefits that all households may be eligible for, regardless of whether they are homeless. The most challenging part is connecting homeless persons to mainstream services, in order to complement the housing and services offered through federally funded programs.

Each year, housing providers are offered a 12-hour mainstream services training, hosted by the CoC, as well as local benefit offices, advocates and legal services partners to address eligibility, the application process and best practices.

Mainstream services that compliment services targeted to homeless persons include:

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Medical Center and provides medical services to homeless individuals, including primary care and urgent care. VHHP also manages a Medical Respite program for homeless individuals discharged from hospitals as well as a Backpack Homeless Health Care Program for those in encampments. 15
- The County's Social Services Agency has expedited the review process of homeless households'

[15] Valley Homeless Healthcare Program (VHHP). Santa Clara Valley Medical Center. https://www.scvmc.org/clinics-and-locations/Valley-Homeless-Health-Program/Pages/overview.aspx

CalFresh applications so that they may receive benefits within three days.

- The County's Behavioral Health Services Department (BHS) has multiple programs to connect homeless individuals with housing or shelter assistance. BHS also treats those going through behavioral health crises.
- The County's Reentry Resource Center (RRC) provides services to those who have been previously incarcerated and to individuals who are homeless upon release. Services include referrals to drug treatment, housing assistance, food assistance, counseling, and other benefits.
- The County's Office of Supportive Housing's (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and /or special needs households. OSH supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

Additional mainstream services include:

- Non-Employment Income – Social Security/Social Security Disability, General Assistance/Cash Aid, CALWORKS, Veterans Benefits, Tribal TANF, CAPI.
- Food Related Assistance - CalFresh/SNAP, WIC
- Legal Services - Bay Area Legal Aid/Law Foundation of Silicon Valley
- Medical - Medicaid/Medicare/Covered California/Valley Homeless Healthcare Program (VHHP)
- Employment Training Opportunities – Living Wage Employment Initiative - The area CoC provides a "Living Wage Employment Initiative", which is a program that engages previously homeless program participants in job training, holds jobs fairs, and connects them with living-wage employment leading to careers in high growth industries.[1];
- Transportation – CalWorks
    - Childcare - Early Childhood Providers; CalWorks

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Twenty-six beds for single males and females and 111 beds for single males and females and households with children are located within the City of Palo Alto.[16] In comparison, the County as a whole contains 3,255 beds for households without children and 3,601 beds for households with children.

[1] FY2019 CoC Application

[16] Housing Inventory Count Reports. Count of Santa Clara Office of Supportive Housing. https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Pages/Housing-Inventory-Count-HIC-Reports.aspx

The following table describes organizations that provide beds to homeless individuals within the City:

Organization Name	Project Name	Target Population	Total Beds
LifeMoves (formerly InnVision Shelter Network)	LifeMoves-OSC-CWG HUD	SMF	6
LifeMoves (formerly InnVision Shelter Network)	LifeMoves-OSC-CWG Non-HUD	SMF+HC	111
LifeMoves (formerly InnVision Shelter Network)	LifeMoves-OSC-ES-Hotel de Zink	SMF	15
LifeMoves (formerly InnVision Shelter Network)	LifeMoves-OSC-ES-Hotel de Zink	SMF	5

Table 47 – Homeless Beds

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Palo Alto offers residential care facilities to assist elderly residents as well as locally funded very-low income and homeless services.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly households

Elderly households have a range of housing needs, including the retrofitting of existing housing for aging in place, downsizing to increase access to health care and transit, and residential care, such as assisted living. During stakeholder interviews, it was identified that seniors need additional nutrition programs and food delivery assistance as well as more accessible units at grade front or on the first floor of buildings.

Persons with mental, physical, and/or developmental disabilities

Persons with a disability may require affordable housing near transit services, wheelchair accessible units, and/or assistance with living independently. Stakeholders identified that more affordable housing for persons with disabilities is needed.

Large households

Large households may be overcrowded, and therefore require larger sized affordable units.

Female-headed households

Female-headed households may require access to affordable child-care and other services.

HIV/AIDS

Those living with HIV or AIDS may require longer term services in order to ensure adherence to their medical plans.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Residential Care Facilities for the Elderly (RCFE) are non-medical facilities that provide a level of care that includes assistance with activities of daily living, such as bathing and grooming. These facilities serve persons 60 and older and those 60 and under certain circumstances. The City has 1,875 RCFE beds available for elderly persons. [17]

[17] Facility Search. California Department of Social Services. https://www.cdss.ca.gov/inforesources/community-care-licensing/facility-search-welcome

Part of the City's local funds go toward funding public services to address the supportive housing needs of very low-income and homeless individuals. For example, Momentum for Mental Health provides emergency on-call services to assist local mentally ill homeless persons.

VHHP also manages a Medical Respite program for homeless individuals discharged from hospitals

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In FY 2020-2021, the City will allocate funding towards housing and supportive services identified for non-homeless persons with special needs, including:

- Catholic Charities - Assists in problem resolution and advocates for the rights of residents of long-term care facilities in Palo Alto. The majority of the clients assisted are low-income, frail, elderly, and chronically ill. This program assists these vulnerable, dependent, and socially isolated residents receive the care and placement to which they are entitled.
- Support Network for Battered Women, a Division of YWCA - Provides a bilingual domestic violence hotline, an emergency shelter, crisis counseling, legal assistance, court accompaniment, individual and group therapy, support groups, children's therapy groups, preventative education, safety planning and community referrals for individuals and families experiencing domestic violence.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please see above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City has identified multiple constraints to the affordable housing and residential investment in its 2015-2023 Housing Element Update, including:

- Land use controls limit the allowed density of affordable housing production;
- Height limits constrain a developer's ability to achieve maximum allowable densities; and
- Parking requirements limit infill development and multifamily housing from achieving maximum allowable density.
- Development review process can be lengthy, unclear, layered, redundant, and costly for housing developers, creating uncertainty and increased financial risk.

Generally, the City faces the same affordable housing barriers as the rest of the Bay Area, including:

- High cost of development constraining the development of affordable housing units in favor of higher-end units;
- Lack of developable land prevents housing development and increases the price of land; and
- Local opposition prevents affordable housing from being built in high-resource areas.

Additionally, the County's Assessment of Fair Housing identified the following contributing factors to fair housing issues, including affordable housing, through analysis of data and community engagement feedback:

- Displacement of residents due to economic pressures
- Land use and zoning laws
- Source of income discrimination
- Community opposition
- Availability of affordable units in a range of sizes
- Availability, type, frequency, and reliability of public transportation
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies and organizations
- Location and type of affordable housing
- Loss of affordable housing
- Private discrimination

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Palo Alto is a highly educated city with a large professional, scientific, and management sector and residents are well equipped to fill positions. Several workforce training opportunities exist to train the workforce without immediately applicable skills.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	195	16	1	0	-1
Arts, Entertainment, Accommodations	2,103	7,223	8	7	-1
Construction	657	779	2	1	-2
Education and Health Care Services	5,087	36,427	18	34	16
Finance, Insurance, and Real Estate	1,555	4,132	6	4	-2
Information	3,535	10,134	13	10	-3
Manufacturing	2,955	6,584	11	6	-4
Other Services	805	2,518	3	2	-1
Professional, Scientific, Management Services	6,747	25,488	24	24	0
Public Administration	0	0	0	0	0
Retail Trade	1,554	6,119	6	6	0
Transportation and Warehousing	282	466	1	0	-1
Wholesale Trade	950	3,233	3	3	0
Total	26,425	103,119	--	--	--

Table 48 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Labor Force Population	Total
Total Population in the Civilian Labor Force	33,685
Civilian Employed Population 16 years and over	32,000
Unemployment Rate	4.96
Unemployment Rate for Ages 16-24	9.17
Unemployment Rate for Ages 25-65	3.69

Table 49 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	17,650
Farming, fisheries and forestry occupations	630
Service	1,400
Sales and office	3,815
Construction, extraction, maintenance and repair	474
Production, transportation and material moving	450

Table 50 – Occupations by Sector
Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,825	72%
30-59 Minutes	6,355	22%
60 or More Minutes	1,695	6%
Total	***28,875***	***100%***

Table 51 – Travel Time
Data Source: 2011-2015 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	495	50	175
High school graduate (includes equivalency)	730	35	450
Some college or Associate degree	2,525	245	1,115
Bachelor's degree or higher	23,660	980	5,040

Table 52 – Educational Attainment by Employment Status
Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	4	95	85	205	325
9th to 12th grade, no diploma	395	115	55	155	210
High school graduate, GED, or alternative	635	260	255	700	1,265
Some college, no degree	1,515	550	495	1,450	1,315
Associate degree	115	265	325	790	535
Bachelor's degree	1,180	3,045	2,445	4,695	3,115
Graduate or professional degree	225	3,940	5,940	9,620	4,770

Table 53 - Educational Attainment by Age
Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,231
High school graduate (includes equivalency)	24,302
Some college or Associate degree	40,284
Bachelor's degree	80,132
Graduate or professional degree	247,441

Table 54 – Median Earnings in the Past 12 Months
Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest business sector in the City is Professional, Scientific, and Management Services (24 percent of jobs), the second is Education and Health Care Services (18 percent of jobs), the third is Information (13 percent of jobs), and the fourth is Manufacturing (11 percent of jobs).

Describe the workforce and infrastructure needs of the business community:

The largest employment sector within the City is for professional, scientific, and management services jobs. Employers would likely need workers with bachelor's degree or higher to fill those positions.

A community's infrastructure is important for the growth and development of businesses, including ongoing maintenance and expansion. To meet growing needs, the City's General Plan identifies areas of potential development for residents, commercial, mixed use, industrial, quasi-public spaces, and transportation resources.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City's population has increased since the 1990s due to increased conglomeration of the Silicon Valley tech industry. This growth, with the availability of industrial and commercial sites, will continue into the future. This will likely increase the number of jobs and business growth opportunities, which may further reduce the availability of housing and displace existing residents. Therefore, to accommodate new growth, the City of Palo Alto will likely need to build more market-rate and affordable housing.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The residents of Palo Alto are highly educated, with 85 percent of the labor force having a bachelor's degree or higher. As discussed above, a majority of jobs within the City are professional, scientific, management, education, health care, or information related. Overall, the City's workforce is able to adequately fill these positions.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Development Program, operated by Downtown Streets Inc., and funded in part by CDBG funds, provides a transition from unemployment and homelessness to regular employment and housing through case management, job training, mentoring, housing, and transportation assistance. [18]

The North Valley Job Training Consortium (NOVA), a local workforce development board, is a nonprofit, federally funded employment and training agency that provides customer-focused workforce development services to San Mateo County and parts of Santa Clara County, including the City of Palo Alto.[19] NOVA provides:

- Digital literacy training
- Career pathway support for youth
- Navigation tools for the job market
- Skill building to match market demand
- Labor market information

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

In January 2013, the City Council adopted an Economic Development Policy that sets out principles for attracting, retaining, and encourage the growth of businesses that are aligned with Palo Alto values.[20] This includes businesses that provide revenue to the City through sales, transient occupancy, and property taxes as well as innovative companies and enterprises that focus on technology. The guiding principles of the policy include:

- "Key City staff resources should focus on attracting and retaining businesses aligned with Palo Alto values while providing needed revenue to the City.
- Sustainability and economic development can be complimentary, mutually reinforcing, and value generating. Sustainability and Economic Development go hand-in-hand in Palo Alto.
- Innovation and creativity are essential components of the city's "brand" and fostering business that reflect that spirit maintains Palo Alto's attractiveness and appeal.
- At the same time, Palo Alto's economy is sustained through a diverse mix of existing and emerging industries and services.
- Local-serving businesses are an integral part of the character and livability of Palo Alto.

[18] City of Palo Alto Fiscal Year 2020 Draft One-Year Action Plan. https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=52182.32&BlobID=69993
[19] About NOVA. NOVA. https://novaworks.org/about/novaworks/overview
[20] City of Palo Alto Economic Development Policy. https://www.cityofpaloalto.org/civicax/filebank/documents/43563

- Small businesses and emerging start-ups have an important role in the creation of jobs and economic growth.
- Collaborative efforts are essential to fostering innovation with an economic impact, especially with creative economic engines like Stanford University and Stanford Medical Center and Lucille Packard Children's Hospital."

Discussion

The City is highly educated with a large professional scientific job sector. The City has adopted an economic development policy that provides guiding principles for the growth of the City. Additionally, job training opportunities exist for those without immediately applicable skills. Furthermore, community engagement identified that creating more jobs for low-income residents was one of the County's greatest needs and that job training was the top economic development needs.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As discussed below, there is one Asian racial concentration within the City; however, as discussed in sections NA-15 to NA-30, Asian residents are not disproportionately affected by housing problems. .

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A minority concentration is defined as a census tract where the percentage of individuals of racial or ethnic minority groups is at least 20 percent higher than the city average. An LMI concentration is defined as a census tract in which the median household income is less than or equal to 80 percent of the State-wide median family income, in which the median family income is less than or equal to 80 percent of the metropolitan area's median family income, or, in which the federal poverty rate is 20 percent or greater.

As discussed in NA-30, there is a Hispanic ethnic minority concentration in Census Tract 5093.04.
As displayed in the map below, there is an LMI concentration located in the most northern portion of the City.

What are the characteristics of the market in these areas/neighborhoods?

There are no residential uses within the LMI census tract.

According to the ACS 2013-2017 5-Year Estimates, the median household income of the minority concentration census tract is $122,679. The median household income of Hispanic households is significantly less at $80,599.

Are there any community assets in these areas/neighborhoods?

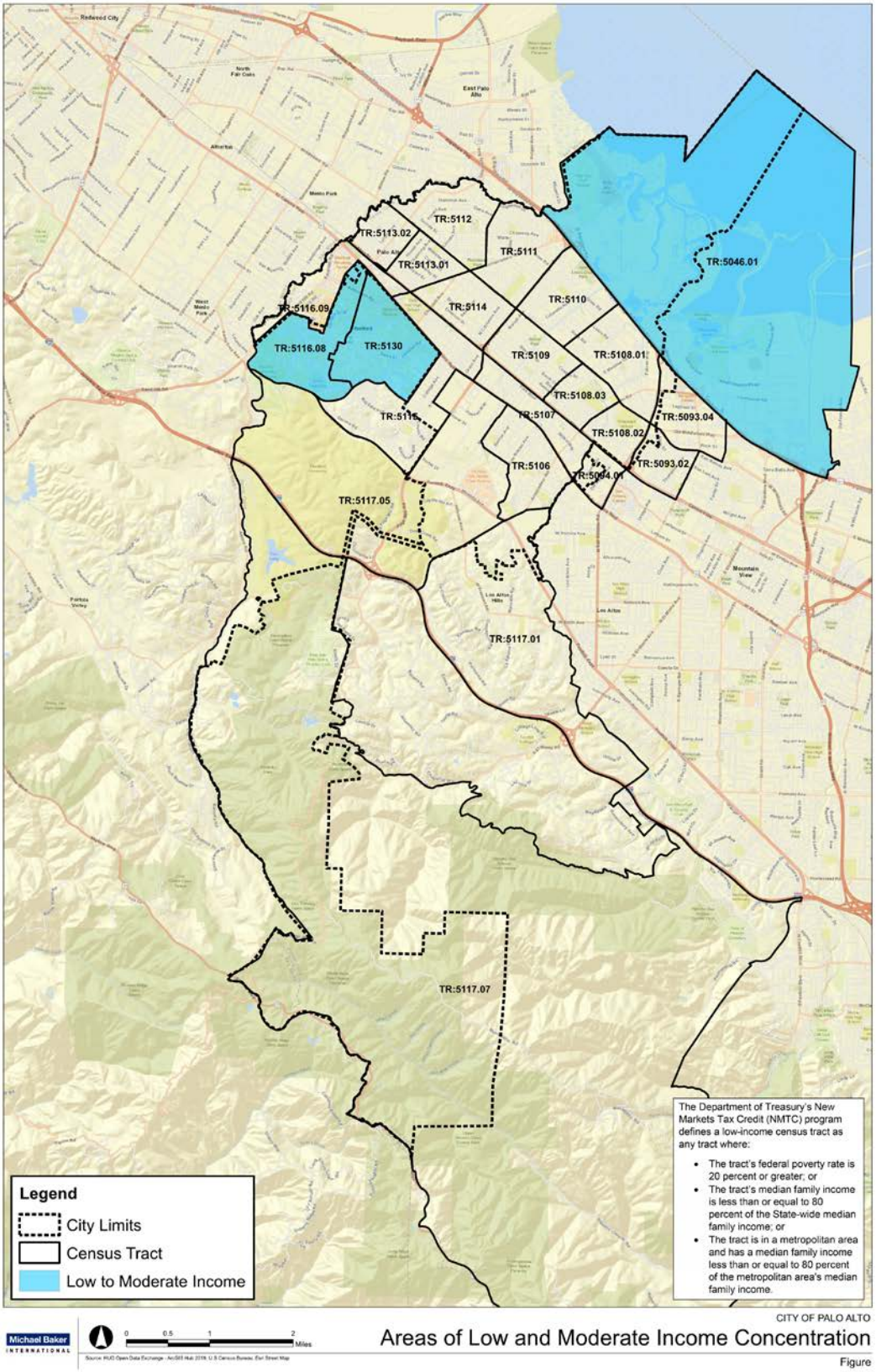
The City's portion of the LMI census tract contains the Palo Alto Golf Course, the Palo Alto Airport, the Palo Alto Wastewater Treatment Plant, the International School of the Peninsula, Palo Alto Animal Services, an FBI field office, a Honda and Audi dealership, the Stanford University Department of Ophthalmology, several industrial and commercial buildings, and a large natural area.

The City's portion of the minority concentration census tract contains commercial buildings, a Toyota dealership, Gideon Hausner Jewish Day School, and a single multi-family apartment complex.

Are there other strategic opportunities in any of these areas?

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

Map 2 – Areas of Low- and Moderate-Income Concentration



Michael Baker INTERNATIONAL

0 0.5 1 2 Miles

CITY OF PALO ALTO

Areas of Low and Moderate Income Concentration

Figure

MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the California Interactive Broadband Map, most of the City is served by fixed-service broadband and most unserved areas are nonresidential.[21] However, stakeholders identified a need for internet access and technological training for LMI families and the elderly.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Comcast (Xfinity) and AT&T are the primary fixed-service internet service providers (ISPs) operating in the City. As of February 19, 2020, Comcast offers broadband and fiber internet ranging from 25 to 2000 Mbps for $29.99 to $299.95 per month and AT&T offers DSL and fiber internet ranging from 25 to 1000 Mbps for $50 to $70 per month.

For households that are recipients of the National School Lunch Program, Housing Assistance, CalFresh, Medicaid, Social Security Income (SSI), or other social assistance programs, Comcast offers broadband internet access (up to 15 Mbps) for $9.95 per month with no equipment rental fees. AT&T also provides low-cost internet access (768 Kbps to 10 Mbps) for $5 to $10 per month for recipients of CalFresh or SSI.

LMI households who are participants of these programs would be able to access the internet at a low cost. LMI households who are not participants of these specific programs or cannot afford the reduced price would have difficulties in accessing the internet.

Increased competition among these ISPs would likely result in reduced costs, increased speeds, and/or better quality of customer service and infrastructure within the market area. It is likely that more households would be able to afford internet access as a result.

[21] California Interactive Broadband Map. Accessed February 26, 2020. http://www.broadbandmap.ca.gov/

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change is a phenomenon where greenhouse gases (GHGs) produced by natural and man-made sources trap heat in the atmosphere, causing an increase in the global average air and ocean temperatures and the melting of snow and ice, which consequently causes sea level rise.

Depending on the level of emissions, by 2100, the average temperature of the San Francisco Bay Area is projected to rise between 3 and 5 degrees Fahrenheit. Increased temperatures could manifest as heat waves, which would lead to increased incidents of heat stress and heat stroke and exacerbate existing health conditions. Furthermore, the lack of moisture in the air, when compounded by long-term drought, may also increase the risk of wildfires, resulting in more deaths, destroyed property, and increased air pollution.

Climate change may also cause increased occurrences of extreme weather events, such as storms and flooding. This would increase fatal and nonfatal injuries, ruin housing, and may result in permanent displacement.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

LMI households and those with special needs without the means to evacuate would be more vulnerable during natural disasters caused by climate change. It would be difficult for households to acquire transportation and housing accommodations during an emergency. Additionally, housing destroyed by natural disasters would be difficult to replace in the already constrained housing market.

Furthermore, households without adequate air conditioning systems would be at increased risk of heat stress and heat stroke.

Community engagement efforts identified the need for flood and emergency preparedness as well as a rapid emergency grant program for LMI households. Stakeholders identified the need for a housing rehabilitation program for properties experiencing damage from frequent disasters.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies the five-year goals that the City of Palo Alto expects to achieve during the 2020–2025 ConPlan Cycle. These goals are aligned with HUD's objectives and outcomes and are achieved through the Annual Action Plan, which divides up the five-year goals into annual targets. The City has identified five high-need categories through the Needs Analysis, Market Analysis, and Community Outreach portions of the ConPlan. The Strategic Plan then identifies goals that are aligned to address most of those needs. Not every need identified in the ConPlan can be met and sufficiently addressed in the next five years. Some of the needs are not feasible, some require much more funding than the City currently receives, and some are simply too large to be addressed in just five years.

The Strategic Plan includes goals to address affordable housing, homelessness, fair housing, economic development, and community services and public improvements.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

General Allocation Priorities

1	Area Name	No Local Target Area
	Other Target Area Description:	N/A
	HUD Approval Data:	N/A
	% of Low/Mod:	N/A
	Revital Type:	N/A
	Other Revital Type:	N/A
	Identify the neighborhood boundaries for this target area.	N/A
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
	Identify the needs in this target area.	N/A
	What are the opportunities for improvement in this target area?	N/A
	Are there barriers to improvement in this target area?	N/A

Table 55 - Geographic Priority Areas

General Allocation Priorities

The City allocates CDBG funds to benefit LMI households and does not have target areas. Instead, the City focuses its services and capital improvements across the City as a whole.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Affordable Housing
	Description	Assist in the creation and preservation of affordable housing for low income and special needs households
	Basis for Relative Priority	As discussed in the Needs Assessment, there is a 1,350-unit gap of affordable housing units for households earning between 0%-30% AMI. Additionally, community engagement efforts identified a high need for affordable housing.
2	**Priority Need Name**	Homelessness
	Priority Level	High
	Population	Chronic Homeless Individuals Families with Children Mentally Ill

		Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Homelessness
	Description	Support activities to prevent and end homelessness.
	Basis for Relative Priority	As discussed in the Needs Assessment, 313 persons are experiencing homelessness in the City of Palo Alto and 9,706 persons county-wide.
3	**Priority Need Name**	Community Services and Public Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Frail Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Community Services and Public Improvements
	Description	Support provision of essential human services, particularly for special needs populations, and maintain/expand community facilities and infrastructure.
	Basis for Relative Priority	As identified during community engagement efforts, LMI and special needs households are in need of supportive services and public improvements.

4	**Priority Need Name**	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Chronically Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Fair Housing
	Description	Promote fair housing choice.
	Basis for Relative Priority	Housing discrimination continues to occur within the City as identified by Project Sentinel.
5	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse

		Veterans Persons with HIV/AIDS Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	Support economic development activities that promote employment growth and help lower income people secure and maintain jobs
	Basis for Relative Priority	As identified through community engagement efforts, economic development is a high priority to residents of Palo Alto.

Table 55 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As discussed in the Needs Assessment, 17 percent of households (4,583) pay more than 30 percent of their income toward housing costs.
TBRA for Non-Homeless Special Needs	As discussed in the Needs Assessment, special needs population require affordable housing to meet the needs of disabilities, low households incomes, rising healthcare costs, and children.
New Unit Production	As discussed in the Market Assessment, there is a gap of 1,350 housing units for those earning less than 30% AMI. With a lack of developable land, acquisition is an important tool for providing affordable housing to this population.
Rehabilitation	As discussed in the Market Assessment, there are an estimated 99 LMI owner-occupied units that are in need of rehabilitation.
Acquisition, including preservation	With a lack of vacant land, acquisition and preservation is an important tool for providing affordable units to LMI households.

Table 56 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The following section discusses the anticipated resources available during the next five years for community development activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds		Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Allocation From CARES Act – CDBG CV $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	501,355	294,909	136,049	213,167	1,145,480	2,000,000	CDBG funds will be used for the creation and preservation of affordable rental units, improvements in low-income neighborhoods, and public services that benefit low-income and special needs households.

Table 57 - Anticipated Resources

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

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

Entitlement Funds

Leverage means to combine funding sources, such as local, state, or other federal financial resources, with HUD funding (e.g. CDBG and HOME) in order to increase project efficiencies and benefit from economies of scale. The City continually seeks to leverage local funding sources to more efficiently utilize federal grant funding.

Other State and Federal Grant Programs

Additional federal programs that fund community development and affordable housing activities include:

- Section 8 Housing Choice Voucher Program;
- Section 202;
- Section 811; and
- Affordable Housing Program (AHP) through the Federal Home Loan Bank.

These programs would not be provided to the City but rather to the Santa Clara County Housing Authority (SCCHA) and affordable housing developers.

The State of California has recently passed approximately 20 bills with the intent of increasing or preserving affordable housing with the State. According to the Governor's State of the State address, bills that help increase housing production, both market-rate and affordable, will be a priority in 2020.[22] The City will continue to track and look for opportunities to leverage State resources for the City.

County and Local Housing and Community Development Sources

HOME funds can be used to fund eligible affordable housing projects for acquisition, construction and rehabilitation. The City joined the Santa Clara County HOME Consortium in 2015 and does not receive federal HOME funds on an entitlement basis from HUD. The HOME Consortia consists of the cities of Cupertino, Gilroy, Palo Alto, and the Urban County. Developers of affordable housing projects are eligible to competitively apply through an annual request for proposal process directly to the County for HOME funds to help subsidize affordable housing projects in Palo Alto. If the City receives HOME dollars from this process, the City is required to provide a 25 percent match, which will be provided from the City's Affordable Housing Fund. Certain non-profit organizations known as Community Housing Development Organizations (CHDOs) may also apply for funding from the State Department of Housing and Community Development for housing projects located within Palo Alto.

Other local resources that support housing and community development programs include:

- Palo Alto Commercial Housing Fund, which is for the development of workforce units and paid by mitigation fees on commercial and industrial projects; and
- Palo Alto Residential Housing Fund, which is for the development of below market rate (BMR) housing units and paid by miscellaneous funding sources.

The City will continue to seek opportunities for projects that meet local bond requirements in order to bring additional resources to help the City's affordable housing shortage.

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

The City has no surplus public land. However, in 2019, the Governor Newsome signed Executive Order N-06-19 that ordered the California Department of General Services (DGS) and the California Department of Housing and Community Development (HCD) to identify and prioritize excess state-owned property and

[22] Governor Newsom Delivers State of the State Address. Accessed March 4, 2020. https://www.gov.ca.gov/2019/02/12/state-of-the-state-address/

aggressively pursue sustainable, innovative, cost-effective housing projects. There is no excess state property in the City of Palo Alto.

Discussion

HUD allocations are critical to overcoming barriers; however, they are not sufficient to address all the needs of LMI households. Therefore, the City will continue to leverage other funding sources to provide services to populations in need.

Currently, the City is not eligible to receive direct funding under the HOME Investment Partnership Act, Emergency Solutions Grant, or Housing Opportunities for Persons with AIDS.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its ConPlan including private industry, nonprofit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Palo Alto	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities	Jurisdiction
City of Palo Alto – City Council	Government	Planning	Jurisdiction
County of Santa Clara – Office of Supportive Housing	Continuum of Care	Homelessness	Region
Housing Authority of the County of Santa Clara	PHA	Affordable Housing – rental Affordable Housing – ownership Public Housing	Region

Table 58 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Implementation of CDBG funds is carried out by the City of Palo Alto's Department of Planning and Development Services. Nonprofit agencies coordinate human and social services through the Human Services Resource Allocation Program (HSRAP). CDBG and HSRAP work together to provide a more coordinated approach to addressing the City's human service needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training		X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling		X	
Transportation	X		
Other			
Other			

Table 59 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City participates in the Santa Clara County CoC, which has the primary responsibilities of coordinating efforts to prevent and end homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The CoC had adopted the Community Plan to End Homelessness in Santa Clara County (2015-2020) (The Plan), which creates a community-wide road map to ending homelessness. The Plan was created through a series of community summits related to specific homeless populations in the County. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. The Plan aims to implement the following three steps:

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

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City holds regular quarterly meetings between entitlement jurisdictions and coordinates on project management for projects funded by multiple jurisdictions. This will contribute to overcoming gaps in the institutional delivery structures.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding Estimates	Goal Outcome Indicator
1	Affordable Housing	2020	2025	Affordable Housing		Affordable Housing	CDBG: $1,300,000	Rental Units Rehabilitated – 107 units Homeowner Housing Rehabilitated – 40 units
2	Homelessness	2020	2025	Homeless		Homelessness	CDBG: $400,000	Public Service Activities for Low/Moderate Income Housing Benefit – 800 persons
3	Community Services and Public Improvements	2020	2025	Non-Homeless Special Needs Non-Housing Community Development		Community Services and Public Improvements	CDBG: $225,000	Public Service Activities Other Than Low/Moderate-Income Housing Benefit – 1,500 persons
4	Fair Housing	2020	2025	Non-Housing Community Development		Fair Housing	CDBG: $280,000	Public Service Activities Other Than Low/Moderate-Income Housing Benefit – 75 persons
5	Economic Development	2020	2025	Non-Housing Community Development		Economic Development	CDBG: $1,700,000	Jobs Created or Retained – 150 jobs

Table 60 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing
	Goal Description	Assist in the creation and preservation of affordable housing for low-income and special needs households. This includes funding home repair programs.
2	**Goal Name**	Homelessness
	Goal Description	Support activities to prevent and end homelessness, such as funding affordable housing opportunities, resource centers for homeless individuals, and support for tenants of single-room occupancy units.
3	**Goal Name**	Community Services and Public Improvements
	Goal Description	Provide community services and public improvements to benefit low-income and special needs households. This includes assisting those with disabilities to transition from unstable housing to permanent housing, supporting residents of long-term care facilities, and supporting individuals experiencing domestic violence.
4	**Goal Name**	Fair Housing
	Goal Description	Promote fair housing choice by funding fair housing organizations to provide fair housing services, such as education, tenant-landlord mediation, and testing.
5	**Goal Name**	Economic Development
	Goal Description	Support economic development activities that promote employment growth and help lower-income people secure and maintain jobs. This includes funding nonprofits working toward developing the skills of low-income and homeless individuals.

Table 61 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that CDBG and HOME funds will provide affordable housing to approximately 150 households over the ConPlan period.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

According to the ACS 2013-2017 5-Year Estimates, persons living with a disability in Alameda County have a median income of $27,174, approximately $16,000 less than the median income of the general population. Given this, the need for accessible affordable units would be high.

Activities to Increase Resident Involvements

SCCHA incorporates residents' input into the decision-making process though the involvement of tenant commissioners and board members. SCCHA has also created a Resident Counsel comprised of 5 residents from HUD-funded programs, which evaluates the effectiveness of SCCHA's rental assistance programs. SCCHA also operates a Family Self Sufficiency Program designed so residents can be involved in the development of self-sufficiency goals, job training, and other services.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Generally, the City faces the same affordable housing barriers as the rest of the Bay Area, including:

- High cost of development constraining the development of affordable housing units in favor of higher-end units;
- Lack of developable land prevents housing development and increases the price of land; and
- Local opposition prevents affordable housing from being built in high-resource areas.

Specifically, the City has identified multiple constraints to the affordable housing and residential investment in its 2015-2023 Housing Element Update. They include:

- Land use controls limit the allowed density of affordable housing production;
- Height limits constrain a developer's ability to achieve maximum allowable densities;
- Parking requirements limit infill development and multifamily housing from achieving maximum allowable density.
- The development review process can be lengthy, unclear, layered, redundant, and costly for housing developers, creating uncertainty and increased financial risk.

Additionally, the County's Analysis of Impediments to Fair Housing Choice identified the following contributing factors to fair housing issues, including affordable housing, through analysis of data and community engagement feedback:

- Displacement of residents due to economic pressures
- Land use and zoning laws
- Source of income discrimination
- Community opposition
- Availability of affordable units in a range of sizes
- Availability, type, frequency, and reliability of public transportation
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies and organizations
- Location and type of affordable housing
- Loss of affordable housing
- Private discrimination

Stakeholders echoed these barriers and further identified that private companies that can contribute to the construction of affordable housing are not always approached.

Survey results also identified discrimination as a barrier to acquiring affordable housing. Respondents expressed that they were discriminated against on the basis of sex, familial status, or other reasons.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has identified strategies to remove or ameliorate barriers to affordable housing in their 2015-2023 Housing Element, including:

- Modifying development standards for second units;
- Providing incentives to developers, such as reduced fees and flexible development standards;
- Encouraging higher density residential zoning;
- Increasing mixed use development;
- Creating zoning incentives; and
- Promoting redevelopment.

According to the 2018 Annual Progress Report for Housing Element Implementation, the City has completed all strategies, except for providing incentives to developers, which is underway.

SP-60 Homelessness Strategy – 91.215(d)

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

The Palo Alto Downtown Streets team reaches out to homeless persons living in of Palo Alto. The Santa Clara Office of Supportive Housing also surveys homeless individuals every two years.

Addressing the emergency and transitional housing needs of homeless persons

Peninsula Healthcare Connection provides integrated primary and mental healthcare and intensive case management for homeless individuals or those at risk of becoming homeless in Santa Clara County. New Directions is a community-based case management program for chronically homeless individuals with complex medical and psychosocial needs that aims to decrease the number of emergency room visits and hospital admissions. Community partners include Good Samaritan Hospital, Santa Clara Family Health Plan, Valley Homeless Healthcare Program, El Camino Hospital, Santa Clara Office of Supportive Housing, and Downtown Streets Team.

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.

It is recommended that chronically homeless individuals receive intensive case management aimed to assist them in finding housing, resources, and receiving services to stay in housing. Case management is person based rather than shelter based and with the goal of rapid re-housing.

The five-year goals of the Community Plan to End Homelessness includes creating approximately 5,500 housing opportunities for chronically homeless individuals, homeless veterans, and homeless children, youth, and families as well as access to the services that help keep them in housing.

Additionally, part of the City's local funds goes toward funding public services to address the supportive housing needs of very low-income and homeless individuals.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Services for those discharged from a publicly funded institutions include:

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Medical Center and provides medical services to homeless individuals, including primary care and urgent care. VHHP also manages a Medical Respite program for homeless individuals discharged from hospitals as well as a

Backpack Homeless Health Care Program for those in encampments. 23

- The County's Social Services Agency has expedited the review process of homeless households' CalFresh applications so that they may receive benefits within three days.
- The County's Behavioral Health Services Department (BHS) has multiple programs to connect homeless individuals with housing or shelter assistance. BHS also treats those going through behavioral health crises.
- The County's Reentry Resource Center (RRC) provides services to those who have been previously incarcerated and to individuals who are homeless upon release. Services include referrals to drug treatment, housing assistance, food assistance, counseling, and other benefits.
- The County's Office of Supportive Housing's (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and /or special needs households. OSH supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

[23] Valley Homeless Healthcare Program (VHHP). Santa Clara Valley Medical Center. https://www.scvmc.org/clinics-and-locations/Valley-Homeless-Health-Program/Pages/overview.aspx

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

City staff provides information about lead based paint (LBP) hazards to property owners, developers, and nonprofit organization who are rehabilitating older housing units. Additionally, any rehabilitation funded by the City is required to be inspected for LBP hazards. The City also provides abatement services with City funding.

How are the actions listed above related to the extent of lead poisoning and hazards?

As discussed in the Needs Assessment, 74 percent of homes (19,345) were built before 1980. Homes built before 1980 may contain walls previously or currently painted with lead-based paint. Twenty-seven percent (7,105) of households are LMI. Using this proportion, 5,223 LBP households are potentially occupied by LMI families.

How are the actions listed above integrated into housing policies and procedures?

The City requires that contractors are trained and certified in an effort to decrease the risk of potential use of LBP in new units. All development and rehabilitation projects must be evaluated according to HUD's Lead Safe Housing Rule 24 CFR Part 35.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's anti-poverty strategy is heavily reliant on regional cooperation, including support from nonprofit service providers and partner agencies. As housing is usually the highest single expense facing impoverished families, the City will continue to explore avenues to build new and rehabilitate existing affordable housing. The City is always looking for opportunities to partner and leverage programs and service providers to build service capacity and improve the depth of available resources.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Housing cost burden and severe housing cost burden were identified as the most common housing problems facing impoverished households in the city. New and rehabilitated affordable housing with regulatory agreements and rents affordable to LMI households are vital in addressing the problem of poverty. The City provides CDBG and HSRAP funding to nonprofits that provide services to low-income, homeless, or at-risk individuals living in the community.

Additionally, the City’s Workforce Development Program, administered by Downtown Streets, Inc., provides a transition from unemployment and homelessness to regular employment and housing through case management, job training, mentoring, housing, and transportation assistance. The City also partners with NOVA, a local nonprofit agency that provides job seekers with resume and job search assistance, assessment, and referrals to specialized training and educational programs.

SP-80 Monitoring – 91.230

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

The City has developed a monitoring system to ensure that the activities and programs funded with CDBG or other HUD funds are managed in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are:

- To ensure that subrecipients are carrying out their program/project as described;
- To ensure that subrecipients are implementing the program/project in a timely manner;
- To ensure that subrecipients are assessing costs to the program/project which are eligible under CDBG regulations and the contract;
- To ensure that subrecipients are conforming with other applicable laws, regulations, and terms of the agreement;
- To ensure that the program/project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement;
- To ensure that subrecipients have the capacity to carry out the approved project/program; and
- To ensure that subrecipients are carrying out their program/project as described.

The City implements a CDBG Monitoring Responsibilities and Plan that provides an internal control mechanism to review performance over a period of time. Subrecipients that are in noncompliance will be notified and provided with technical assistance towards compliance.

Expected Resources

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

Introduction

The following section discusses the expected resources available during the program year for community development activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1					Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Allocation From CARES Act – CDBG CV $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Fair Housing Housing Public Improvements Public Services	501,355	294,909	136,049	213,167	850,571	2,000,000	CDBG funds will be used for the creation and preservation of affordable rental units, improvements in low-income neighborhoods, and public services that benefit low-income and special needs households.

Table 1 - Expected Resources – Priority Table

Narrative

If the City is to receive additional funds to assist with the preparation, prevention or response to the COVID-19 pandemic, the City will allocate these funds to activities already funded with the CDBG-CV funds or the City's activities under the current fiscal year.

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

Entitlement Funds

Leverage means to combine funding sources, such as local, state, or other federal financial resources, with HUD funding (e.g. CDBG and HOME) in order to increase project efficiencies and benefit from economies of scale. The City continually seeks to leverage local funding sources to more efficiently utilize federal grant funding.

Other State and Federal Grant Programs

Additional federal programs that fund community development and affordable housing activities include:

- Section 8 Housing Choice Voucher Program;
- Section 202;
- Section 811; and
- Affordable Housing Program (AHP) through the Federal Home Loan Bank.

These programs would not be provided to the City but rather to the Santa Clara County Housing Authority (SCCHA) and affordable housing developers.

The State of California has recently passed approximately 20 bills with the intent of increasing or preserving affordable housing with the State. According to the Governor's State of the State address, bills that help increase housing production, both market-rate and affordable, will be a priority in 2020.[1] The City will continue to track and look for opportunities to leverage State resources for the City.

County and Local Housing and Community Development Sources

HOME funds can be used to fund eligible affordable housing projects for acquisition, construction and rehabilitation. The City joined the Santa Clara County HOME Consortium in 2015 and does not receive federal HOME funds on an entitlement basis from HUD. The HOME Consortia consists of the cities of Cupertino, Gilroy, Palo Alto, and the Urban County. Developers of affordable housing projects are eligible to competitively apply through an annual request for proposal process directly to the County for HOME funds to help subsidize affordable housing projects in Palo Alto. If the City receives HOME dollars from this process, the City is required to provide a 25 percent match, which will be provided from the City's Affordable Housing Fund. Certain non-profit organizations known as Community Housing Development Organizations (CHDOs) may also apply for funding from the State Department of Housing and Community Development for housing projects located within Palo Alto.

Other local resources that support housing and community development programs include:

[1] Governor Newsom Delivers State of the State Address. Accessed March 4, 2020. https://www.gov.ca.gov/2019/02/12/state-of-the-state-address/

- Palo Alto Commercial Housing Fund, which is for the development of workforce units and paid by mitigation fees on commercial and industrial projects; and
- Palo Alto Residential Housing Fund, which is for the development of below market rate (BMR) housing units and paid by miscellaneous funding sources.

The City will continue to seek opportunities for projects that meet local bond requirements in order to bring additional resources to help the City's affordable housing shortage.

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

The City has no surplus public land. However, in 2019, the Governor Newsome signed Executive Order N-06-19 that ordered the California Department of General Services (DGS) and the California Department of Housing and Community Development (HCD) to identify and prioritize excess state-owned property and aggressively pursue sustainable, innovative, cost-effective housing projects. There is no excess state property in the City of Palo Alto.

Discussion

HUD allocations are critical to overcoming barriers; however, they are not sufficient to address all the needs of LMI households. Therefore, the City will continue to leverage other funding sources to provide services to populations in need.

Currently, the City is not eligible to receive direct funding under the HOME Investment Partnership Act, Emergency Solutions Grant, or Housing Opportunities for Persons with AIDS.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding *Estimates*	Goal Outcome Indicator
1	Affordable Housing	2020	2025	Affordable Housing		Affordable Housing	CDBG: $1,300,000	Rental Units Rehabilitated – 107 units Homeowner Housing Rehabilitated – 40 units
2	Homelessness	2020	2025	Homeless		Homelessness	CDBG: $400,000	Public Service Activities for Low/Moderate Income Housing Benefit – 800 persons
3	Community Services and Public Improvements	2020	2025	Non-Homeless Special Needs Non-Housing Community Development		Community Services and Public Improvements	CDBG: $225,000	Public Service Activities Other Than Low/Moderate-Income Housing Benefit – 1,500 persons
4	Fair Housing	2020	2025	Non-Housing Community Development		Fair Housing	CDBG: $280,000	Public Service Activities Other Than Low/Moderate-Income Housing Benefit – 75 persons
5	Economic Development	2020	2025	Non-Housing Community Development		Economic Development	CDBG: $1,700,000	Jobs Created or Retained – 150 jobs

Table 2 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing
	Goal Description	Assist in the creation and preservation of affordable housing for low-income and special needs households. This includes funding home repair programs.

2	**Goal Name**	Homelessness
	Goal Description	Support activities to prevent and end homelessness, such as funding affordable housing opportunities, resource centers for homeless individuals, and support for tenants of single-room occupancy units.
3	**Goal Name**	Community Services and Public Improvements
	Goal Description	Provide community services and public improvements to benefit low-income and special needs households. This includes assisting those with disabilities to transition from unstable housing to permanent housing, supporting residents of long-term care facilities, and supporting individuals experiencing domestic violence.
4	**Goal Name**	Fair Housing
	Goal Description	Promote fair housing choice by funding fair housing organizations to provide fair housing services, such as education, tenant-landlord mediation, and testing.
5	**Goal Name**	Economic Development
	Goal Description	Support economic development activities that promote employment growth and help lower-income people secure and maintain jobs. This includes funding nonprofits working toward developing the skills of low-income and homeless individuals.

AP-35 Projects – 91.220(d)

Introduction

The projects listed below are intended to meet the City's priority goals identified in AP-20 above.

Projects

#	Project Name
1	Catholic Charities
2	Life Moves - Opportunity Services Center
3	PAHC Management & Services Corporation
4	Silicon Valley Independent Living Center – Case Management
5	YWCA of Silicon Valley
6	Project Sentinel
7	City of Palo Alto - Planning and Administration
8	Downtown Streets Inc. – Employment Training
9	Alma Place
10	Life Moves – Rental Assistance
11	Silicon Valley Independent Living Center – Rental Assistance
12	YWCA of Silicon Valley – Rental Assistance
13	Downtown Streets Inc. – Food Closet
14	May View Community Health – COVID Testing

Table 3 – Project Information

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

The City's ConPlan update coincides with the development of the first year Action Plan and the biennial RFP process. The City awards CDBG funding to nonprofit agencies to provide public services and housing for low-income and special needs households. The City operates on a two-year grant funding cycle for CDBG grants.

HUD requires that 70 percent of all CDBG funds be spent on activities that would benefit low- to moderate income (LMI) households, which are those making 0-80% of AMI. The City allocates its CDBG funds to projects and programs that will primarily benefit 0-50% AMI households, the homeless, and special needs populations. The allocation of funds is made based on the needs identified in the ConPlan.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Catholic Charities
	Target Area	Palo Alto Residential Care Facilities
	Goals Supported	Community Services and Public Improvements
	Needs Addressed	Community Services and Public Improvements
	Funding	CDBG: $9,345
	Description	Long-Term Care Ombudsman Program
	Estimate the number and type of families that will benefit from the proposed activities	260 persons will be assisted.
	Location Description	Long-term care and skilled nursing facilities throughout the City.
	Planned Activities	Catholic Charities assists in problem resolution and advocates for the rights of residents of long-term care facilities in Palo Alto. The majority of the clients assisted are low-income, frail, elderly, and chronically ill. This program assists these vulnerable, dependent, and socially isolated residents receive the care and placement to which they are entitled.
2	**Project Name**	Life Moves - Opportunity Services Center
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $29,932
	Description	Opportunity Services Center
	Estimate the number and type of families that will benefit from the proposed activities	36 persons will be assisted.
	Location Description	33 Encina Way, Palo Alto, CA 94301

	Planned Activities	Life Moves provides basic necessities for persons who are homeless or at risk of becoming homeless. The Opportunity Services Center is a comprehensive, one-stop, multi-service, day drop-in center that provides critical services for homeless Palo Alto residents. Specifically, the facility provides showers, laundry, clothing, snacks, case management, and shelter/housing referral services.
3	**Project Name**	PAHC Management & Services Corporation
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $29,931
	Description	SRO Resident Support Program
	Estimate the number and type of families that will benefit from the proposed activities	131 persons will be assisted.
	Location Description	439 Emerson Street and 735 Alma Street Palo Alto, CA 94301
	Planned Activities	Palo Alto Housing Corporation will provide counseling and supportive case management services for low-income residents of single-room occupancy facilities to help them maintain housing stability. Activities include financial counseling, health maintenance, information and referral, problem solving, employment assistance, crisis intervention and case management.
4	**Project Name**	Silicon Valley Independent Living Center
	Target Area	
	Goals Supported	Community Services and Public Improvements
	Needs Addressed	Community Services and Public Improvements
	Funding	CDBG: $11,232
	Description	Housing and Emergency Housing Services
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	24 persons will be assisted.
	Location Description	Citywide.
	Planned Activities	Silicon Valley Independent Living Center assists individuals with disabilities and their families to transition from homelessness, health care facilities, unstable or temporary housing to permanent affordable, accessible, integrated housing by providing emergency assistance, security deposits, rent, information, and referral, and other basic essentials.
5	**Project Name**	YWCA of Silicon Valley
	Target Area	
	Goals Supported	Community Services and Public Improvements
	Needs Addressed	Community Services and Public Improvements
	Funding	CDBG: $5,000
	Description	Domestic Violence Services
	Estimate the number and type of families that will benefit from the proposed activities	15 persons will be assisted.
	Location Description	Citywide.
	Planned Activities	Support Network for Battered Women, a Division of YWCA, provides a bilingual domestic violence hotline, an emergency shelter, crisis counseling, legal assistance, court accompaniment, individual and group therapy, support groups, children's therapy groups, preventative education, safety planning and community referrals for individuals and families experiencing domestic violence.
6	**Project Name**	Project Sentinel
	Target Area	
	Goals Supported	Fair Housing

	Needs Addressed	Fair Housing
	Funding	CDBG: $37,480
	Description	Fair Housing Services
	Estimate the number and type of families that will benefit from the proposed activities	15 persons will be assisted.
	Location Description	Citywide.
	Planned Activities	Project Sentinel will provide community education and outreach regarding fair housing law and practices, investigation, counseling and legal referral for victims of housing discrimination, and analyses for City staff and officials regarding fair housing practices. California and federal fair housing laws ensure specific protected classes the right to be treated in terms of their individual merits and qualifications in seeking housing. Unfortunately, some people are not aware of the law or their rights.
7	**Project Name**	Planning and Administration
	Target Area	
	Goals Supported	Affordable Housing Homelessness Community Services and Public Improvements Fair Housing Economic Development
	Needs Addressed	Affordable Housing Homelessness Community Services and Public Improvements Fair Housing Economic Development
	Funding	CDBG: $90,000
	Description	Planning and Administration
	Estimate the number and type of families that will benefit from the proposed activities	The City will provide general administrative support to the CDBG program.
	Location Description	Citywide.

	Planned Activities	Administer the administrative costs for the overall management, coordination, and evaluation of the CDBG program, and the project delivery costs associated with bringing projects to completion.
8	**Project Name**	Downtown Streets Inc.
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: $236,000
	Description	Workforce Development Program
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	21 jobs will be created for very low-income and low-income individuals.
	Location Description	Citywide.
	Planned Activities	The Workforce Development Program will provide a transition from unemployment and homelessness to regular employment and housing through case management, job training, mentoring, housing, and transportation assistance. Downtown Streets Team will screen and prepare applicants and will use their community connections to provide training and job opportunities.
9	**Project Name**	Alma Place
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing Homelessness
	Funding	CDBG: $149,950

	Description	Funds are requested for replacement of stair treads in two three-story stairwells and common area flooring. Project activities include: • Eliminating safety hazards in common area flooring and stairwells. • Enhancing the interior condition of the property. • Enhancing the aesthetics of the property.
	Estimate the number and type of families that will benefit from the proposed activities	107 individuals will be assisted.
	Location Description	735 Alma Street, Palo Alto, CA 94301
10	**Project Name**	Life Moves
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG CV: $294,000
	Description	Funds are requested to assist low, very low, and extremely low income persons (per HUD definitions) by providing financial assistance to cover rent. Households will receive direct financial assistance to pay for rent.
	Estimate the number and type of families that will benefit from the proposed activities	45 unduplicated households **OR** 135 duplicated households
	Location Description	Citywide
11	**Project Name**	Silicon Valley Independent Living Center
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG CV: $75,000

	Description	Funds are requested to address the short-term needs of City of Palo Alto residents at risk of being displaced by rent increases, utility payments, emergency situations, and other market forces due to Covid-19. The target population of the proposed project are the residents with disabilities, veterans and older adults, aged 55 and over.
	Estimate the number and type of families that will benefit from the proposed activities	60 households
	Location Description	Citywide
12	**Project Name**	Downtown Streets Inc. - Downtown Food Closet
	Target Area	
	Goals Supported	Homelessness Community Services and Public Improvements
	Needs Addressed	Homelessness Community Services and Public Improvements
	Funding	CDBG CV: $100,000
	Description	Funds are requested to provide groceries and meals to those experiencing food insecurity.
	Estimate the number and type of families that will benefit from the proposed activities	300 individuals every month will be provided hot meals. 24 households will receive Pre-packed groceries arranged by Food Closet Volunteers and delivered to doorsteps to meet the need and limit contact.
	Location Description	Citywide
13	**Project Name**	YWCA of Silicon Valley
	Target Area	
	Goals Supported	Homelessness

	Needs Addressed	Homelessness
	Funding	CDBG CV: $10,000
	Description	Funds are requested to address the short-term needs of City of Palo Alto residents at risk of being displaced by rent increases, utility payments, emergency situations, and other market forces due to Covid-19. The target population of the proposed project are individuals and families experiencing domestic violence.
	Estimate the number and type of families that will benefit from the proposed activities	4 households
	Location Description	Citywide
14	**Project Name**	May View Community Health
	Target Area	
	Goals Supported	Community Services and Public Improvements
	Needs Addressed	Community Services and Public Improvements
	Funding	CDBG CV: $67,610
	Description	Funds are requested for testing sites and PPE equipment.
	Estimate the number and type of families that will benefit from the proposed activities	400 Palo Alto residents.
	Location Description	Citywide

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

The City allocates CDBG funds to benefit low-moderate income (LMI) households and does not have target areas. Instead, the City focuses its services and capital improvements across the City as a whole.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Please see discussion above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Palo Alto ConPlan has identified affordable housing as the primary objective for the expenditure of CDBG funds. The City will continue to allocate the maximum funding available to activities and projects that meet this objective. While CDBG entitlement dollars are limited, the City does anticipate expending a significant portion of its CDBG funds on the preservation and rehabilitation of affordable housing. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City is provided in AP-38, with the number of households to be assisted itemized by project

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	107
Total	107

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	107
Acquisition of Existing Units	0
Total	107

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

Discussion

Please see discussion above.

AP-60 Public Housing – 91.220(h)

Introduction

This section identifies actions planned over the next year to address the needs of public housing residents in the City.

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

All public housing operated by SCCHA is located in the City of Santa Clara and none are located in the City of Palo Alto.

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

SCCHA incorporates residents' input into the decision-making process though the involvement of tenant commissioners and board members. SCCHA has also created a Resident Counsel comprising five residents from HUD-funded programs, which evaluates the effectiveness of SCCHA's rental assistance programs. SCCHA also operates a Family Self Sufficiency Program designed so residents can be involved in the development of self-sufficiency goals, job training, and other services.

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

Not applicable. SCCHA is not designated as a troubled public housing agency.

Discussion

SCCHA does not operate public housing in the City of Palo Alto; however, the City continues to solicit input of residents of other housing programs through the Consolidated Plan process.

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

Introduction

The following section outlines actions to be taken by the City in cooperation with other local agencies.

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

The City will fund multiple activities for FY 2020-2021 to reduce and end homelessness, including:

- Life Moves will provide basic necessities to 36 homeless persons or persons at risk of homelessness in the City. Life Moves' facility provides showers, laundry, clothing, snacks, case management, and shelter/housing referral services.

- Palo Alto Housing Corporation will provide counseling and supportive case management services to 131 low-income residents of single-room occupancy facilities to help them maintain housing stability.
- Downtown Streets, Inc. will provide 21 homeless persons with jobs, transitioning them from unemployment and homelessness to regular employment and housing through case management, job training, mentoring, housing, and transportation assistance.

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

The Palo Alto Downtown Streets team reaches out to homeless persons living in Palo Alto. The Santa Clara Office of Supportive Housing also surveys homeless individuals every two years.

Addressing the emergency shelter and transitional housing needs of homeless persons

Peninsula Healthcare Connection provides integrated primary and mental healthcare and intensive case management for homeless individuals or those at risk of becoming homeless in Santa Clara County. New Directions is a community-based case management program for chronically homeless individuals with complex medical and psychosocial needs that aims to decrease the number of emergency room visits and hospital admissions. Community partners include Good Samaritan Hospital, Santa Clara Family Health Plan, Valley Homeless Healthcare Program, El Camino Hospital, Santa Clara Office of Supportive Housing, and Downtown Streets Team.

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

It is recommended that chronically homeless individuals receive intensive case management aimed at assisting them in finding housing, resources, and receiving services to stay in housing. Case management is person-based rather than shelter-based, with the goal of rapid re-housing.

The five-year goals of the Community Plan to End Homelessness includes creating approximately 5,500 housing opportunities for chronically homeless individuals, homeless veterans, and homeless children, youth, and families as well as access to the services that help keep them in housing.

Additionally, part of the City's local funds goes toward funding public services to address the supportive housing needs of very low-income and homeless individuals.

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

Services for those discharged from publicly funded institutions include:

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Medical Center and provides medical services to homeless individuals, including primary care and urgent care. VHHP also manages a Medical Respite program for homeless individuals discharged from hospitals as well as a Backpack Homeless Health Care Program for those in encampments.[2]
- The County's Social Services Agency has expedited the review process of homeless households' CalFresh applications so that they may receive benefits within three days.
- The County's Behavioral Health Services Department (BHS) has multiple programs to connect homeless individuals with housing or shelter assistance. BHS also treats those going through behavioral health crises.
- The County's Reentry Resource Center provides services to those who have been previously incarcerated and to individuals who are homeless upon release. Services include referrals to drug treatment, housing assistance, food assistance, counseling, and other benefits.
- The County Office of Supportive Housing's mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and /or special needs households. The office supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

Discussion

Please see discussions above.

[2] Valley Homeless Healthcare Program (VHHP). Santa Clara Valley Medical Center. Accessed March 3, 2020. https://www.scvmc.org/clinics-and-locations/Valley-Homeless-Health-Program/Pages/overview.aspx

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

Introduction

Generally, the City faces the same affordable housing barriers as the rest of the Bay Area, including:

- High cost of development constraining the development of affordable housing units in favor of higher-end units;
- Lack of developable land preventing housing development and increasing the price of land; and
- Local opposition preventing affordable housing from being built in high-resource areas.

Specifically, the City has identified multiple constraints to affordable housing and residential investment in its 2015-2023 Housing Element update. They include:

- Land use controls limit the allowed density of affordable housing production;
- Height limits constrain a developer's ability to achieve maximum allowable densities;
- Parking requirements limit infill development and multifamily housing from achieving maximum allowable density; and
- The development review process can be lengthy, unclear, layered, redundant, and costly for housing developers, creating uncertainty and increased financial risk.

Additionally, the County's Analysis of Impediments to Fair Housing Choice identified the following contributing factors to fair housing issues, including affordable housing, through analysis of data and community engagement feedback:

- Displacement of residents due to economic pressures
- Land use and zoning laws
- Source of income discrimination
- Community opposition
- Availability of affordable units in a range of sizes
- Availability, type, frequency, and reliability of public transportation
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies and organizations
- Location and type of affordable housing
- Loss of affordable housing
- Private discrimination

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

The City has identified strategies to remove or ameliorate barriers to affordable housing in its 2015-2023 Housing Element, including:

- Modifying development standards for second units;
- Providing incentives to developers, such as reduced fees and flexible development standards;
- Encouraging higher density residential zoning;
- Increasing mixed use development;
- Creating zoning incentives; and
- Promoting redevelopment.

According to the 2018 Annual Progress Report for Housing Element Implementation, the City has completed all strategies, except for providing incentives to developers, which is underway.

Discussion

The City will fund projects that will aim to reduce barriers to affordable housing, including:

- Alma Place - Provides funds to address health, safety, and accessibility concerns to Alma Place It is a 107 unit affordable housing community which is home to extremely low and very low income individuals. Over 50% of the residents are between the ages of 50 and 85 years old.
- Project Sentinel - Provides community education and outreach regarding fair housing law and practices, investigation, counseling and legal referral for victims of housing discrimination, and analyses for City staff and officials regarding fair housing practices. California and federal fair housing laws ensure specific protected classes the right to be treated in terms of their individual merits and qualifications in seeking housing. Unfortunately, some people are not aware of the law or their rights.

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The diminishing amount of funds continues to be the most significant obstacle to addressing the needs of underserved populations. Specifically, the annual CDBG allocation has decreased by approximately $200,000 since 2010. To address this, the City supplements its CDBG funding with other resources and funds, such as the following.

- The City's Human Service Resource Allocation Process (HSRAP) provides $500,000 from the General Fund in support of human services. The HSRAP funds, in conjunction with the CDBG public service funds, are distributed to local nonprofit agencies.
- The Palo Alto Commercial Housing Fund is used primarily to increase the number of new affordable housing units for Palo Alto's work force. It is funded with mitigation fees required from developers of commercial and industrial projects.
- The Palo Alto Residential Housing Fund is funded with mitigation fees provided under Palo Alto's BMR housing program from residential developers and money from other miscellaneous sources, such as proceeds from the sale or lease of City property. The Residential Housing Fund is used to assist new housing development or the acquisition, rehabilitation or the preservation of existing housing for affordable housing.
- The City's Below Market Rate Emergency Fund was authorized in 2002 to provide funding on an ongoing basis to BMR owners for special assessment loans and for rehabilitation and preservation of the City's stock of BMR ownership units.
- HOME Program funds are available on an annual competitive basis through the State of California HOME program and the County's HOME Consortium.
- SCCHA administers the federal Section 8 program countywide. The program provides rental subsidies and develops affordable housing for low-income households, senior, and persons with disabilities living in the County.

Actions planned to foster and maintain affordable housing

The City will foster and maintain affordable housing by continuing the following programs and ordinances:

- The Below Market Rate Emergency Fund, described above.
- The Palo Alto Commercial Housing Fund, described above.
- The Density Bonus Ordinance was adopted by the City Council in January 2014. The density bonus regulations allow for unit bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided.
- The City's participation in the County's HOME Consortium will allow developers of affordable housing projects to competitively apply, through an annual RFP process, directly to the County for HOME funds to help subsidize affordable housing projects in Palo Alto, including acquisition, construction and rehabilitation.

Actions planned to reduce lead-based paint hazards

The City's housing and CDBG staff provides information and referrals to property owners, developers, and nonprofit organizations rehabilitating older housing about lead-based paint (LBP) hazards. Any house to be rehabilitated with City financial assistance is required to be inspected for the existence of LBP and LBP hazards. The City will provide financial assistance for the abatement of LBP hazards in units rehabilitated with City funding. The City also requires that contractors are trained and certified in an effort to decrease the risk of potential use of LBP in new units. All development and rehabilitation projects must be evaluated according to HUD's Lead Safe Housing Rule 24 CFR Part 35.[1]

Actions planned to reduce the number of poverty-level families

The City, in its continuing effort to reduce poverty, will prioritize funding agencies that provide direct assistance to the homeless and those in danger of becoming homeless. In FY 2020-2021, these programs will include the following:

- Life Moves provides basic necessities for persons who are homeless or at risk of becoming homeless. The Opportunity Services Center is a comprehensive, one-stop, multi-service, day drop-in center that provides critical services for homeless Palo Alto residents. Specifically, the facility provides showers, laundry, clothing, snacks, case management, and shelter/housing referral services.
- Palo Alto Housing Corporation will provide counseling and supportive case management services for low-income residents of single-room occupancy facilities to help them maintain housing stability. Activities include financial counseling, health maintenance, information and referral, problem solving, employment assistance, crisis intervention, and case management.
- Downtown Streets Team works to reduce homelessness through a "work first" model. Downtown Streets Team uses its community connections to provide training and job opportunities to homeless people, specifically in the downtown area. The Downtown Streets Team has initiatives in Palo Alto, Sunnyvale, San Jose, and San Rafael.

Actions planned to develop institutional structure

The City of Palo Alto operates within the larger geographical area of Santa Clara County and participates in a number of efforts to coordinate housing and services. The City will continue to work with the County, other cities, and the Continuum of Care to provide a comprehensive institutional structure.

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

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County and the Continuum of Care. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local jurisdictions and developers in sharing information and resources.

In addition to the actions listed above, the City will continue to coordinate with the City's human services funding efforts to comprehensively address community needs.

Discussion

Please see discussions above.

Program Specific Requirements

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

Introduction

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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	$136,049
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	N/A
3. The amount of surplus funds from urban renewal settlements	N/A
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.	N/A
5. The amount of income from float-funded activities	N/A
Total Program Income	**$136,049**

Other CDBG Requirements

1. The amount of urgent need activities	N/A

Appendix - Alternate/Local Data Sources

County of Santa Clara
2020-2025 Consolidated Plan
Community Engagement Summary

Outreach Results

Administrative Draft

Michael Baker
INTERNATIONAL

Summary Introduction

The County of Santa Clara and each of its Cities helped create an engagement program that included four types of activities including: stakeholder interviews, community meetings, pop-up events, and a community needs survey. The engagement program began in its planning processes in October and was completed at the end of December. The following summarizes of the highlights of the engagement program. The table below lays out all engagement events including their dates, locations and attendance. Overall, it is estimated that these engagement efforts reached about 2,367 citizens.

Events Table			
Event	**Date**	**Location**	**Attendance**
Community Needs Survey			
Community Needs Survey	October 25, 2019 – December 26, 2019	Online/Paper	Responses: 1,950
Regional Public Forums			
Morgan Hill Public Meeting	November 4, 2019	Morgan Hill Council Chambers	8
Palo Alto Public Meeting	November 7, 2019	Palo Alto City Hall Community Meeting Room	9
Cupertino Public Meeting	November 12, 2019	City of Cupertino Community Hall	14
San Jose Public Meeting	November 20, 2019	Roosevelt Community Center	20
Focus Groups			
Santa Clara Focus Group Meetings	November 7, 2019	1500 Warburton Ave (Circlepoint)	5
Gilroy Focus Group Meetings	November 18, 2019	Gilroy Library, Community Room	2
San Jose Focus Group Meetings 1	November 21, 2019	San Jose City Hall, 6th Floor	0
San Jose Focus Group Meetings 2	December 10, 2019	San Jose City Hall, 12th Floor, Room 1254	0
Pop-Up Events			
Pop-Up Event 1	October 19, 2019	Santa Clara Farmers Market	Flyers Distributed: 20 Attendees Approached: 68+
Pop-Up Event 2	October 26, 2019	Sunnyvale Farmers Market	Flyers Distributed: 16 Attendees Approached: 40+
Pop-Up Event 3	November 3, 2019	Palo Alto Farmers Market	Flyers Distributed: 62 Attendees Approached: 100+
Pop-Up Event 4	November 21, 2019	Sunnyvale Community Center	Flyers Distributed: 10 Attendees Approached: 12 Surveys Completed: 3
Stakeholder Interviews			
Destination: Home	November 11, 2019	Phone Call	1

Bridge Housing	November 11, 2019	Phone Call	1
Housing Choices Coalition for Persons with Developmental Disabilities	November 11, 2019	6203 San Ignacio Ave, Suite 108, San Jose, Ca	1
Loaves and Fishes	November 12, 2019	Phone Call	1
Santa Clara Family Health Plan	November 12, 2019	Phone Call	1
Silicon Valley FACES	November 13, 2019	Phone Call	1
LifeMoves	November 13, 2019	Menlo Park	3
Grid Alternatives	November 13, 2019	Phone Call	1
Eden Housing	November 13, 2019	Phone Call	1
Asian Americans for Community Involvement	November 13, 2019	Conference Call	4
Heart of the Valley	November 14, 2019	E-mail	1
Charities Housing Development Corporation	November 14, 2019		1
Community Services Agency	November 15, 2019	Phone Call	1
WeHOPE	November 21, 2019	Phone Call	1
Rebuilding Together (Silicon Valley)	November 21, 2019	Phone Call	1
Health Trust	November 21, 2019	Health Trust Headquarters	3
City of Gilroy, Recreation Department	November 25, 2019	E-mail	1
CommUniverCity San Jose	November 25, 2019	Phone Call	1
Downtown Streets Team	November 26, 2019	Phone Call	1
Vista Center for the Blind and Visually Impaired	December 9, 2019	Phone Call	1
Silicon Valley Leadership Group	January 3, 2020	Phone Call	1

Regional Public Forums – Location of Meeting

Four regional public forums were held throughout Santa Clara County in the Cities of Morgan Hill, San José, Palo Alto, and Cupertino. The Regional Meetings were held on/at:

- November 4, 2019 @ Morgan Hill City Hall, California
- November 7, 2019 @ Palo Alto City Hall, California
- November 12, 2019 @ Cupertino Community Hall, California
- November 20, 2019 @ Roosevelt Community Center, San José, California

A brief overview of the planning process for the Analysis of Impediments to Fair Housing Choice and the 2020-2025 Consolidated Plan was provided and a listening session with live polling was conducted. The following questions were asked:

Question 1. What should the County's top priorities be over the next 5 years?

Question 2. Where are any neighborhood revitalization target areas?

Question 3. What do you feel are the most common or pressing housing problems in the County?

Question 4. What are the ways to overcome these problems?

Question 5. How do you feel local organizations/service providers can better support your priorities?

Question 6. In what ways are LMI families vulnerable to crisis situations, such as natural disasters?

Question 7. Do you feel there is an issue with broadband access and technical literacy? If not, what support is missing?

Question 8. How do you feel the County should spend their annual CDBG allocation? (*Eligible projects are: community and social services, economic development assistance; improvements to public infrastructure and facilities; affordable housing; homelessness; and housing rehabilitation).*

The major themes and outcomes from regional public forums were:

1. What should the County's top priorities be over the next 5 years?

- Enhance transit systems and rider accessibility
- Housing maintenance and rehabilitation
- Increase services for senior citizens and mental health (consumers)
- Provide needed workforce development
- Continue to fund and create sustainable housing solutions
- Increase affordable housing
- Provide more assistance for emergency assistance including transitional housing
- Provide more services for special needs populations: particularly single-income families, seniors, and homeless youth
- Continue to work with and improve homeless prevention programs, shelters, education and job/housing placement

2. Where are any neighborhood revitalization target areas? (priority order)

A. San José

- Downtown San José
- South San José
- Central San José

- San José-Monterey Road Corridor, (poverty and lack of planning)
- East San José (high gang activity)
  - Little Saigon, Alum Rock, Foothills
  - Coyote Creek
- Alviso
- Monterey Rd.
- District 8
- 17th & Santa Clara St.
- Mayfair
- Rengstorff Park
- Southwest Expressway
- Tully Rd.
- Wooster area
- Roosevelt Park

B. Gilroy-(high gang activity)

- East Gilroy and Glenview neighborhoods.

3. Morgan Hill (Boundary area between Morgan Hill and Gilroy)

4. El Camino Real (

5. Other areas mentioned by the general public:

- BART/VTA/ and Caltrain corridors
- Mayfair (San José)
- East Milpitas at Route 680 area
- Stevens Creek
- Older shopping areas and vacant lots throughout the County

3. What do you feel are the most common or pressing housing problem in the County?

- Affordability, particularly for the extremely low income; starter homes are too expensive
- Not enough affordable housing
- Diversity of housing types are not available
- Support for transitioning homeless (i.e, financial, medical and social)
- Housing suitability for diverse population
- Private sector funding for city or service programs
- Affordable housing zoning
- Amenities for concentrated areas of affordability
- Tech companies in cities have driven the cost of housing up
- Monitored portable bathroom sites
- Subsidized auto repair and medical services

4. What are the ways to overcome these problems?

- First-time homebuyer loans
- Housing and employment assistance for foster youth who age out of system
- Family financial literacy
- Streamline planning, permitting and development processes
- Job training for young farmers (i.e, education and support for new agricultural technologies)
- Subsidies or prevention programs for families at risk of displacement
- Community planning that supports sustainable density development. (i.e, TODs, incentives and infrastructure for affordable transportation, bicycles and pedestrians)

- Regulatory requirements for housing diversity or alternative housing
- Increase the 15% cap for social services
- Mobile home parks are being bought out and unit rent prices go up.
- Create a resource navigation center for individuals or social services to use and update

5. How do you feel local organizations/service providers can better support your priorities?
   - County, city and service organizations can collaborate and leverage more funding (e.g., City of Mountain View Safe Parking, Move Mountain View and Lots of Love are working together)

6. In what ways are LMI families vulnerable to crisis situations, such as natural disasters?
   - Lack of emergency funds for family emergencies, job loss, homelessness, single income families, and extremely low income households
   - Emergency preparedness in the home and for a community-sized crisis
   - Efficient communication

7. Do you feel there is an issue with broadband access and technical literacy?
   - Mountain View and Morgan Hill have issues with cell service
   - Centralized facilities are needed for libraries and community centers
   - Rapid technology updates make it difficult for communities and/or families to keep up
   - Technology is needed at senior centers
   - Affordable collaborative internet service for qualified areas

8. How do you feel the County should spend their annual CDBG allocation? (*Eligible CDBG projects are: community and social services, economic development assistance; improvements to public infrastructure and facilities; affordable housing; homelessness; housing rehabilitation).*
   - Affordable housing particularly near employment centers
   - Transit service expansion and bus service for seniors and homeless
   - Housing rehabilitation – special needs populations
   - Community and social services
   - Economic development assistance
   - Improvements to public infrastructure and facilities
   - Homelessness – improve interim housing and services options
   - Recreation and open spaces
   - Home buyer programs
   - Mental health services

Stakeholder Interview Meetings

Throughout the County twenty-one stakeholder interviews were held, typically at their places of business. The same eight questions (shown on page 2) were asked of each of the stakeholders. The following provides a collective summary of the overarching themes associated with the eight questions mentioned on page two of this Community Engagement Summary. The following entities were interviewed:

- Asian Americans for Community Involvement
- Bridge Housing
- Charities Housing
- Community Services Agency
- CommUniverCity San José
- Destination: Home
- Downtown Streets Team
- Eden Housing
- The Health Trust
- Heart of the Valley
- Housing Choices Coalition
- LifeMoves
- Loaves and Fishes Family Kitchen
- Rebuilding Together Silicon Valley
- Santa Clara Family Health Plan
- Silicon Valley FACES

- City of Gilroy Recreation Department
- Grid Alternatives
- WeHOPE
- Silicon Valley Leadership Group
- Vista Center for the Blind and Visually Impaired
- Santa Clara County CoC

Issue	Needs
Affordable Housing	
The market for housing is bigger than what is available	-Increase affordable housing options and alternatives (varieties are needed in size and income levels, particularly for extremely-low and low-income, homeless, disabled, singles, large families, and elderly residents) in the County. There is legislation requiring more affordable housing, but there is no timetable. -Increase funds to build or rehab homes, old nursing/care units, and mobile home parks (particularly near places of employment and transit routes). Commuter numbers are high. There are 120,000 units proposed near transit in the Bay Area. -Create grant or loan programs for property maintenance. -Create land acquisition funding programs that purchase land dedicated to new housing. Work with Cities to target specific lands. -Create housing plans that fund and implement housing for working families or "Middle Housing." -Revitalize mobile home parks, particularly in District 7 (in San José). -Expand voucher programs to include motels, group homes, and other temporary housing.
Homeownership is rapidly declining	-Increase and continue area-wide first-time home buyers programs. -Increase subsidies for down payment. -Review and fill the gaps that exist in mortgage affordability after upfront costs fulfilled. -Provide assistance for housing needs when move-in occurs. -Create incentives for property owners to sell pre-established lists of LMI families.
High cost of land and construction forces higher unit prices	-Incentivize developers through subsidies to integrate affordable units. (Unit prices are based on economy, the better the economy the higher rent prices). -Seek out more County distributed Housing Choice Vouchers.
The issue of market rate dependent housing and affordable housing are separate issues	-Create affordable housing solutions that do not involve cutting back on market rate housing development.
We do not involve private companies who care	-Approach private companies that employ below median income residents to assist in financing affordable housing development.
Affordable housing projects take too much time	-Create solutions to reduce the time it takes to build affordable housing. Many granting agencies do not want to see a "built" project prior to funding. Takes to long to satisfy public policy. Many plans require variances which can be a lengthy process. -Develop regional action to allocate land, target needs, and implement.
There is a lack of neighborhood planning and amenities	-Create or revitalize neighborhoods with new housing and needed amenities including parks, lighting, and good infrastructure. -Review proposals in the region that support neighborhood sustainability (e.g., District 1-Project HOPE – cultivates leadership and support from SJSU for 1-2 years to improve community involvement, cleanliness and crime reporting). -Improve and create flexible zoning particularly in San José. -Advocate that Cities update ordinances to include flexible, dense and inclusionary residential and mixed-use zoning.

	-Create consistent land use policies for inclusionary housing. Morgan Hill has an inclusionary housing ordinance.
Annual rents and housing values are not affordable but continue to rise	-Create local policies and advocacy for rent and housing value stabilization. -Increase funding for rental subsidy programs. -Create model policies/programs that promote more affordable housing (Review District 3 Community Leadership Council's) (including Hindley and High Neighborhoods)
Developers do not get involved in local planning	-Engage housing developers and the business community when developing Specific/Master Plans and Housing Element background studies and recommendations.
Vital Services & Homelessness Prevention	
Lack of services for homeless residents	-Provide appropriate training for intake staff (navigators) that includes a variety of individual needs. -increase communication on needs, gaps and accomplishments. -Create nutrition programs, cooking instruction and food delivery assistance where homeless exist.
Lack of an anti-homeless strategy (Homeless Prevention)	-Create an inclusive homeless strategy, particularly for special needs populations. ▪ Support is needed for other at-risk homeless due to high cost of living (i.e., college students, former homeless, those who cannot live alone, and those with a criminal history). ▪ Provide safe parking areas for unsheltered homeless populations having vehicles and RVs (Palo Alto and Mountain View prohibits RVs). ▪ Develop a comprehensive wrap-around services program for a variety of social service organizations to use. ▪ Increase the number of shelters and shelter space in the County particularly cold weather shelter, emergency shelters and safe parking areas. ▪ Greater communication and integration of social service entities. -Implement the CoC's Community Plan to End Homelessness. Establishing goals and strategies that address the root cause of homelessness, housing affordability and barriers to new housing development. Build more housing for extremely low income households.
There are not enough social service entities to handle homelessness issues	-Increase and or franchise reputable service entities to serve other locations.
Complex system for housing and homeless people	-Reduce complexity and streamline intake systems for homeless needing housing.
There is a high turn-over rate in service provider staff	-Increase wages and professional development for County and outside agency service providers and staff.
County services are strained and communication with other services is low.	-The County should study the feasibility of outsourcing some of its services to existing social service agencies. Collaborating with other service entities may solve capacity problems.
CoC has limited communications	-The CoC can become more effective if they could increase communication on needs, gaps and accomplishments.
Individuals do not know what services are available	-Update County resource guides and websites that point to the right agency. The resources could be listed by "need" and provide contact and address and emails. Service agencies could adopt response policies for service linkage. (It was reported there are sometimes 10 days that will go by without a response.)
Lack of food in certain areas of the County	-Prepare a list of the probable food desert areas and collaborate with service entities that can provide routine nutrition and food delivery service.

	-Create and or expand food storage spaces. -Work with local grocers to create secondary outlets in designated food deserts. -Provide food subsidies to individuals with chronic health issues particularly those at-risk (e.g., drug/alcohol/chronic health conditions, and those under 60 where other organizations cannot provide services.
Increase Family Income	
Keeping up with the cost of living	-Increase earning capacity of the LMI County residents. -Stabilize rent costs. -Create rainy-day funds for LMI households (most LMI families are at-risk for homelessness).
Families & Individuals in Transition	
Families in transition are struggling	-Create County-driven transitional housing programs and services. ▪ Services and assistance are needed for women with young children
Lack of transitional housing, permanent supportive housing and rapid rehousing units	-Increase transitional housing. -Increase rapid rehousing units and services.
Family displacement	-Create programs that serve residents that can no longer afford to remain in their homes. (This is due to rising housing bills (rents or property taxes), or when residents are forced out due to causes such as eminent domain, lease non-renewals, and or mandatory evictions to make way for new development.) -East San José area, in particular, is experiencing displacement. -County and its Cities should create displacement policies when new (re)development is occurring.
Special Needs or Target Populations	
Increased number of individuals with mental/behavior health issues	-Increase funding for more trained counseling and referral personnel. -Create life skills training in larger residential buildings where there is more demand. -Research the feasibility of provide more mental health recovery centers.
Housing elements do not improve conditions for special needs/target populations	-Realign Housing Elements, General Plans and Specific Plans to include to a larger degree the needs and goal for the underserved.
Increased numbers of victims of domestic violence	-Increased services for victims of domestic violence.
Lack of services for new immigrants	-Increase housing and services for newly immigrated families. Services that help families with credit establishment and rental history for housing placement.
Unemployed special needs populations	-Increase workforce training and employment assistance
Language barriers	-Reduce communication barriers for housing and services. -Increase ESL classes.
Lack of elderly (aging) services	-Funding assistance is needed for senior care and housing. Such programs require more oversight. -Provide traveling classes that engage seniors in technology. -Create nutrition programs and food delivery assistance to homebound seniors. -Create policies that new housing units be accessible. Promote handicap accessibility with all new units by providing elevators, at-grade front entrances or first floor bedrooms, kitchens and bathrooms.
Increasing at-risk youth	-Provide separate emergency shelter space. Create safe spaces to foster and provide oversight, particularly children of domestic violence.

	-Provide technology resources to youth that are homeless or whose families are LMI. -School district communication improvements for parents to provide homework and tutoring assistance.
Neighborhoods are not accessible	-Increase visitable homes and places in neighborhoods (e.g., wheelchair ramps bathrooms, curbing, sidewalks, handrails).
Emergency/Natural Disaster Effect Vulnerable Populations	
Vulnerable populations are most impacted by power outages	-Create policies on being electric dependent (e.g., San José may switch to all electric water heating).
Residents and older buildings are never ready for disasters	-Promote flooding and emergency preparedness classes, making sure communication gaps are covered. -Create a rapid emergency grant program that funds or insures from the government for vulnerable LMI residents (e.g., flooding, fire, etc.). -Create programs to rehab properties that experience frequent damage from disasters. -Create programs that fund LMI homeowners rebuilding projects.
Lack of emergency providers and low response times	-Create more County-driven emergency management employment opportunities and positions.
Low access to services during a disaster	-Emergency providers should discuss the LMI issues and service needs to better determine needs. -Services should include replacement of household basic needs (e.g., food and water replacement). Mobile home park households are particularly at risk. -Provide interpreters when needed for services provided, particularly Vietnamese. -Identify where vulnerabilities in the community or neighborhood exist, so they can be assisted first.
Lack of emergency housing and solutions for displaced families	-Engage in post-disaster planning particularly for family displacement housing and food and health needs. -Create places to park vehicles owned by displaced families.
Broadband quality if low in certain areas of the County	-Public – Private partnership are encouraged to bridge the digital divide. Work with cellular providers to improve services in LMI areas. -Continue to overcome the digital divide. Fund projects that increase digital inclusion and reduce cost to access. -Build new affordable housing units with reduced cost WiFi. -Provide technical support regarding WiFi safety for LMI families, particularly the elderly. -Fund computer hardware and software upgrades in schools.
Employment and Workforce Development	
Shelters lack full services for employment needs	-Increase employment and workforce training for shelter counselors and staff.
Getting to transit routes and affording rides is difficult	-Improve ride-share programs, particularly transit payment systems.
Lack of technology resources for LMI households	-Guide unemployed persons to places having direct access and public computer resources.
Fair Housing	
Landlords do not respond to poor housing conditions and tenants needs	Increase education for tenant rights.
LMI residents are not engaged	Create engagement activities and programs that help craft specific solutions, particularly with Vietnamese communities.
Individuals with disabilities looking for housing have difficulty	-Increase local advocacy for planning for disabilities.

Target Areas	
Neighborhood revitalization	**A. San José** - Downtown San José - South San José - Central San José - San José-Monterey Road Corridor, (poverty and lack of planning) - East San José (high gang activity) o Little Saigon, Alum Rock, Foothills o Coyote Creek - Alviso - Monterey Rd - District 8 - 17th & Santa Clara St - Mayfair - Rengstorff Park - Southwest Expressway - Tully Road - Wooster area - Roosevelt Park **B. Gilroy** (high gang activity) - East Gilroy and Glenview neighborhoods. **C. Morgan Hill** (Boundary area between Morgan Hill and Gilroy) **D. El Camino Real** **Others mentioned by the general public:** - BART/VTA/ and Caltrain corridors - East Milpitas, Route 680 area - Stevens Creek, off Route 85, near Mountain View - Cupertino - Milpitas - Story and Keene - Eastridge - Old Oakland Road (near mobile home park) - Riverbend (near mobile home park) - San Martin - Older shopping areas and vacant lots throughout the County
Safety improvements	-McKinley; north of the McLaughlin Road ramps. Homeless encampments have caused some pedestrian safety issues. -Washington: 1st and Oak Streets. Crime, child endangerment, constant trespassing and police issues. - Jackson, between 10th and 11th, Grant Elementary has a traffic safety issues for students and pedestrians. -Coyote Creek encampments and Scott & Keys low-income residents.
Future CDBG Expenditures	
More affordable housing	-Invest in new housing and housing rehab programs and projects that increase the number of affordable units. -Actively support and show advocacy for current and future local development proposals for affordable housing. -Support efforts to create conversions of larger dwellings to multiple units. -Create short-term housing while housing rehab or while new housing projects are being built.
Poor housing conditions	-Complete more housing rehabs. -Reduce the number of vacant homes and properties.
Social Services/Homelessness	Funding Priorities include: -Homelessness prevention programs.

	-Funding for staffing salaries. -Wellness programs. -Build more shelters and expand existing shelter capacity. -Seek out available housing and provide services particularly for elderly and disabled.
Transportation	-Transit improvements to connect LMI areas to employment centers.
Community facilities	-Revitalize older city infrastructure, particularly accessibility for seniors and disabled individuals.
Economic development	-Fund private business needs for expansion or employee hire. -Fund routine job fares in various regions of the County.
Other Notes	
Notes: Difficult County and or City CDBG Application process	-Decrease the paper work associated with grant application preparation. It is often felt the process is not worth it. -Increase funding for social services. -Reduce the number of awarded applicant and give larger amounts to grantees to make a difference.
San José – Tax proposal	https://sanjosespotlight.com/san-jose-officials-propose-new-property-tax-for-affordable-housing/

Focus Group Meetings

There were two focus groups held on November 7, 2019, and November 18, 2019. There were a total of 7 attendees. Each of the attendees were from social service entities:

- Boys and Girls Clubs of Silicon Valley
- Healthier Kids Foundation
- Live Oak Adult Day Services
- San José Conservation Corps Charter

Agency Priorities:

- Address the lack of housing stock and housing diversity and options
- Increase alternatives for special needs residents, particularly those with disabilities
- Improve transit and incentives to take transit
- Improve health and safety, particularly mental health options for low income families
- Workforce development, particularly for young adults
- Address lack of housing through strong outreach programs – local and regional
- County driven affordable housing projects

Target areas:

- Downtown Gilroy (1st to 10th Streets on Monterey Blvd.) and east of railroad tracks
- El Camino Real
- Morgan Hill
- Transit hubs all around the County

Most common/pressing problems:

- Cost of housing. Morgan Hill Schools are closing due to low enrollment
- Lack of variety of housing types and lack of land
- Lack of financial support networks
- Lack of transitional housing (e.g., tiny homes, accessory housing)
- Lack of zoning regulations that are affordable housing friendly
- Lack of funding for social services, particularly mental health and professional development (after high school)

- Gentrification has pushed affordable housing outside the cities
- Fair housing rules for discrimination seem to be unclear, particularly with individuals with criminal records, bankruptcy, or disabilities
- Lack of coordination between resource organizations

How can we overcome these problems:

- Create housing bond programs
- Restructure federal funds policies, particularly with service or partner organization pulling funds together for a common project; too strict of spending caps with special needs populations
- Create services that provide financial assistance when a catastrophic family event occurs (e.g., layoff, illness)
- Grant writing assistance at the local level.
- Create measurements that prioritize affordable housing

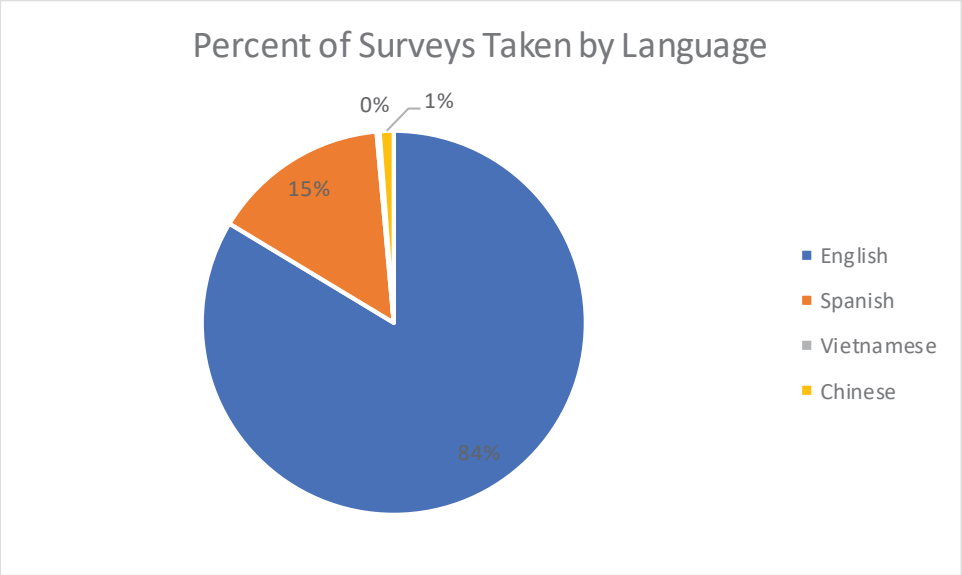
Regional Community Needs Survey

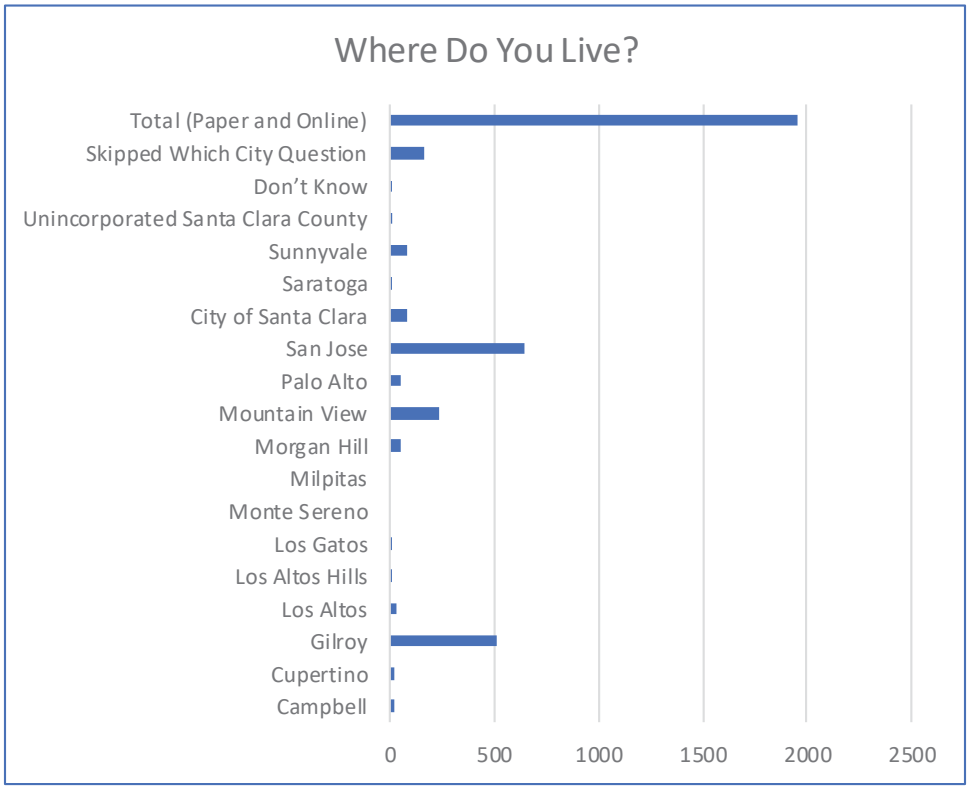
Santa Clara County initiated a Community Needs Survey on October 25, 2019 to December 26, 2019. The survey received 1,950 responses. The survey was available to complete online or by hand; it was distributed and made available in English, Spanish, Vietnamese and Chinese. The following summary highlights some survey responses. A detailed survey summary was prepared (See Appendix).

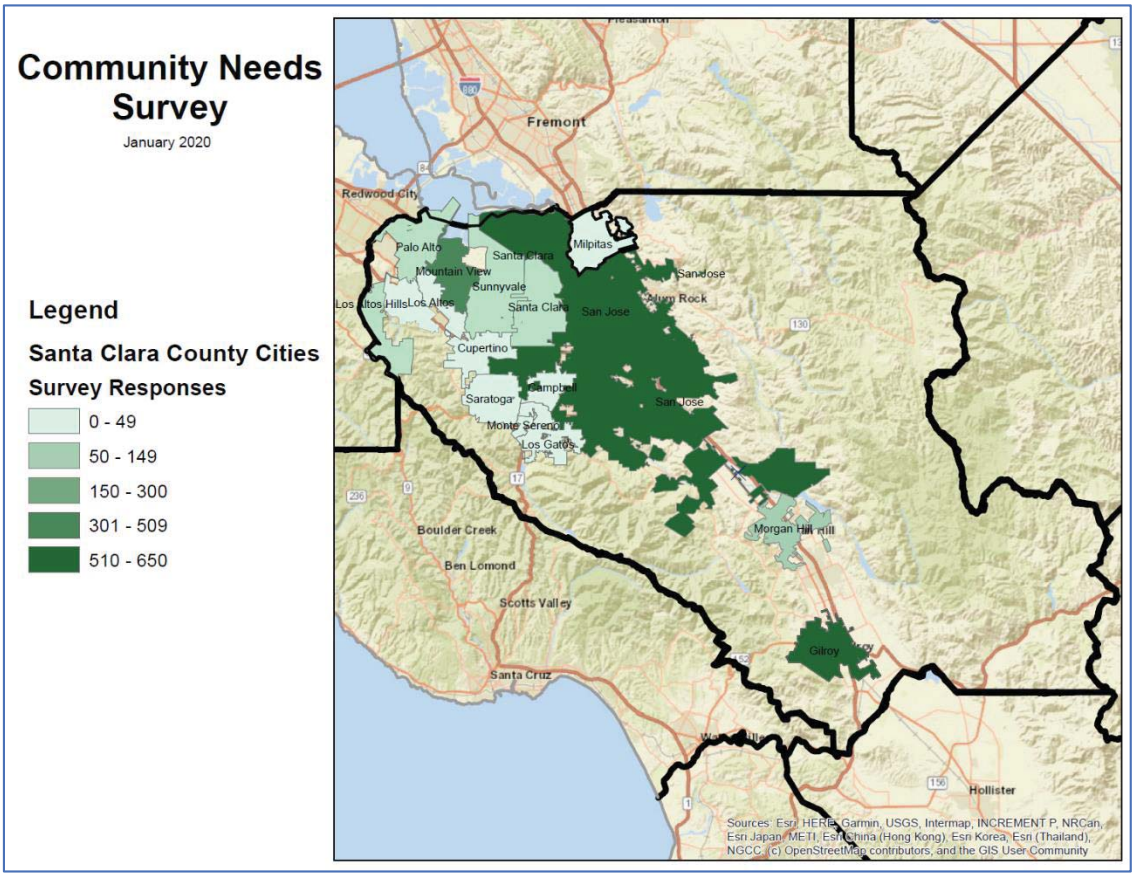
Introduction Questions							
Where do you live?				What language do you speak?			
City	#	%		English	Spanish	Vietnamese	Chinese
Campbell	21	1.1%		21	0	0	0
Cupertino	17	0.9%		16	1	0	0
Gilroy	511	26.2%		283	224	2	2
Los Altos	31	1.6%		29	0	0	2
Los Altos Hills	4	0.2%		4	0	0	0
Los Gatos	10	0.5%		10	0	0	0
Monte Sereno	0	0.0%		0	0	0	0
Milpitas	0	0.0%		0	0	0	0
Morgan Hill	55	2.8%		40	14	0	1
Mountain View	238	12.2%		206	22	0	10
Palo Alto	53	2.7%		51	1	0	1
San Jose	650	33.3%		630	17	2	1
City of Santa Clara	82	4.2%		80	0	0	2
Saratoga	10	0.5%		10	0	0	0
Sunnyvale	87	4.5%		81	6	0	0
Unincorporated Santa Clara County	16	0.8%		15	0	0	1
Don't Know	3	0.2%		3	0	0	0
Skipped Which City Question	162	8.3%		152	6	1	3
Total (Paper and Online)	**1,950**	**100.0%**		**1,631**	**291**	**5**	**23**

Note: We received one response from a Milpitas resident but note that Milpitas is not participating in the preparation of the 2020-2025 Consolidated Plan. Milpitas' Consolidated Plan covers a different 5-year period.

The three following figures display the percent of surveys taken by each language, as well as the number of online and paper survey respondents per specified City, and a map showing responses per City. The most common language was English (84%) and the two most common cities were San Jose (650 responses) and Gilroy (511).




Where Do You Live?
Total (Paper and Online)
Skipped Which City Question
Don't Know
Unincorporated Santa Clara County
Sunnyvale
Saratoga
City of Santa Clara
San Jose
Palo Alto
Mountain View
Morgan Hill
Milpitas
Monte Sereno
Los Gatos
Los Altos Hills
Los Altos
Gilroy
Cupertino
Campbell
0
500
1000
1500
2000
2500


Community Needs Survey
January 2020
Legend
Santa Clara County Cities
Survey Responses
0 - 49
50 - 149
150 - 300
301 - 509
510 - 650
Fremont
Redwood City
Palo Alto
Mountain View
Sunnyvale
Santa Clara
Milpitas
San Jose
Alum Rock
Los Altos Hills
Los Altos
Cupertino
Campbell
Saratoga
Monte Sereno
Los Gatos
Morgan Hill
Boulder Creek
Ben Lomond
Scotts Valley
Gilroy
Santa Cruz
Hollister
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Survey data also shows that most respondents work within the County. The most common workplaces within the County were the cities of San Jose and Gilroy. Furthermore, most respondents represented residents of the County, however, some were CBOs, Public Agencies, Business Owners and Other.

Needs

What are the County's greatest needs? (Percent of respondents to rank each need as "High")

1. Create additional affordable housing available to low income residents
2. Create more jobs available to low-income residents
3. Improve non-profit community services

What are our most pressing housing needs? (Percent of respondents to rank each need as "High")

1. Increase affordable rental housing inventory
2. Housing for special needs individuals (i.e. seniors, persons w/disabilities)
3. Healthy homes (free of mold, lead, etc)
4. Permanent supportive rental housing for the homeless (case management and supportive services)

What economic development assistance is needed? (Percent of respondents to rank each need as "High")

1. Job training for people who are homeless
2. Financial assistance for business expansion and job creation
3. Storefront improvements in low-income neighborhoods

What public facility improvements are needed most? (Percent of respondents to rank each need as "High")

1. Mental health care facilities
2. Facilities for abused/abandoned/neglected children
3. Educational and healthcare and childcare facilities

What public services are needed the most? (Percent of respondents to rank each need as "High")

1. Mental health
2. Abused/abandoned/neglected children
3. Homeless prevention
4. Emergency housing assistance for homeless
5. Neighborhood cleanups

What are the greatest infrastructure and neighborhood improvement needs? (Percent of respondents to rank each need as "High")

1. Clean up of contaminated sites
2. Street improvements
3. Lighting improvements
4. Water/sewer improvements

<u>Fair Housing Discrimination</u>

- Experienced housing discrimination - 72% No; 19% Yes; Don't Know 9%.
- Where discrimination happened - 50% Apartment complexes; 12% Single family neighborhood
- How were you discriminated – 35% Race; 10% Familial status; 10% Source of income
- By whom – 67% Landlord; 9% City/County staff; 6% Real Estate Agent; 6% Mortgage Lender

<u>Broadband Service</u>

- Broadband internet problems? 33% Yes; 30% No; 23% Do not know. Common problems include: slow and expensive; spotty WiFi in the County, and there is limited competition.
- Do low-and moderate income areas have adequate broadband access? 48% Don't know; 31% No; 20% Yes.

Access to Opportunities (Improvements Needed)

- Jobs that pay a living wage
- Frequency of public transportation

Pop-Up Engagement Activities

The engagement program included attending several pop-up events to inform residents of the planning process for the 2020-2025 Consolidated Plan and to let them know public meetings were scheduled and the Regional Needs Survey was available. Four pop-up events were held at/on:

- Farmers Market, City of Santa Clara, California, October 19, 2019
- Farmers Market, City of Sunnyvale, California October 26, 2019
- Farmers Market, City of Palo Alto, California, November 3, 2019
- Community Center, City of Sunnyvale, California, November 21, 2019

Over 220 residents were polled and were asked, "What is most needed in your community?"

- A regional forum on housing
- Affordable housing
- Development built close to public transportation
- Mixed use development along El Camino Real
- Work to expand public transit route options
- Property maintenance is a problem
- Create viable alternative temporary housing options for homeless (e.g., tiny homes)
- Control rising rent costs

Regional Meetings Notification

An informational flyer was prepared for the various regional meetings. The flyer was distributed through City and County websites, email, handouts at area events, and at community centers and libraries. The flyer was prepared in four languages: English, Chinese, Spanish and Vietnamese. See flyers that follow.

APPENDIX

Santa Clara County

Community Needs Survey

October 25, 2019 to December 26, 2019

Mon., Nov. 4, 2019
6:00 pm – 8:00 pm
City of Morgan Hill
Council Chambers
17555 Peak Ave.
Morgan Hill, CA 95037

Thurs., Nov. 7, 2019
5:00 pm – 7:00 pm
City of Palo Alto
Community Meeting Room
250 Hamilton Ave.
Palo Alto, CA 94301

Tues., Nov. 12, 2019
12:00 pm – 2:00 pm
City of Cupertino
Community Hall
10350 Torre Ave.
Cupertino, CA 95014

Wed., Nov. 20, 2019
6:00 pm – 8:00 pm
City of San Jose
Roosevelt Community Center
901 E. Santa Clara St.
San Jose, CA 95116

2020 - 2025 Consolidated Plan

REGIONAL FORUMS

Are you a resident, service provider, business owner or housing professional in Santa Clara County? ***Join the Discussion!***

Please join the County and Cities of Santa Clara for a series of Regional Forums to help identify **affordable housing, homeless and community improvement needs** over the next five years. **We want to hear from you!**

Why is this important to you?

The County and Cities of Santa Clara receive federal funds to invest in improving local communities. **How should these funds be spent?** Your input will help City and County leaders prioritize spending for important services and community improvements.

How can you participate?

1. Come to one of our interactive Regional Forums
2. Take our short online survey:

English:	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY
Spanish:	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL
Vietnamese:	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET
Chinese	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

For more information:

http://bit.ly/AFH_ConPlan or the websites of the cities listed below.

Participating jurisdictions include: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, and Unincorporated Santa Clara County.

We will provide reasonable accommodations to include all participants. We need at least three (3) business days to accommodate requests for language interpretation, translation and/or disability-related assistance. Please contact Santa Clara County's Office of Supportive Housing, at diana.castillo@hhs.sccgov.org or (408) 793-1841 for assistance.

Thứ Hai, ngày 4 tháng 11 năm 2019
6:00 pm – 8:00 tối
Phòng Họp Hội Đồng
Thành Phố Morgan Hill
17555 Peak Ave.
Morgan Hill, CA 95037

Thứ Năm, ngày 7 tháng 11 năm 2019
5:00 – 7:00 chiều
Phòng Họp Cộng Đồng
của Thành Phố Palo Alto
250 Hamilton Ave.
Palo Alto, CA 94301

Thứ Ba, ngày 12 tháng 11 năm 2019
12:00 – 2:00 chiều
Hội Trường Cộng Đồng
của Thành Phố Cupertino
10350 Torre Ave
Cupertino, CA 95014

Thứ Tư, ngày 20 tháng 11 năm 2019
6:00 – 8:00 tối
Thành Phố San Jose
Trung Tâm Cộng Đồng
Roosevelt
901 E. Santa Clara St. San Jose, CA 95116

Kế Hoạch Hợp Nhất năm 2020 - 2025

CÁC CUỘC HỌP KHU VỰC

Có phải quý vị là cư dân, người cung cấp dịch vụ, chủ doanh nghiệp hay làm việc trong ngành nhà ở tại Quận Santa Clara không? ***Hãy cùng trao đổi với chúng tôi!***

Xin mời quý vị tham gia với Quận và Thành Phố Santa Clara trong một loạt các Cuộc Họp Khu Vực nhằm xác định **các nhu cầu về nhà ở giá vừa phải, người vô gia cư và việc cải thiện cộng đồng** trong năm năm tới. **Chúng tôi muốn biết ý kiến của quý vị!**

Tại sao điều này quan trọng đối với quý vị?

Quận và Thành Phố Santa Clara có nguồn quỹ liên bang để đầu tư vào việc cải thiện các cộng đồng địa phương. **Tiền quỹ nên được chi tiêu như thế nào?** Những ý kiến đóng góp của quý vị sẽ giúp các lãnh đạo của Thành Phố và Quận ưu tiên các dịch vụ quan trọng và nhu cầu cải thiện cộng đồng cần được chi trả.

Quý vị có thể tham gia bằng cách nào?

1. Đến dự một trong các Cuộc Họp Khu Vực mang tính tương tác
2. Điền vào một bản khảo sát trực tuyến ngắn:

Tiếng Anh: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY
Tiếng Tây Ban Nha: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL
Tiếng Việt: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET
Tiếng Hoa: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

Để biết thêm chi tiết:

http://bit.ly/AFH_ConPlan hoặc vào xem trang web của các thành phố dưới đây.

Các khu vực tham gia bao gồm: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, Thành Phố Santa Clara, San Jose, Saratoga, Sunnyvale và các vùng Quận Santa Clara chưa được sáp nhập.

Chúng tôi sẽ cung cấp các tiện nghi hợp lý để giúp cho tất cả mọi người có thể tham gia. Cần thông báo trước ít nhất ba (3) ngày làm việc để chúng tôi có thời gian sắp xếp dịch vụ thông dịch, phiên dịch và/hoặc hỗ trợ người khuyết tật. Vui lòng liên lạc với văn phòng Office of Supportive Housing tại diana.castillo@hhs.sccgov.org hoặc (408) 793-1841 để được trợ giúp.

2019年 11月4日，週一
晚 6:00 - 8:00
摩根希爾市會議廳
17555 Peak Ave.
Morgan Hill, CA 95037

2019年 11月7日，週四
晚5:00 - 7:00
帕洛阿托**社區會議**室
250 Hamilton Ave.
Palo Alto, CA 94301

2019年 11月12日，週二
中午12:00 - 下午2:00
庫比蒂諾市**社區禮堂**
10350 Torre Ave.
Cupertino, CA 95014

2019年11月 20日，週三
晚 6:00 - 8:00
聖何塞市
羅斯福社區中心
901 E. Santa Clara St.
San Jose, CA 95116

2020 - 2025 綜合 計劃

區域 論壇

您是聖克拉拉縣的居民、服務提供商、企業主或住房專業人士嗎？*請加入我們的討論！*

請加入聖克拉拉縣和城市舉辦的一系列區域論壇，幫助我們確定未來五年內可**負擔住房、無家可歸者和社區改善的需求。我們希望**聽到您的意見！

為什麼這對您十分重要？

聖克拉拉縣市獲得聯邦資金投資改善本地社區。**這些資金應如何使用？**您的意見將幫助市縣領導優先安排重要服務和社區改善方面的支出。

參與活動方式

1. 參加我們的互動式區域論壇
2. 參與一項簡短的在線調查：

英語： https://www.surveymonkey.com/r/SCC_REGIONALSURVEY
西班牙語： https://es.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL
越南文: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET
中文: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

欲獲得更多信息，請前往：
http://bit.ly/AFH_ConPlan 網站查看關於下列城市的相關內容。

綜合計劃程序參與司法管轄區包括：坎貝爾，庫比蒂諾，吉爾羅伊，洛斯阿爾托斯，洛斯阿爾托斯山，洛斯加托斯，蒙特塞雷諾，摩根希爾，山景城，帕洛阿爾托，聖克拉拉市，聖何塞，薩拉託加，桑尼維爾和聖克拉拉縣非建制地區。

我們將為所有參與者提供合理支持。請在**至少三（3）個工作日**前申請口譯、文字**翻譯和/或殘障**人士等**相關幫助。**
請通過電子郵件 diana.castillo@hhs.sccgov.org **或致電**（408）793-1841**與聖克拉拉縣住房支持辦公室**接洽。

Lunes, nov. 4, 2019
6:00 pm – 8:00 pm
Ciudad de Morgan Hill
Cámara del Consejo
17555 Peak Avenue
Morgan Hill, CA 95037

Jueves, nov. 7, 2019
5:00 pm – 7:00 pm
Ciudad de Palo Alto
Sala de Reuniones Comunitarias
250 Hamilton Avenue
Palo Alto, CA 94301

Martes, nov. 12, 2019
12:00 pm – 2:00 pm
Ciudad de Cupertino
Sala de la Comunidad
10350 Torre Avenue
Cupertino, CA 95014

Miércoles, nov. 20, 2019
6:00 pm – 8:00 pm
Ciudad de San Jose
Centro de Comunidad Roosevelt
901 E. Santa Clara Street
San Jose, CA 95116

Para mas información sobre estos eventos, por favor contacte a Diana Castillo, Condado de Santa Clara, (408) 793-1841

Plan Consolidado 2020 - 2025

FOROS REGIONALES

¿Es usted un residente, proveedor de servicios, dueño/a de negocio o profesional de vivienda en el Condado de Santa Clara? ***¡Partícipe en la Discusión!***

Por favor únase con el condado y las ciudades de Santa Clara para una serie de Foros Regionales donde se identificarán **necesidades de mejoramiento para viviendas asequibles, lugares comunitarios y para personas sin hogar** dentro de los próximos cinco años. **¡Queremos su opinión!**

¿Por qué es importante para usted?

El condado y las ciudades de Santa Clara reciben fondos federales para invertir en el mejoramiento de las comunidades locales. **¿Cómo deben usarse esos fondos?** Su opinión ayudará a los líderes del condado y de las ciudades a priorizar servicios importantes y mejoramientos comunitarios.

¿Como se puede participar?

1. Venga a uno de nuestros Foros Regionales interactivos
2. Tome nuestra encuesta:

Ingles: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY
Español: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL
Vietnamita: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET
Chino: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

Para más información:

Visite http://bit.ly/AFH_ConPlan o la página web de las ciudades listadas a continuación.

Jurisdicciones participantes incluyen: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, Ciudad de Santa Clara, San Jose, Saratoga, Sunnyvale, y el Condado de Santa Clara No Incorporado.

Proveeremos acomodaciones razonables para incluir a todos los participantes. Necesitamos por los menos tres (3) días hábiles para atender solicitudes de interpretación de idiomas, traducción y/o asistencia relacionada con una discapacidad. Por favor contacte a Diana Castillo, Condado de Santa Clara, Oficina de Vivienda de Apoyo, diana.castillo@hhs.sccgov.org o (408) 793-1841 para asistencia.

County and Cities of Santa Clara | 2020 - 2025 CONSOLIDATED PLANS

REGIONAL NEEDS SURVEY

What are the housing and community improvement needs in your neighborhood?

The County and Cities of Santa Clara are working together to update their five-year Consolidated Plans. The Consolidated Plan identifies housing and community improvement needs, and it outlines how federal funding will be used to address these needs.

This survey lets you tell us which improvements and services most are needed for your community. Your responses will help prioritize investments over the next five years. **We want to hear from you!** If you prefer to complete this survey online, please visit: **https://www.surveymonkey.com/r/SCC_REGIONALSURVEY**

1. Do you live in the County of Santa Clara? ☐ Yes, ☐ No ☐ Unincorporated Area ☐ Don't Know
   If yes, what city? _____
2. Please provide your ZIP code. _____
3. Do you work in the County of Santa Clara? ☐ Yes, ☐ No ☐ Unincorporated Area ☐ Don't Know
   If yes, what city? _____
4. Please check the box that best represents you [please select one]:
   ☐ Resident ☐ Business Owner ☐ Service Provider ☐ Public Agency ☐ Community-based Organization / Non-profit
   ☐ Other (please specify): _____
5. Thinking about your neighborhood and the facilities and services currently available, **please rate the level of need for improvements in the areas below.**

   Circle a number between 1 and 3 for each topic below. A rating of 1 indicates low need for improvement, a rating of 2 indicates medium need for improvement, and a rating of 3 indicates high need for improvement. A rating of "?" indicates you do not know or have no opinion. If your answer is "Other(s)" please write in your response.

Overall Needs	Level of Need Low...High |?					Level of Need Low... High |?			
Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)	1	2	3	| ?	Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)	1	2	3	| ?
Create additional affordable housing available to low-income residents	1	2	3	| ?	Create more jobs available to low-income residents	1	2	3	| ?
Other(s):	1	2	3	| ?					
Housing	Level of Need Low...High |?					Level of Need Low... High |?			
Owner-occupied housing rehabilitation	1	2	3	| ?	Rental housing rehabilitation	1	2	3	| ?
Down payment assistance to purchase a home	1	2	3	| ?	Permanent supportive rental housing (housing with case management and supportive services) for people who are homeless	1	2	3	| ?
Increase affordable rental housing inventory	1	2	3	| ?	Housing accessibility improvements	1	2	3	| ?
Rental assistance (tenant-based rental assistance) for people who are homeless	1	2	3	| ?	Energy efficiency and sustainability improvements	1	2	3	| ?
Affordable housing located near transit	1	2	3	| ?	Healthy homes (free of mold, lead, etc.)	1	2	3	| ?
Code enforcement, in coordination with a neighborhood plan	1	2	3	| ?	Housing for other special needs (such as seniors and persons with disabilities)	1	2	3	| ?
Emergency home improvement / repair	1	2	3	| ?	Other(s):	1	2	3	| ?
Economic Development: Job Creation in Low-Income Neighborhoods	Level of Need Low...High |?					Level of Need Low... High |?			
Financial assistance for low-income residents for business expansion and job creation	1	2	3	| ?	Microenterprise assistance for small business expansion (5 or fewer employees)	1	2	3	| ?
Public improvements to commercial / industrial sites	1	2	3	| ?	Storefront improvements in low-income neighborhoods	1	2	3	| ?
Job training for people who are homeless	1	2	3	| ?	Other(s):	1	2	3	| ?
Public Facilities	Level of Need Low...High |?					Level of Need Low... High |?			
Senior centers	1	2	3	| ?	Parks and park facilities	1	2	3	| ?
Youth centers	1	2	3	| ?	Healthcare facilities	1	2	3	| ?
Centers for people who are disabled	1	2	3	| ?	Educational facilities	1	2	3	| ?
Homeless facilities (temporary housing and emergency shelters)	1	2	3	| ?	Facilities for children who are abused, abandoned and / or neglected	1	2	3	| ?
Childcare centers	1	2	3	| ?	Facilities for people with HIV / AIDS	1	2	3	| ?
Mental health care facilities	1	2	3	| ?	Parking facilities	1	2	3	| ?
Recreation facilities	1	2	3	| ?	Other(s):	1	2	3	| ?
Drop-in day center people who are homeless	1	2	3	| ?					

Participating jurisdictions in the Consolidated Plan process include Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, and Unincorporated Santa Clara County.

Public Services	Level of Need Low...High |?					Level of Need Low... High |?			
Senior services	1	2	3	| ?	Services for people with HIV / AIDS	1	2	3	| ?
Disability services	1	2	3	| ?	Crime awareness / prevention services	1	2	3	| ?
Legal services	1	2	3	| ?	Tenant / landlord counseling services	1	2	3	| ?
Youth services	1	2	3	| ?	Childcare services	1	2	3	| ?
Transportation services	1	2	3	| ?	Services for children who are abused, abandoned and / or neglected	1	2	3	| ?
Battered and abused spouses' services	1	2	3	| ?	Mental health services	1	2	3	| ?
Employment training services	1	2	3	| ?	Homeless services	1	2	3	| ?
Services to increase neighborhood and community engagement	1	2	3	| ?	Housing counseling for homebuyers and owners	1	2	3	| ?
Food banks	1	2	3	| ?	Fair housing investigations, education	1	2	3	| ?
Access to fresh and nutritious foods	1	2	3	| ?	Emergency housing assistance to prevent homelessness – such as utility and rental assistance	1	2	3	| ?
Veteran services	1	2	3	| ?	Financial literacy and planning	1	2	3	| ?
Lead-based paint / lead hazard screens	1	2	3	| ?	Neighborhood cleanups (trash, graffiti, etc.)	1	2	3	| ?
Other(s):	1	2	3	| ?					
Infrastructure and Neighborhood Improvements	**Level of Need Low...High |?**					**Level of Need Low... High |?**			
Water/sewer improvements	1	2	3	| ?	Sidewalk improvements	1	2	3	| ?
Street improvements	1	2	3	| ?	Lighting improvements	1	2	3	| ?
Stormwater and drainage improvements	1	2	3	| ?	Neighborhood signage	1	2	3	| ?
Accessibility improvements to public facilities for people with disabilities	1	2	3	| ?	Landscaping improvements	1	2	3	| ?
Public art	1	2	3	| ?	New or renovated playgrounds	1	2	3	| ?
Community gardens	1	2	3	| ?	Cleanup of contaminated sites	1	2	3	| ?
Trails	1	2	3	| ?	Slowing traffic speed	1	2	3	| ?
Acquisition and clearance of vacant lots	1	2	3	| ?	Other(s):	1	2	3	| ?

FAIR HOUSING

Fair Housing is a right protected by federal and state laws. Every resident is entitled to equal access to housing opportunities regardless of their membership in a protected class (i.e., race, color, ancestry, national origin, religion, disability (mental or physical), sex, gender, sexual orientation, gender identity, gender expression, genetic information, marital status, familial status, source of income, citizenship, primary language, or immigration status).

6. Have you ever personally experienced housing discrimination? ☐ Yes ☐ No ☐ Don't Know (If "No" or "Don't Know," go to Q. 10.)
7. Where did the act of discrimination occur?
   ☐ Apartment ☐ Condominium ☐ Single-family Home ☐ When Applying for City / County Programs
   ☐ Public or Subsidized Housing ☐ Trailer or Mobile home Park ☐ When Applying for a Mortgage or Homeowners' Insurance
   ☐ Other (please specify):_____
8. On what basis do you believe you were discriminated against?
   ☐ Race ☐ Color ☐ Religion ☐ Sex ☐ National Origin ☐ Disability ☐ Sexual Orientation
   ☐ Gender Identity ☐ Familial Status (families with children under 18) ☐ Source of Income (e.g. federal housing assistance, Sect. 8)
   ☐ Retaliation for Complaining about Housing Discrimination
   ☐ Another Protected Category Identified Above or Other (please specify): _____
   ☐ Don't Know
9. Who do you believe discriminated against you? (Check all that apply)
   ☐ Landlord/Property Management Staff ☐ Real Estate Agent ☐ Mortgage Lender ☐ City / County staff
   ☐ Homeowners' Insurer ☐ Neighbor ☐ Other (please specify):_____ ☐ Don't Know

ACCESS TO OPPORTUNITIES

10. Does the neighborhood you live in provide you access to opportunities? Please mark your response.

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
High Performing Schools					
Affordable Public Transportation					
Frequent Public Transportation					
Jobs that Pay a Living Wage					
A Safe and Healthy Living Environment					

BROADBAND INTERNET ACCESS

11. Do you feel there are common / pressing broadband internet problems (e.g., high-speed connectivity, availability of providers, etc.)?
    ☐ Yes ☐ No ☐ Don't Know
    If yes, what are they? _____
12. Do you feel that low- and moderate-income areas have adequate broadband access? ☐ Yes ☐ No ☐ Don't Know
13. How can broadband internet access be improved? _____

OTHER

14. Do you have any other comments, questions, or concerns?_____
15. To receive updates on this planning process, please provide your email address: _____

THANK YOU for completing this survey! Please return it by **December 20th** to:
armond.bryant@mbakerintl.com or Armond Bryant, MBI, 3760 Kilroy Airport Way, #270, Long Beach CA 90806
Questions? Call Armond Bryant (562) 200-7179 or Diana Castillo, Santa Clara County, Office of Supportive Housing (408) 482-7115.

Paper Surveys				
	English	Spanish	Vietnamese	Chinese
Campbell	4	0	0	0
Cupertino	0	0	0	0
Gilroy	127	224	1	2
Los Altos	3	0	0	0
Los Altos Hills	0	0	0	0
Los Gatos	0	0	0	0
Monte Sereno	0	0	0	0
Morgan Hill	11	14	0	0
Mountain View	6	8	0	0
Palo Alto	2	1	0	0
San Jose	112	16	0	0
City of Santa Clara	18	0	0	2
Saratoga	1	0	0	0
Sunnyvale	1	2	0	0
Unincorporated Santa Clara County	0	0	0	0
Don't Know	0	0	0	0
Total Paper Only	**285**	**265**	**1**	**4**

Online Surveys				
	English	Spanish	Vietnamese	Chinese
Campbell	17	0	0	0
Cupertino	16	1	0	0
Gilroy	156	0	1	0
Los Altos	26	0	0	2
Los Altos Hills	4	0	0	0
Los Gatos	10	0	0	0
Milpitas	0	0	0	0
Monte Sereno	0	0	0	0
Morgan Hill	29	0	0	1
Mountain View	200	14	0	10
Palo Alto	49	0	0	1
San Jose	518	1	2	1
City of Santa Clara	62	0	0	0
Saratoga	9	0	0	0
Sunnyvale	80	4	0	0
Unincorporated Santa Clara County	15	0	0	1
Don’t Know	3	0	0	0
Answered	**1194**	**20**	**3**	**16**

Skipped "Lives in" Question	152	6	1	3
Total Online Only	1346	26	4	19

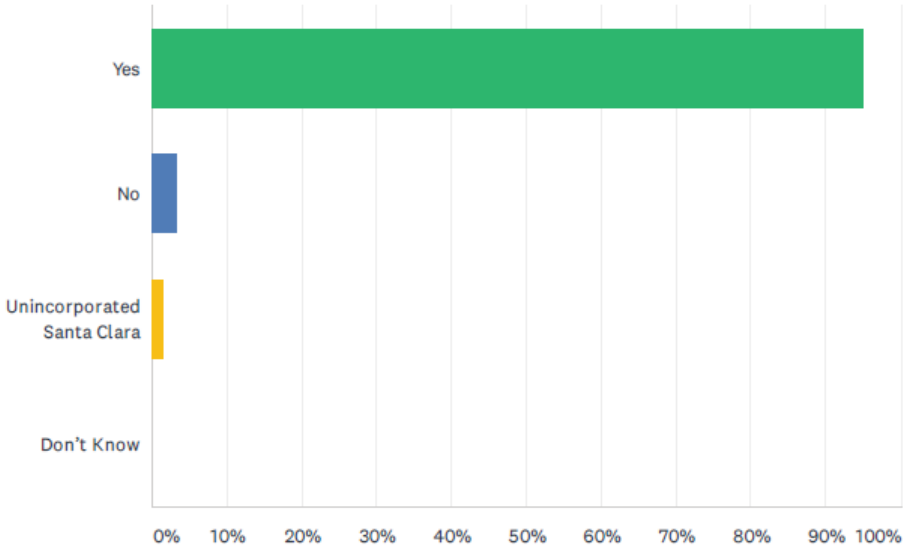
	English	Spanish	Vietnamese	Chinese
TOTAL ONLINE AND PAPER	1631	291	5	23

TOTAL SURVEYS/ALL LANGUAGES	1950

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q1 Do you live in the County of Santa Clara?

Answered: 1,615 Skipped: 16

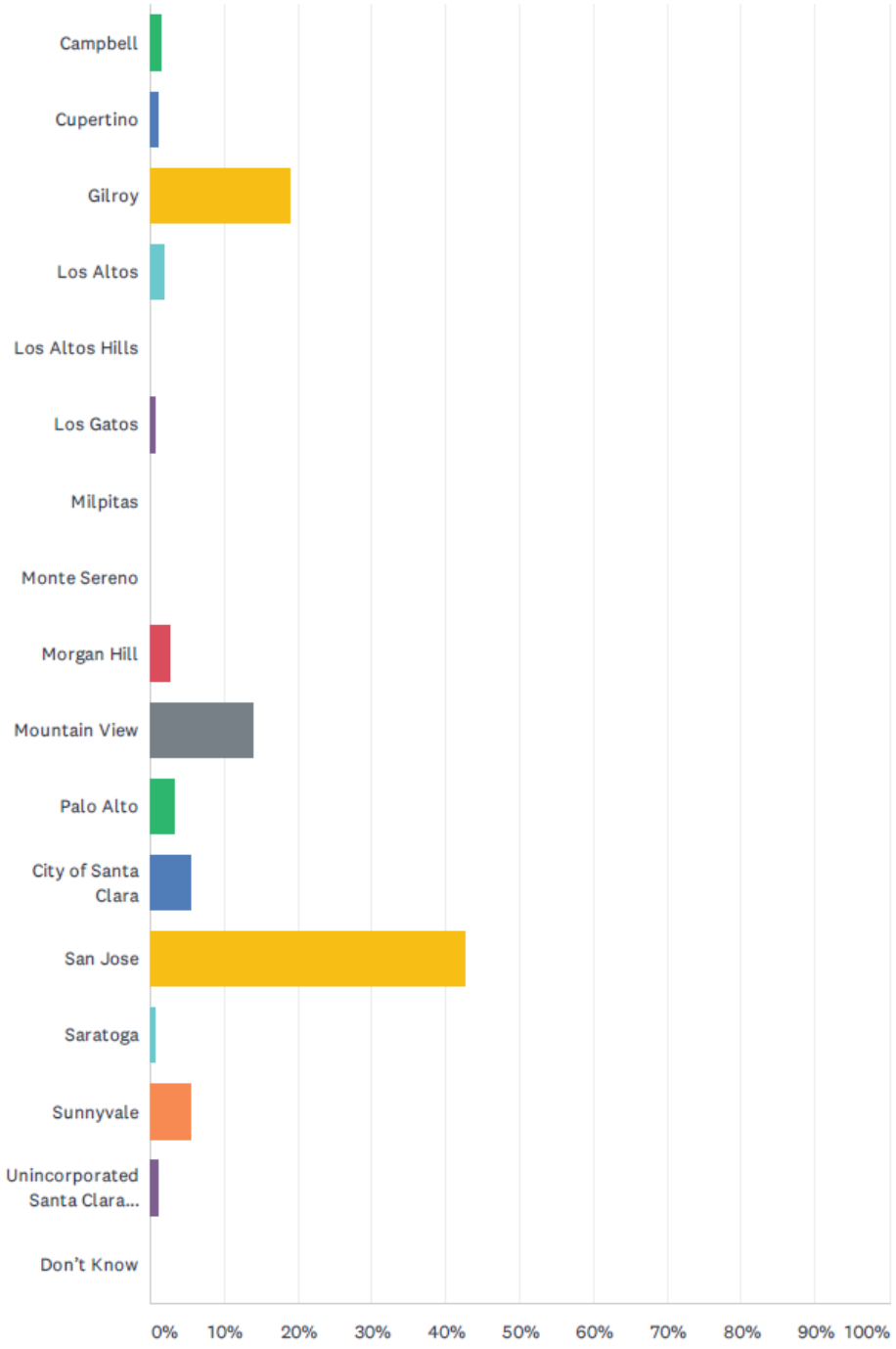


ANSWER CHOICES	RESPONSES	
Yes	94.92%	1,533
No	3.41%	55
Unincorporated Santa Clara	1.55%	25
Don't Know	0.12%	2
TOTAL		1,615

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q2 If yes, what City?

Answered: 1,479 Skipped: 152



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COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

ANSWER CHOICES	RESPONSES	
Campbell	1.42%	21
Cupertino	1.08%	16
Gilroy	19.13%	283
Los Altos	1.96%	29
Los Altos Hills	0.27%	4
Los Gatos	0.68%	10
Milpitas	0.00%	0
Monte Sereno	0.00%	0
Morgan Hill	2.70%	40
Mountain View	13.93%	206
Palo Alto	3.45%	51
City of Santa Clara	5.41%	80
San Jose	42.60%	630
Saratoga	0.68%	10
Sunnyvale	5.48%	81
Unincorporated Santa Clara County	1.01%	15
Don't Know	0.20%	3
TOTAL		1,479

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

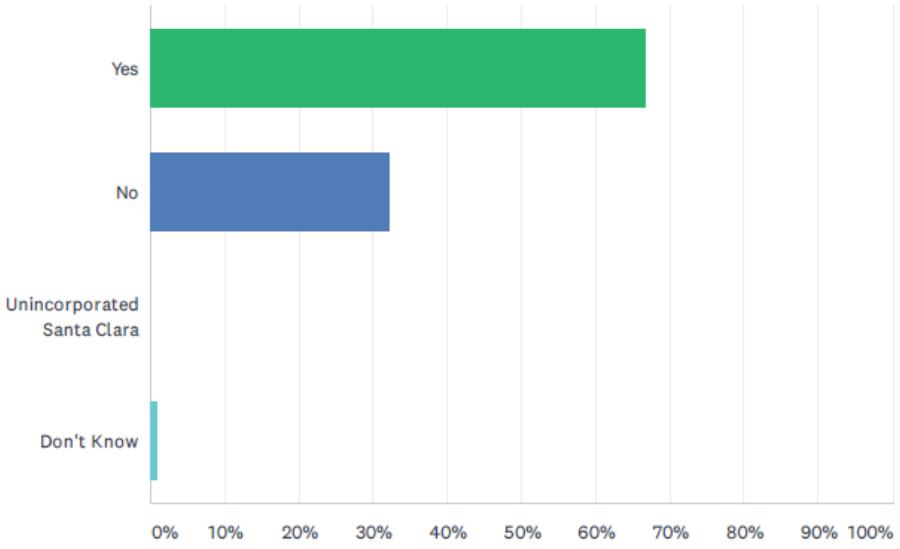
Q3 Please provide your ZIP code.

Answered: 1,497 Skipped: 134

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q4 Do you work in the County of Santa Clara?

Answered: 1,553 Skipped: 78

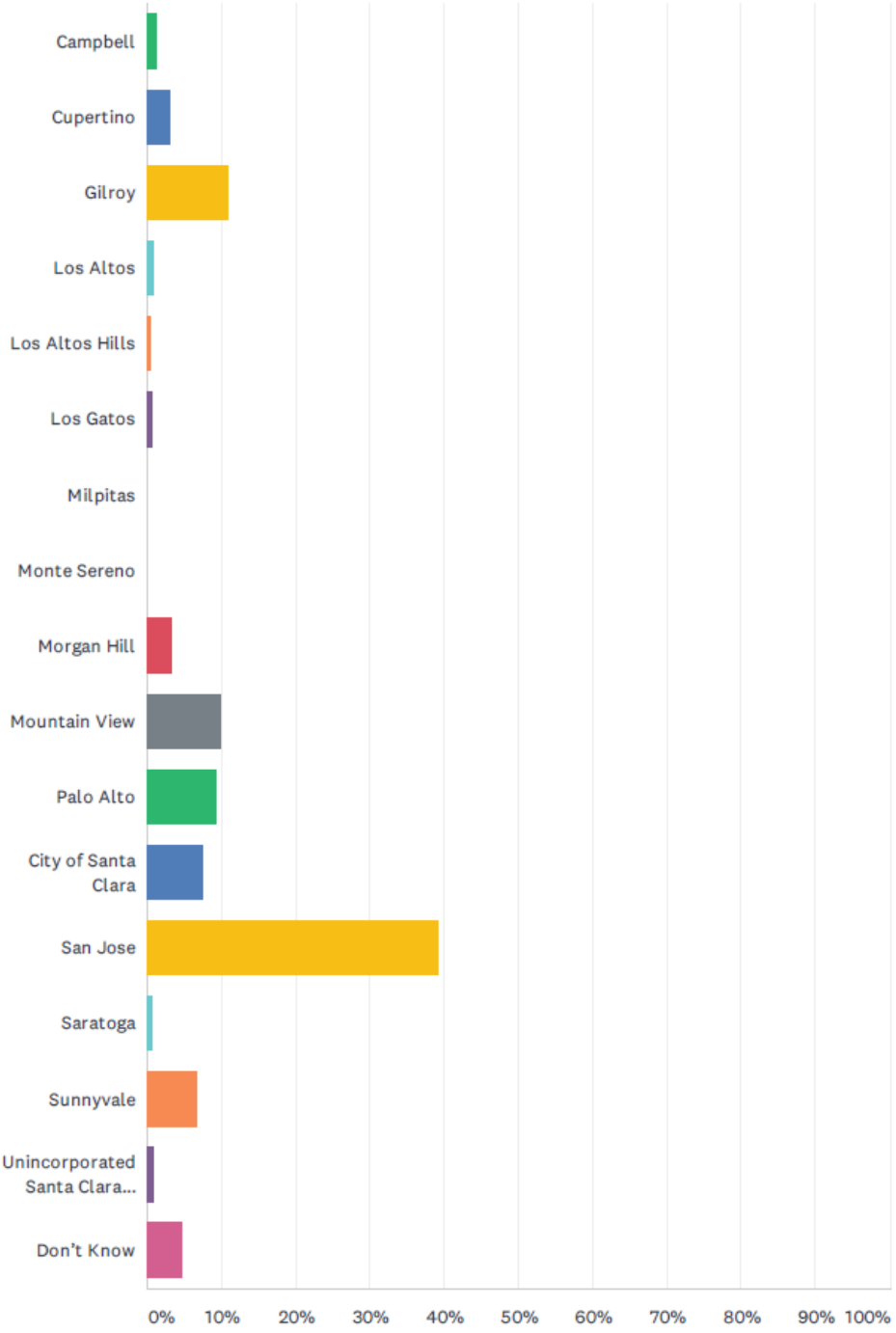


ANSWER CHOICES	RESPONSES	
Yes	66.77%	1,037
No	32.26%	501
Unincorporated Santa Clara	0.19%	3
Don't Know	0.77%	12
TOTAL		1,553

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q5 If yes, what City?

Answered: 1,076 Skipped: 555



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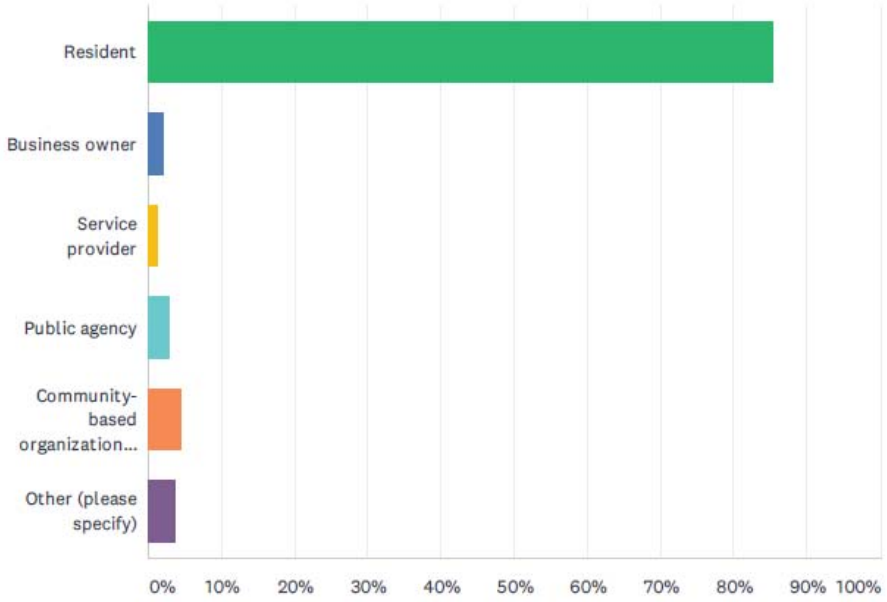
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

ANSWER CHOICES	RESPONSES	
Campbell	1.21%	13
Cupertino	3.07%	33
Gilroy	10.97%	118
Los Altos	0.93%	10
Los Altos Hills	0.37%	4
Los Gatos	0.65%	7
Milpitas	0.00%	0
Monte Sereno	0.09%	1
Morgan Hill	3.35%	36
Mountain View	10.04%	108
Palo Alto	9.39%	101
City of Santa Clara	7.62%	82
San Jose	39.41%	424
Saratoga	0.56%	6
Sunnyvale	6.69%	72
Unincorporated Santa Clara County	0.93%	10
Don't Know	4.74%	51
TOTAL		1,076

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q6 Please check the box that best represents you [please select one]:

Answered: 1,561 Skipped: 70

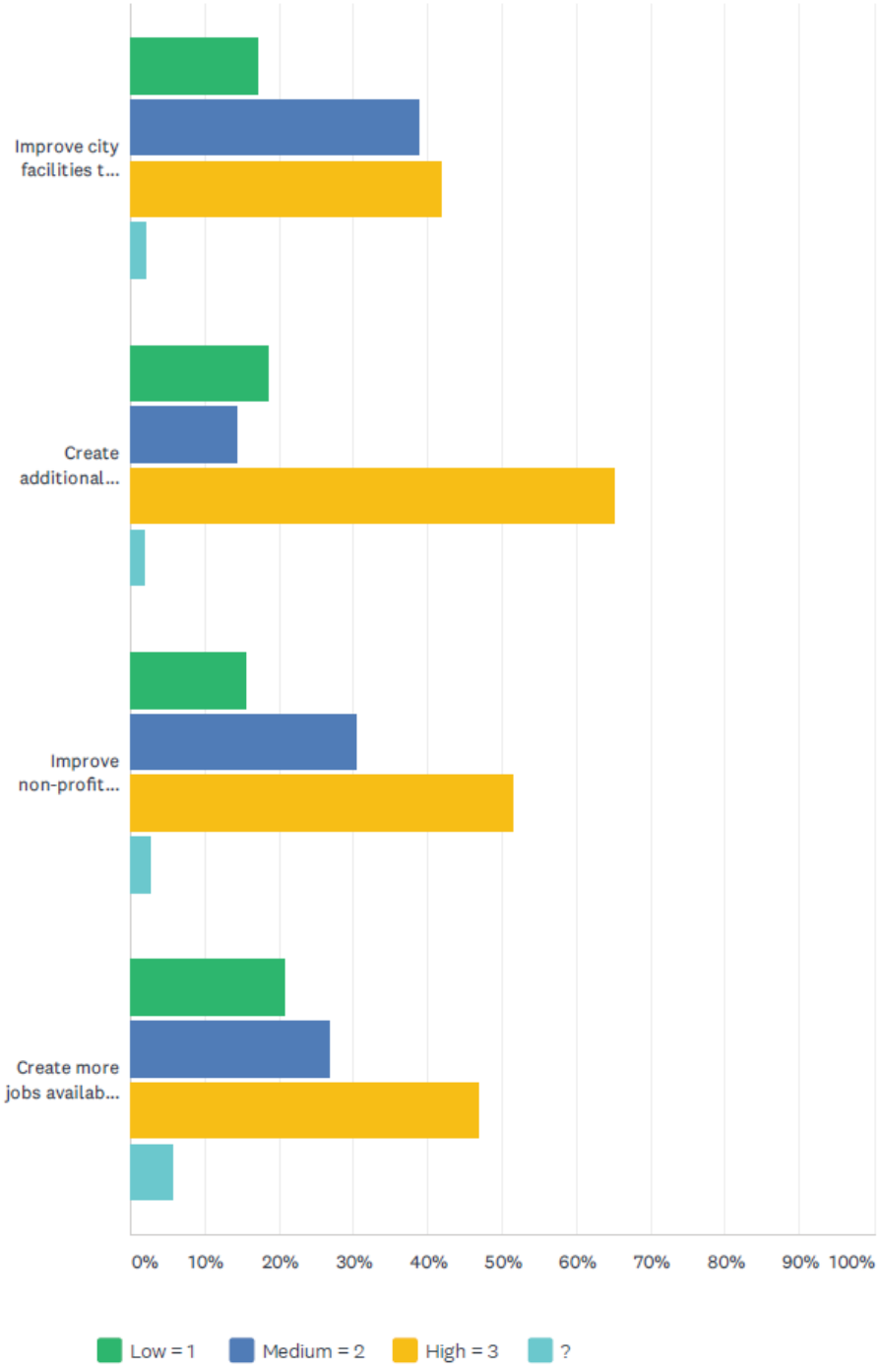


ANSWER CHOICES	RESPONSES	
Resident	85.27%	1,331
Business owner	2.18%	34
Service provider	1.28%	20
Public agency	2.88%	45
Community-based organization/ non-profit	4.55%	71
Other (please specify)	3.84%	60
TOTAL		1,561

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q7 Overall Needs

Answered: 1,319 Skipped: 312



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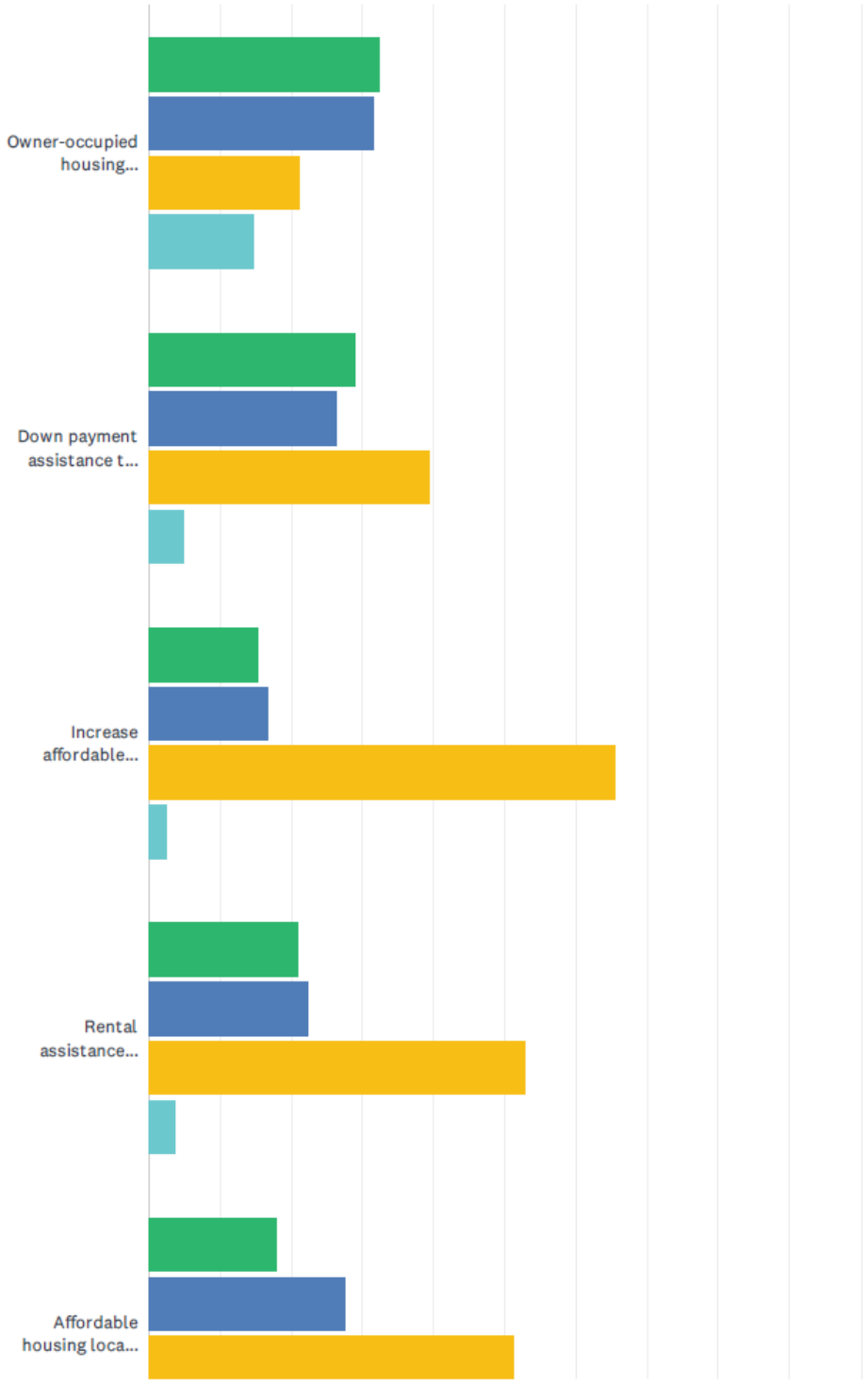
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)	17.25% 225	38.88% 507	41.87% 546	1.99% 26	1,304	2.25
Create additional affordable housing available to low-income residents	18.56% 242	14.42% 188	65.11% 849	1.92% 25	1,304	2.47
Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)	15.41% 200	30.28% 393	51.54% 669	2.77% 36	1,298	2.37
Create more jobs available to low-income residents	20.79% 268	26.76% 345	46.78% 603	5.66% 73	1,289	2.28

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q8 HOUSING

Answered: 1,319 Skipped: 312



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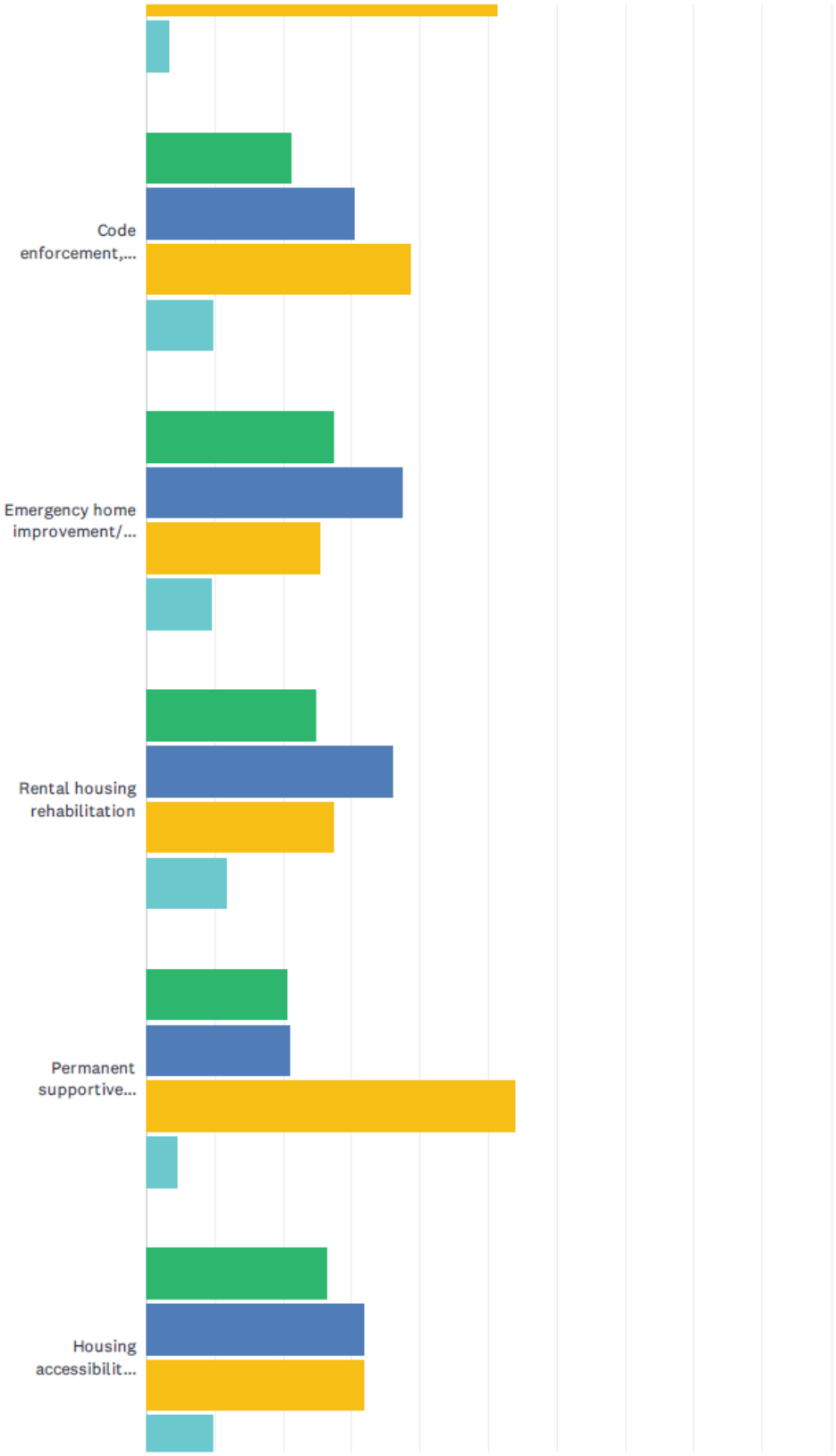
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



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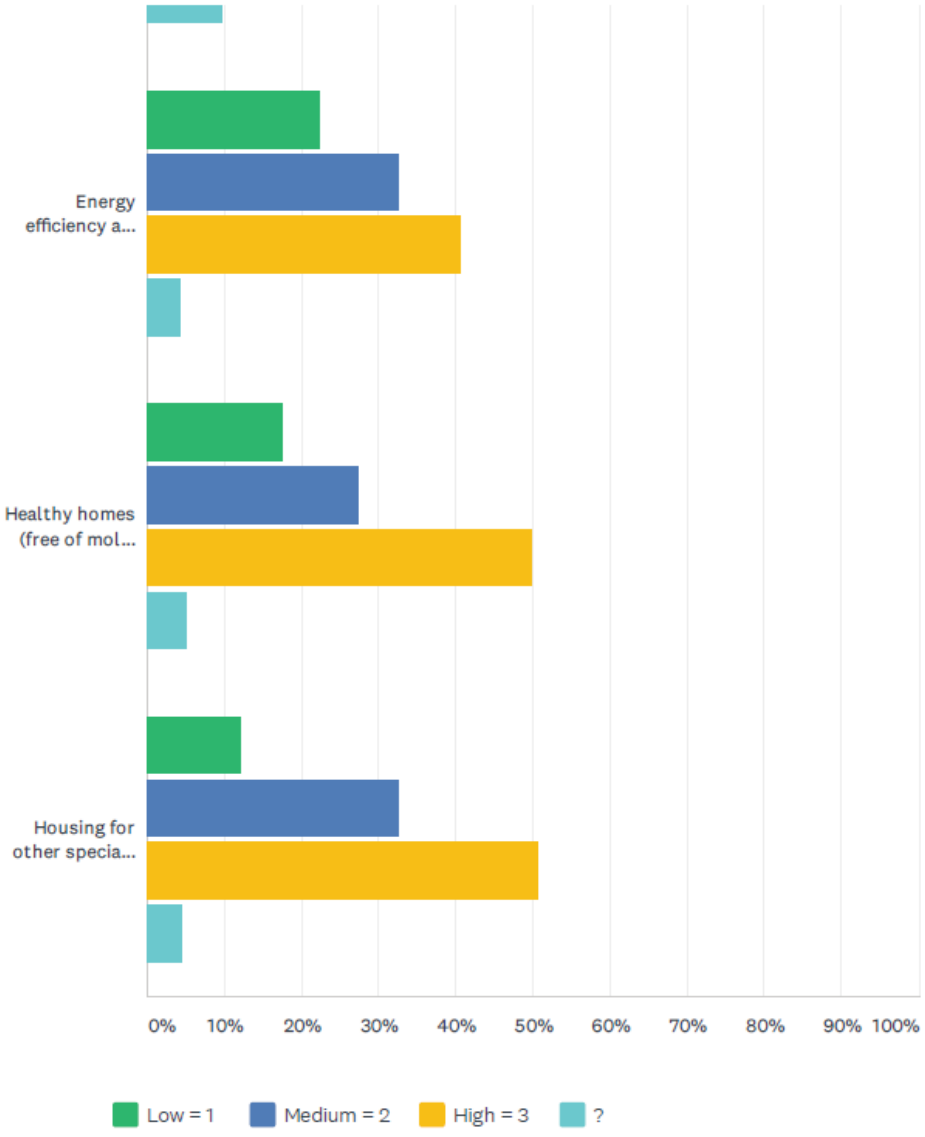
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



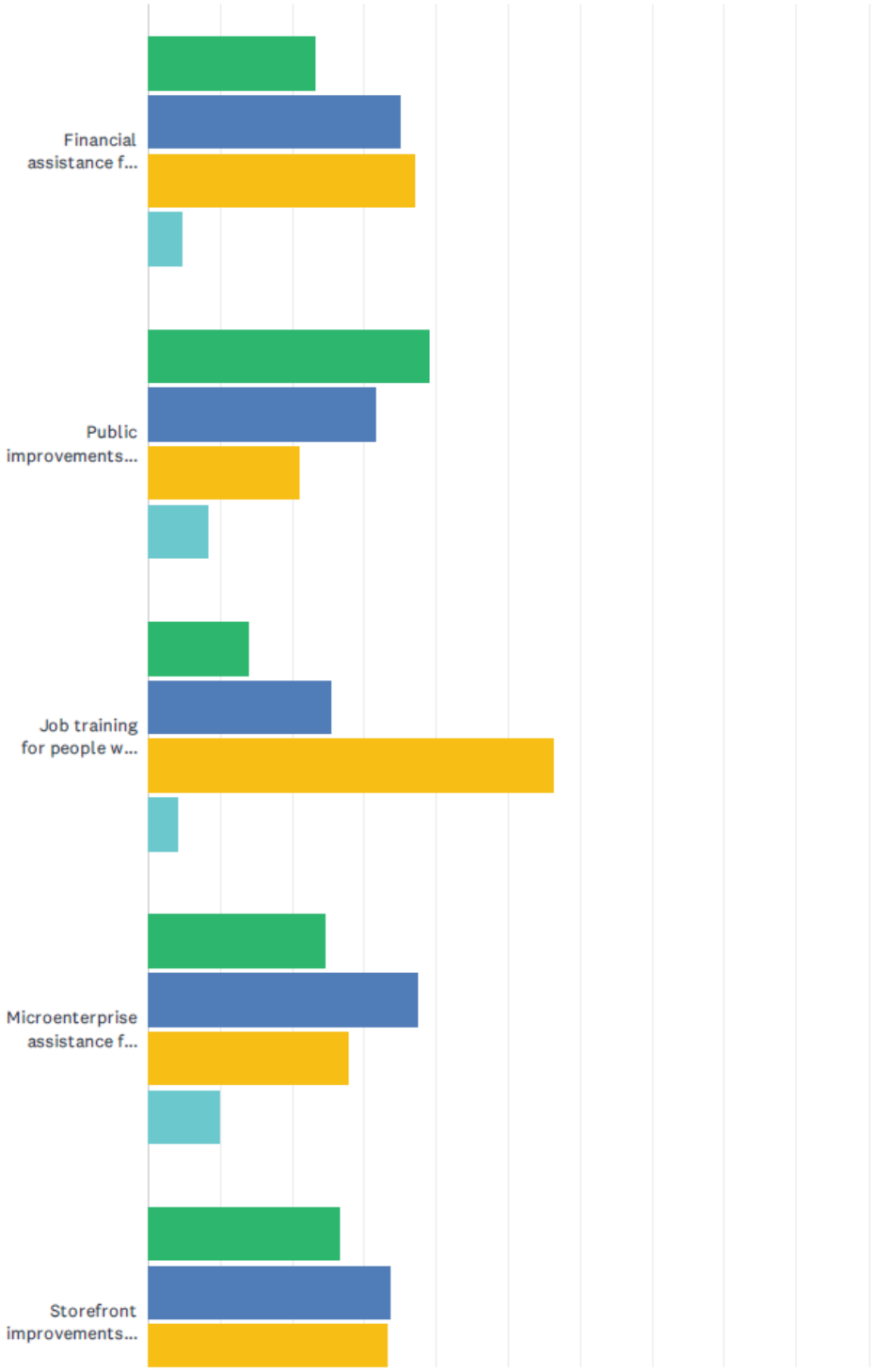
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Owner-occupied housing rehabilitation	32.35% 407	31.64% 398	21.14% 266	14.86% 187	1,258	1.87
Down payment assistance to purchase a home	29.13% 374	26.32% 338	39.49% 507	5.06% 65	1,284	2.11
Increase affordable rental housing inventory	15.25% 198	16.72% 217	65.49% 850	2.54% 33	1,298	2.52
Rental assistance (tenant-based rental assistance) for the homeless	20.87% 269	22.34% 288	52.99% 683	3.80% 49	1,289	2.33
Affordable housing located near transit	18.01% 233	27.51% 356	51.16% 662	3.32% 43	1,294	2.34
Code enforcement, in coordination with a neighborhood plan	21.17% 271	30.39% 389	38.67% 495	9.77% 125	1,280	2.19
Emergency home improvement/repair	27.44% 351	37.45% 479	25.41% 325	9.70% 124	1,279	1.98
Rental housing rehabilitation	24.92% 318	36.05% 460	27.35% 349	11.68% 149	1,276	2.03
Permanent supportive rental housing (housing with case management and supportive services) for people who are homeless	20.60% 268	20.91% 272	53.88% 701	4.61% 60	1,301	2.35
Housing accessibility improvements	26.40% 339	31.85% 409	31.85% 409	9.89% 127	1,284	2.06
Energy efficiency and sustainability improvements	22.48% 288	32.55% 417	40.59% 520	4.37% 56	1,281	2.19
Healthy homes (free of mold, lead, etc.)	17.64% 227	27.43% 353	49.81% 641	5.13% 66	1,287	2.34
Housing for other special needs (such as seniors and persons with disabilities)	12.11% 156	32.69% 421	50.70% 653	4.50% 58	1,288	2.40

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q9 Economic Development: Job Creation in Low-Income Neighborhoods

Answered: 1,297 Skipped: 334



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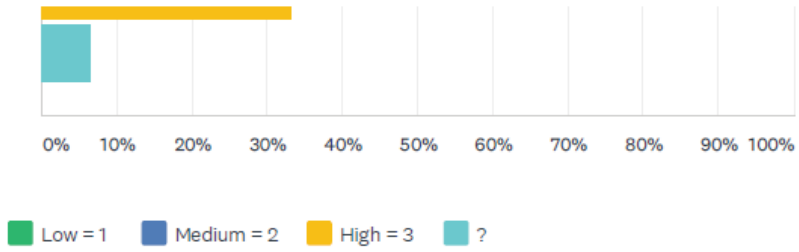
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

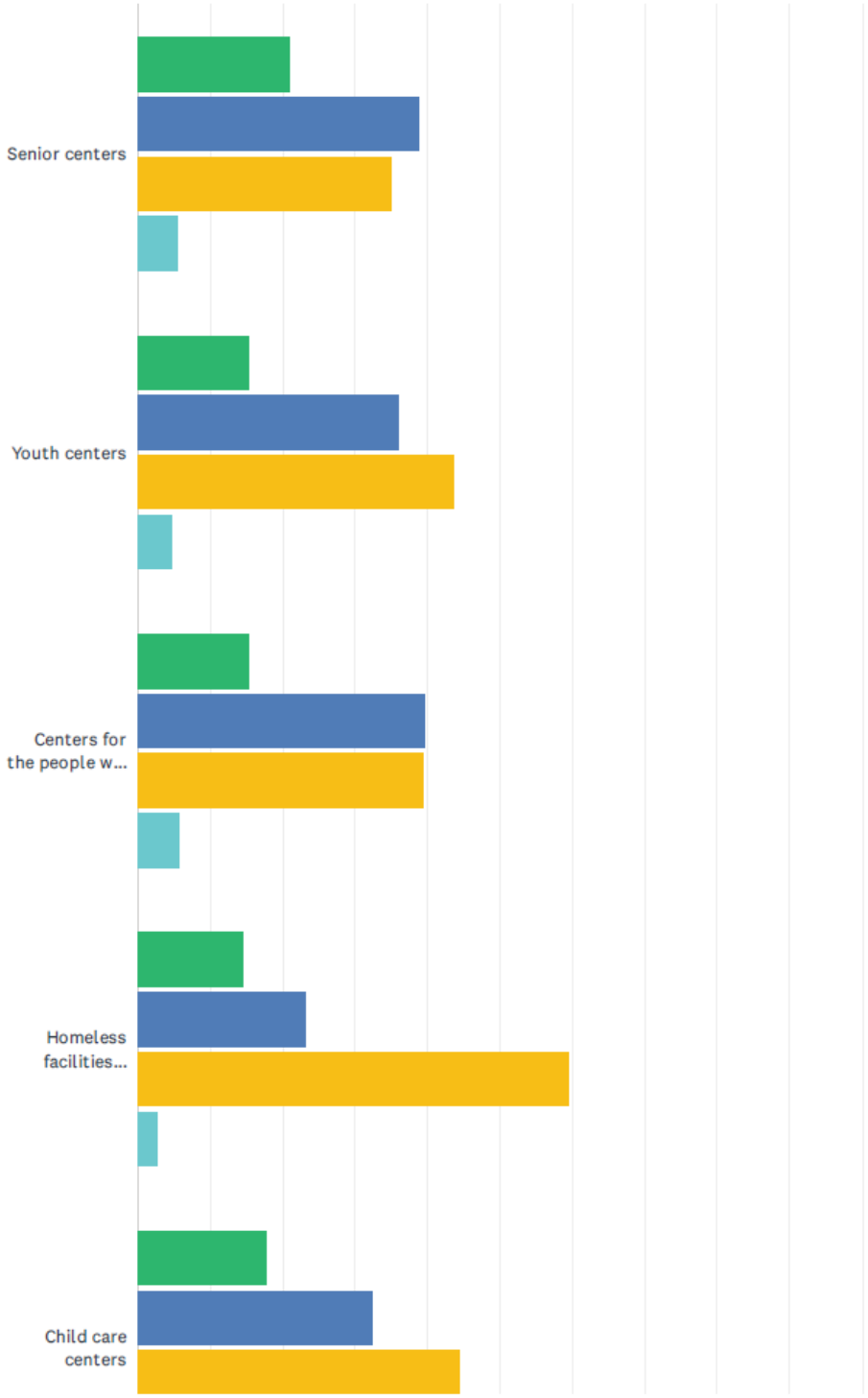


	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Financial assistance for low-income residents for business expansion and job creation	23.24% 298	34.95% 448	36.97% 474	4.84% 62	1,282	2.14
Public improvements to commercial / industrial sites	39.08% 499	31.64% 404	20.83% 266	8.46% 108	1,277	1.80
Job training for people who are homeless	14.07% 181	25.35% 326	56.30% 724	4.28% 55	1,286	2.44
Microenterprise assistance for small business expansion (5 or fewer employees)	24.69% 315	37.46% 478	27.90% 356	9.95% 127	1,276	2.04
Storefront improvements in low-income neighborhoods	26.49% 338	33.70% 430	33.23% 424	6.58% 84	1,276	2.07

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q10 Public Facilities

Answered: 1,313 Skipped: 318



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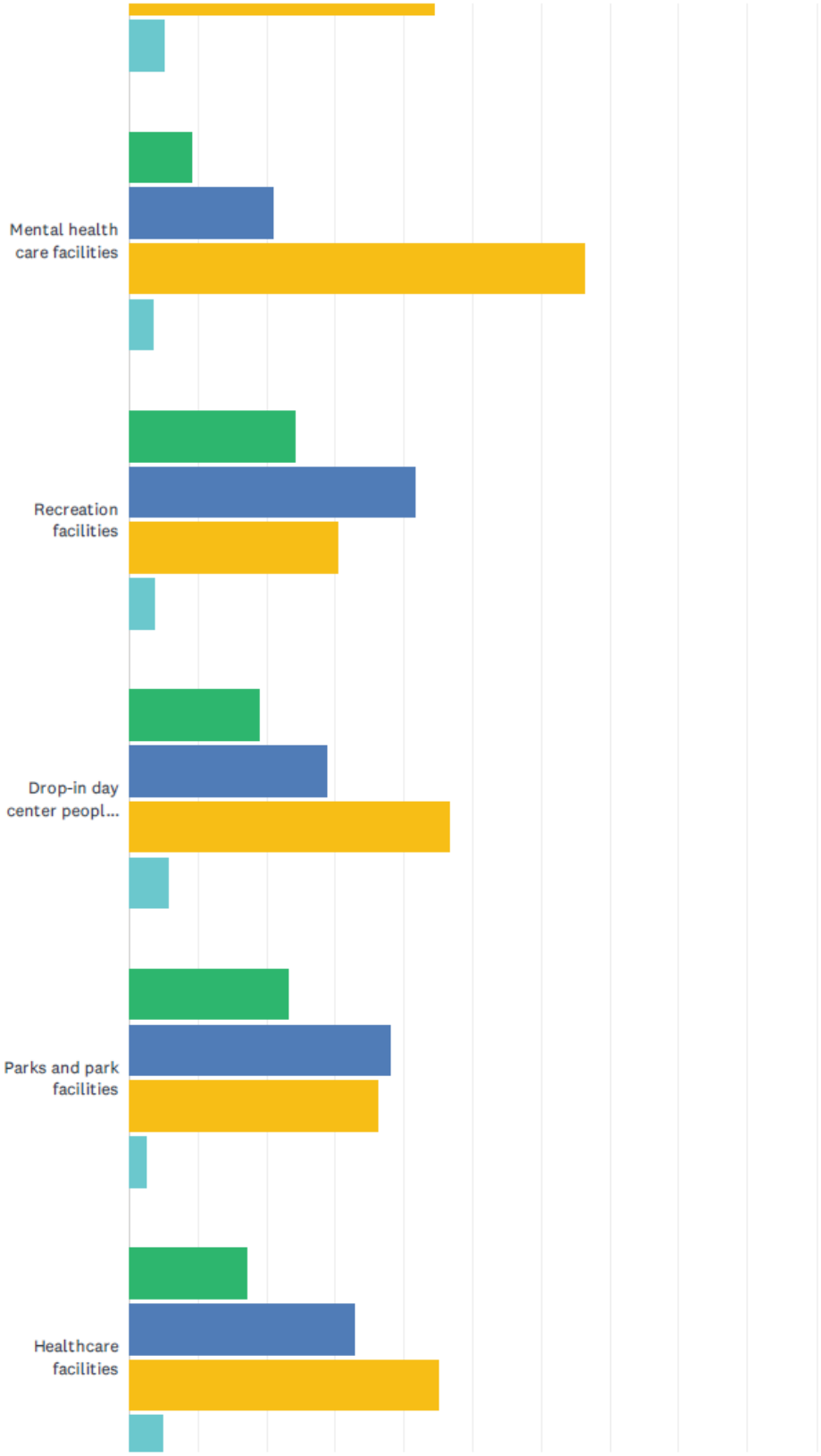
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



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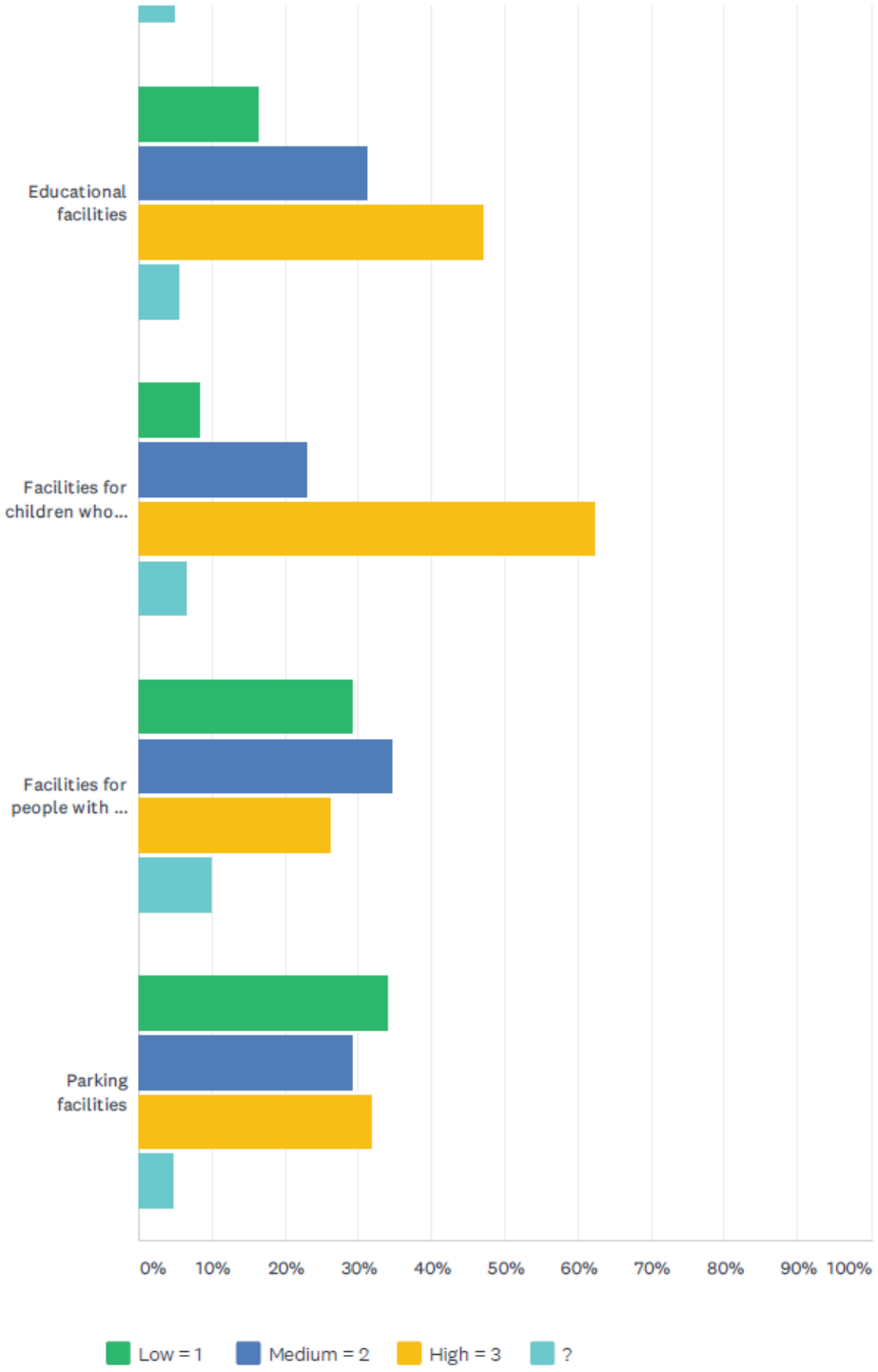
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



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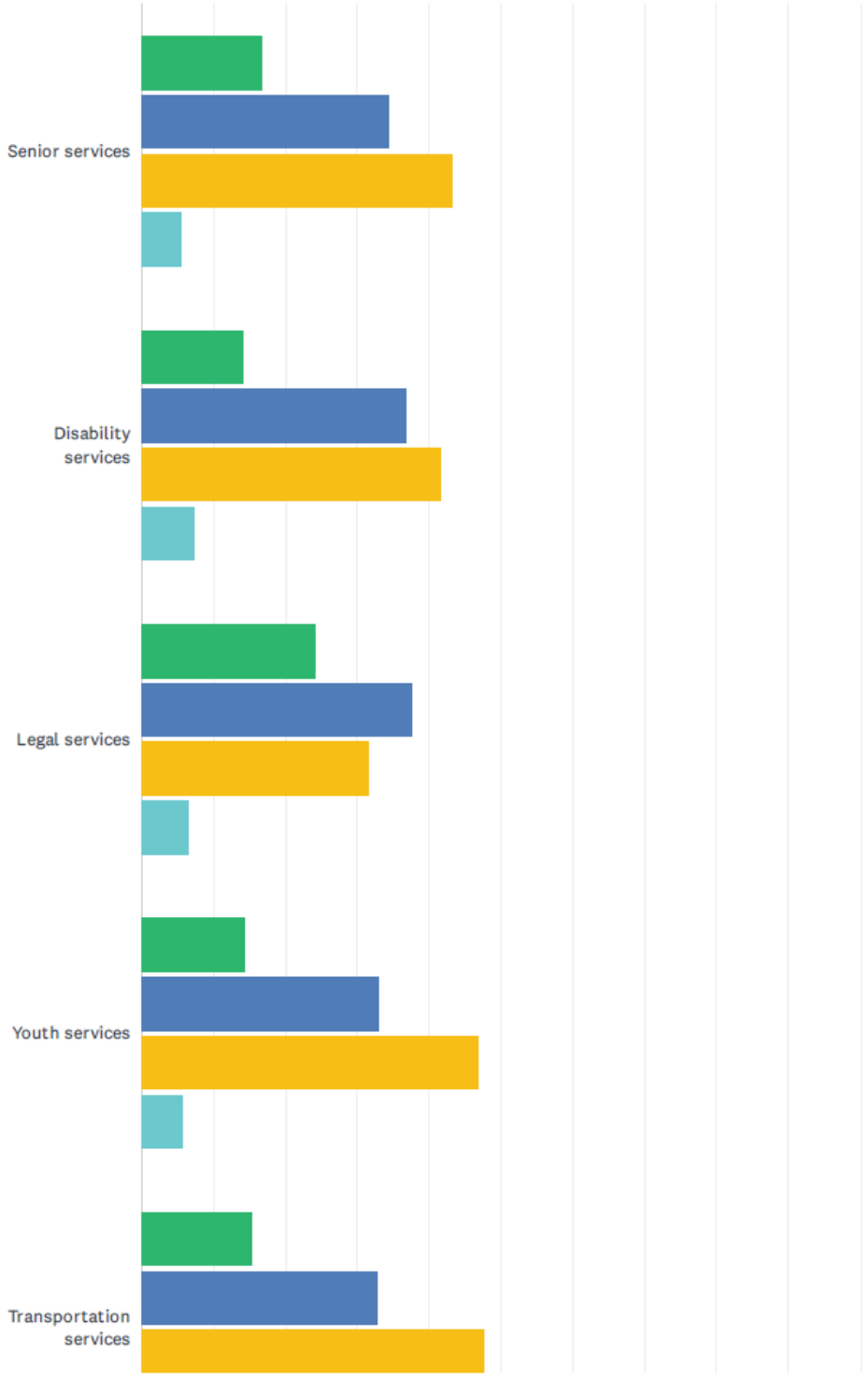
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Senior centers	20.86% 267	38.83% 497	34.92% 447	5.39% 69	1,280	2.15
Youth centers	15.34% 194	35.97% 455	43.79% 554	4.90% 62	1,265	2.30
Centers for the people who are disabled	15.18% 194	39.67% 507	39.44% 504	5.71% 73	1,278	2.26
Homeless facilities (temporary housing and emergency shelters)	14.60% 188	23.14% 298	59.55% 767	2.72% 35	1,288	2.46
Child care centers	17.76% 227	32.47% 415	44.60% 570	5.16% 66	1,278	2.28
Mental health care facilities	9.25% 119	20.84% 268	66.25% 852	3.65% 47	1,286	2.59
Recreation facilities	24.37% 309	41.56% 527	30.28% 384	3.79% 48	1,268	2.06
Drop-in day center people who are homeless	18.95% 242	28.82% 368	46.67% 596	5.56% 71	1,277	2.29
Parks and park facilities	23.28% 298	38.05% 487	36.17% 463	2.50% 32	1,280	2.13
Healthcare facilities	17.24% 220	32.76% 418	44.98% 574	5.02% 64	1,276	2.29
Educational facilities	16.38% 208	31.10% 395	47.17% 599	5.35% 68	1,270	2.33
Facilities for children who are abused, abandoned and / or neglected	8.42% 108	22.93% 294	62.25% 798	6.40% 82	1,282	2.58
Facilities for people with HIV / AIDS	29.28% 373	34.69% 442	26.06% 332	9.97% 127	1,274	1.96
Parking facilities	34.10% 432	29.28% 371	31.73% 402	4.89% 62	1,267	1.98

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q11 Public Services

Answered: 1,301 Skipped: 330



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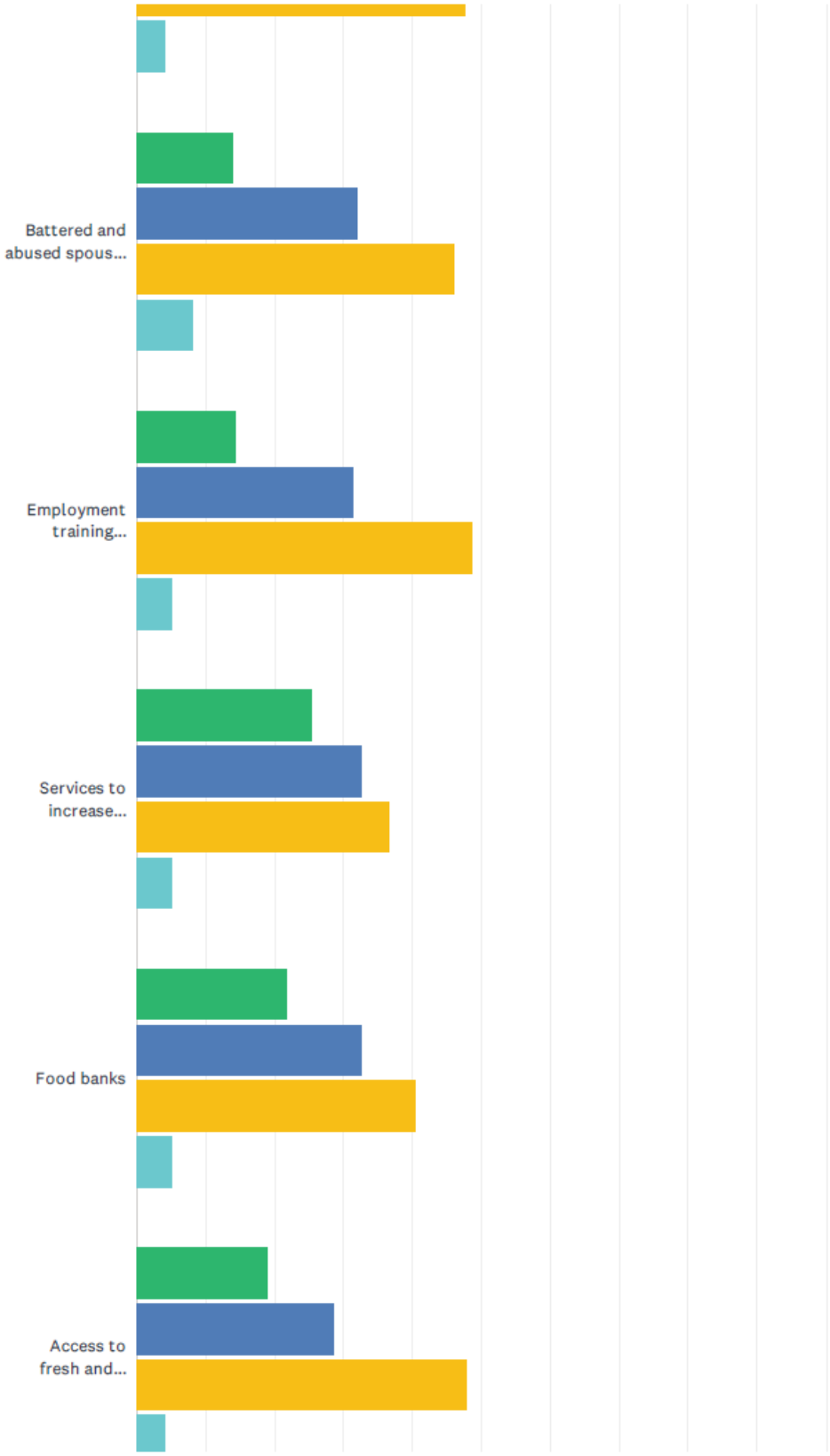
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



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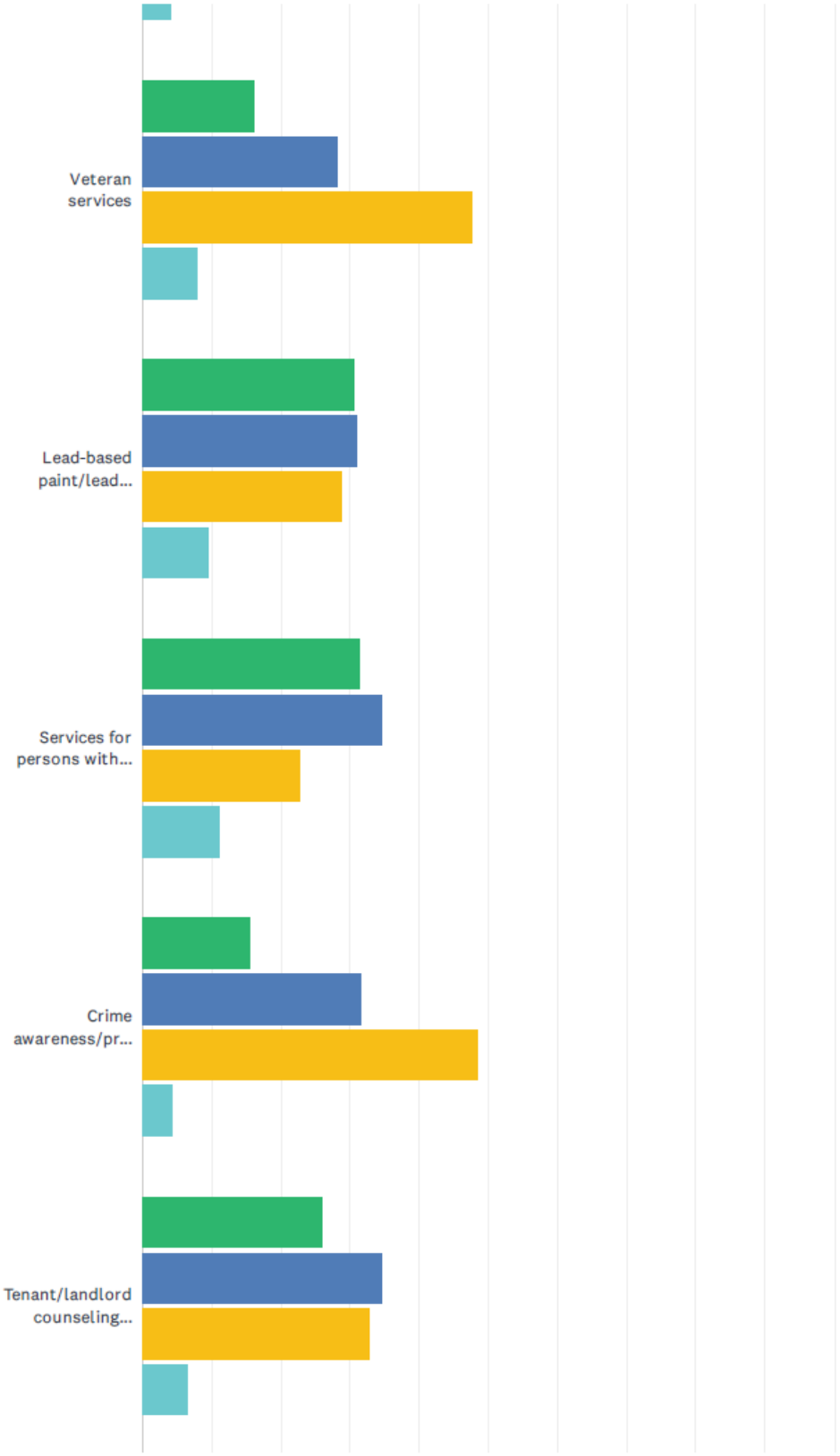
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



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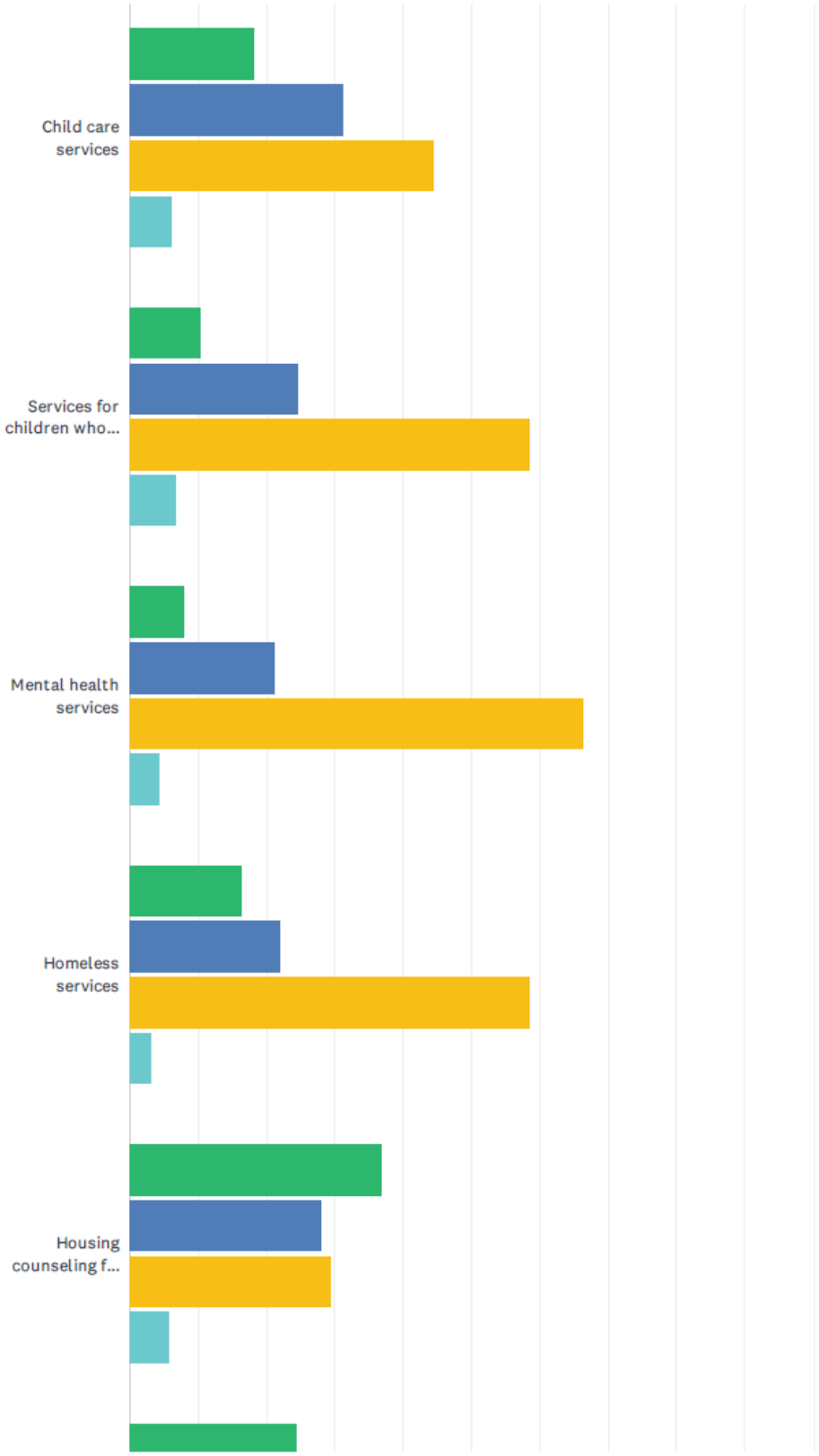
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



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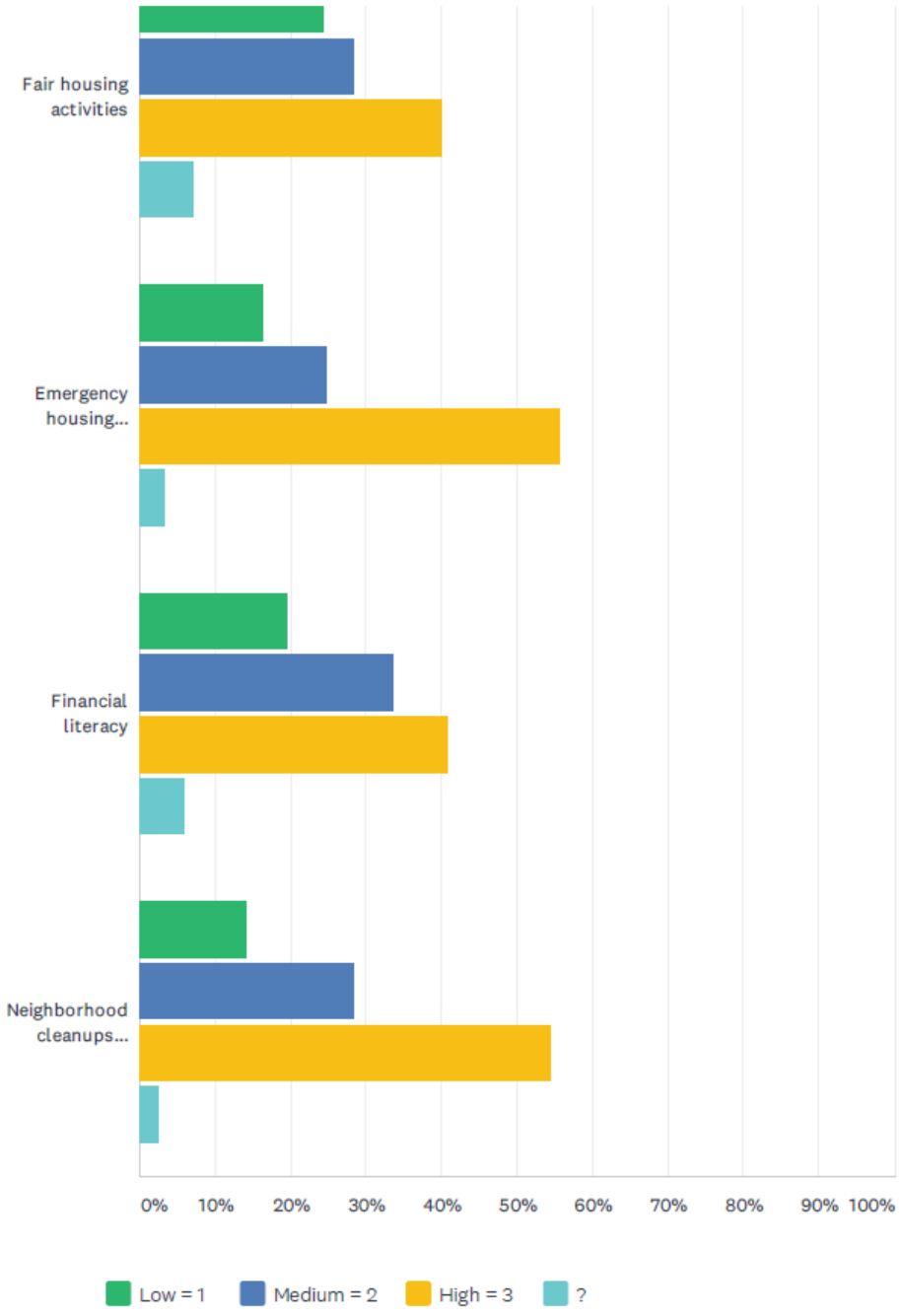
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Senior services	16.67% 212	34.43% 438	43.40% 552	5.50% 70	1,272	2.28
Disability services	14.29% 181	36.78% 466	41.67% 528	7.26% 92	1,267	2.30
Legal services	24.21% 307	37.62% 477	31.62% 401	6.55% 83	1,268	2.08
Youth services	14.37% 181	33.02% 416	46.90% 591	5.71% 72	1,260	2.35
Transportation services	15.23% 193	32.91% 417	47.75% 605	4.10% 52	1,267	2.34
Battered and abused spouses services	14.00% 177	31.96% 404	45.97% 581	8.07% 102	1,264	2.35
Employment training services	14.42% 181	31.47% 395	48.84% 613	5.26% 66	1,255	2.36
Services to increase neighborhood and Community engagement	25.42% 320	32.72% 412	36.70% 462	5.16% 65	1,259	2.12
Food banks	21.69% 274	32.70% 413	40.38% 510	5.23% 66	1,263	2.20
Access to fresh and nutritious foods	19.12% 242	28.75% 364	47.87% 606	4.27% 54	1,266	2.30
Veteran services	16.12% 203	28.20% 355	47.74% 601	7.94% 100	1,259	2.34
Lead-based paint/lead hazard screens	30.63% 382	31.03% 387	28.79% 359	9.54% 119	1,247	1.98
Services for persons with HIV/AIDS	31.38% 391	34.67% 432	22.79% 284	11.16% 139	1,246	1.90
Crime awareness/prevention services	15.46% 195	31.64% 399	48.53% 612	4.36% 55	1,261	2.35
Tenant/landlord counseling services	25.94% 325	34.72% 435	32.88% 412	6.46% 81	1,253	2.07
Child care services	18.17% 226	31.19% 388	44.61% 555	6.03% 75	1,244	2.28
Services for children who are Abused, abandoned and/or neglected	10.15% 128	24.66% 311	58.52% 738	6.66% 84	1,261	2.52
Mental health services	8.04% 102	21.20% 269	66.35% 842	4.41% 56	1,269	2.61
Homeless services	16.32% 203	22.03% 274	58.60% 729	3.05% 38	1,244	2.44
Housing counseling for homebuyers and owners	36.88% 461	28.00% 350	29.52% 369	5.60% 70	1,250	1.92
Fair housing activities	24.58% 305	28.36% 352	40.05% 497	7.01% 87	1,241	2.17
Emergency housing assistance to prevent homelessness – such as utility and rental assistance	16.23% 203	24.86% 311	55.64% 696	3.28% 41	1,251	2.41
Financial literacy	19.64% 243	33.71% 417	40.82% 505	5.82% 72	1,237	2.22

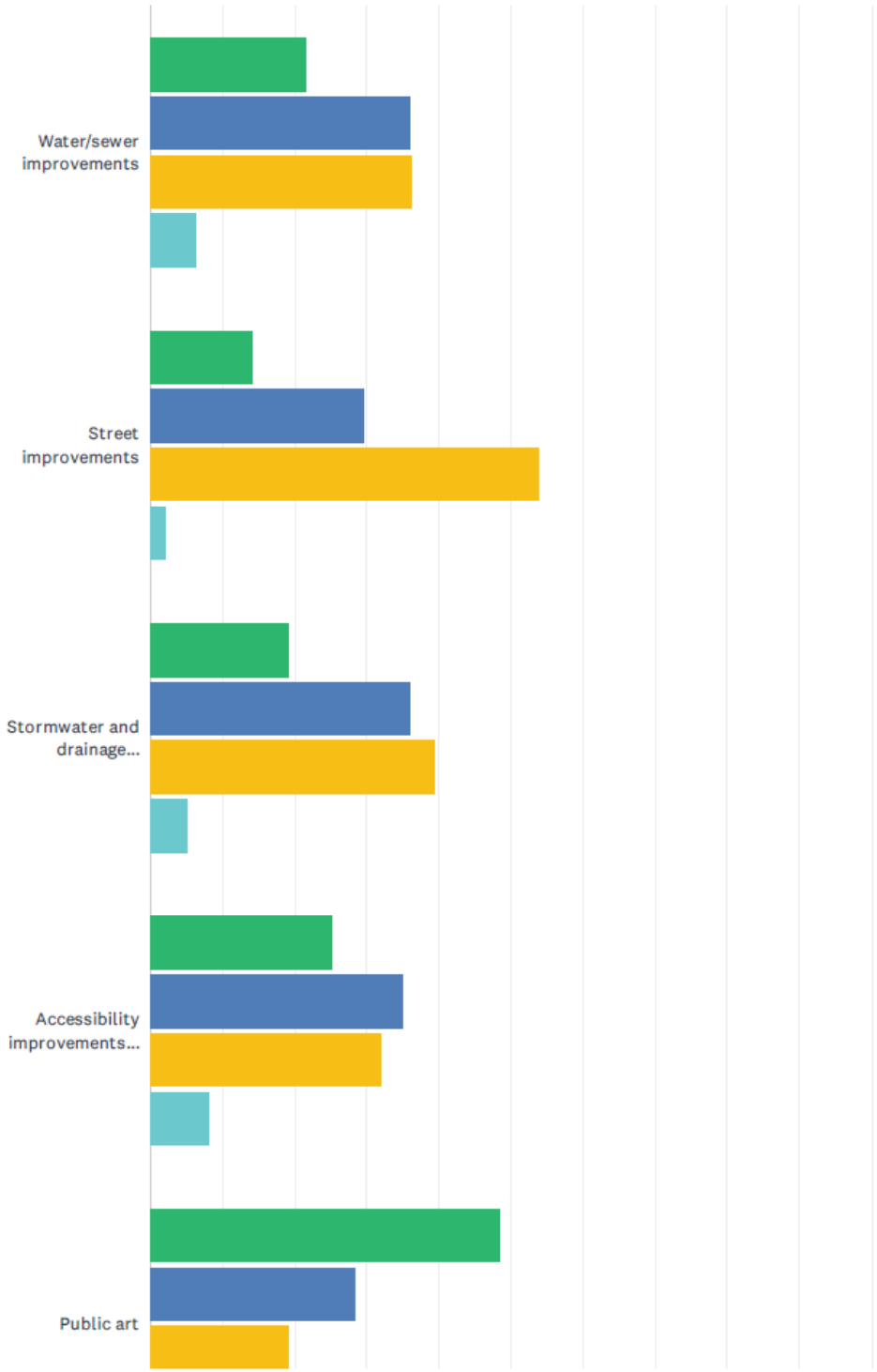
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Neighborhood cleanups (trash, graffiti, etc.)	14.27% 178	28.55% 356	54.69% 682	2.49% 31	1,247	2.41

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q12 Infrastructure and Neighborhood Improvements

Answered: 1,285 Skipped: 346



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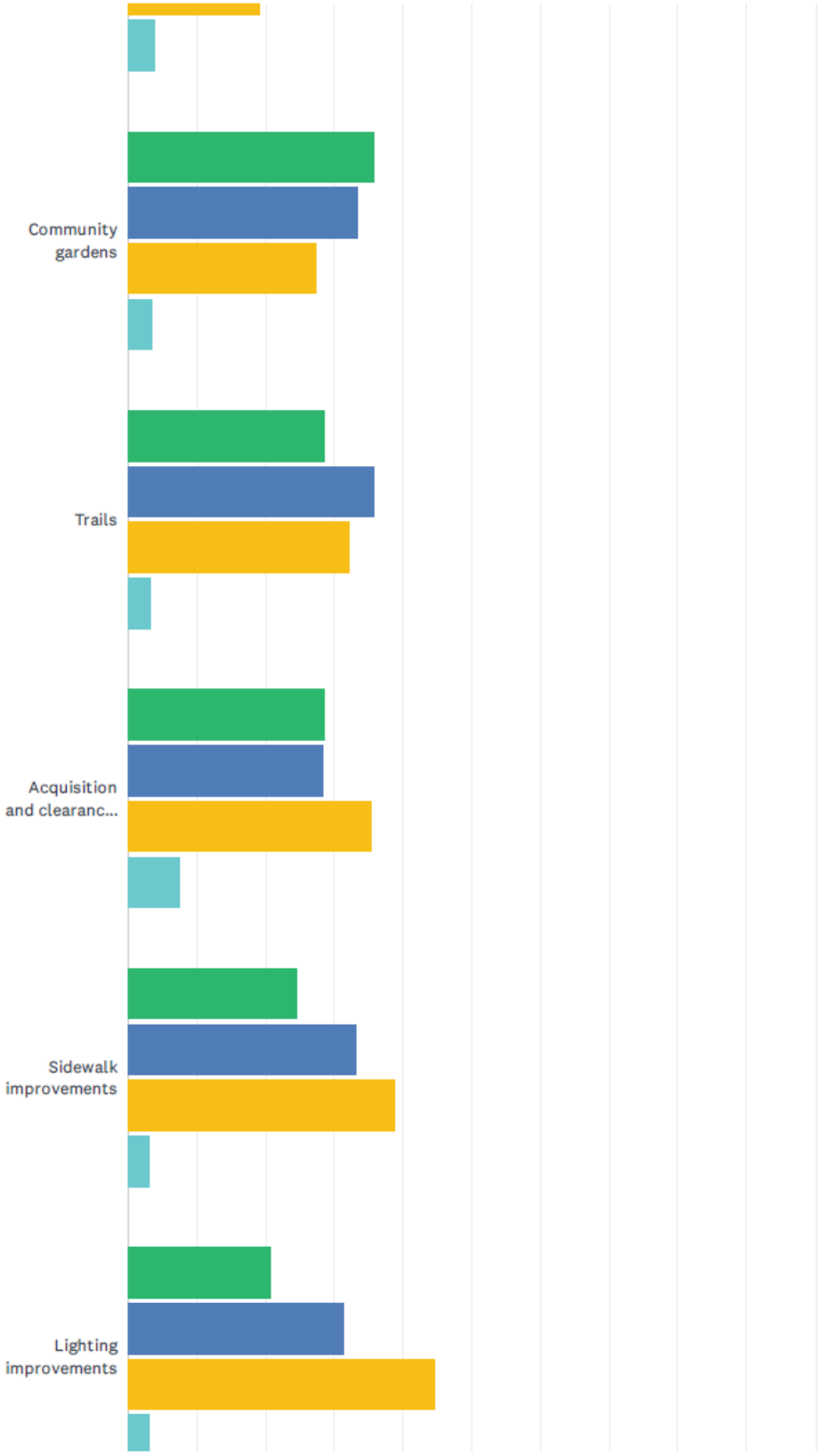
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



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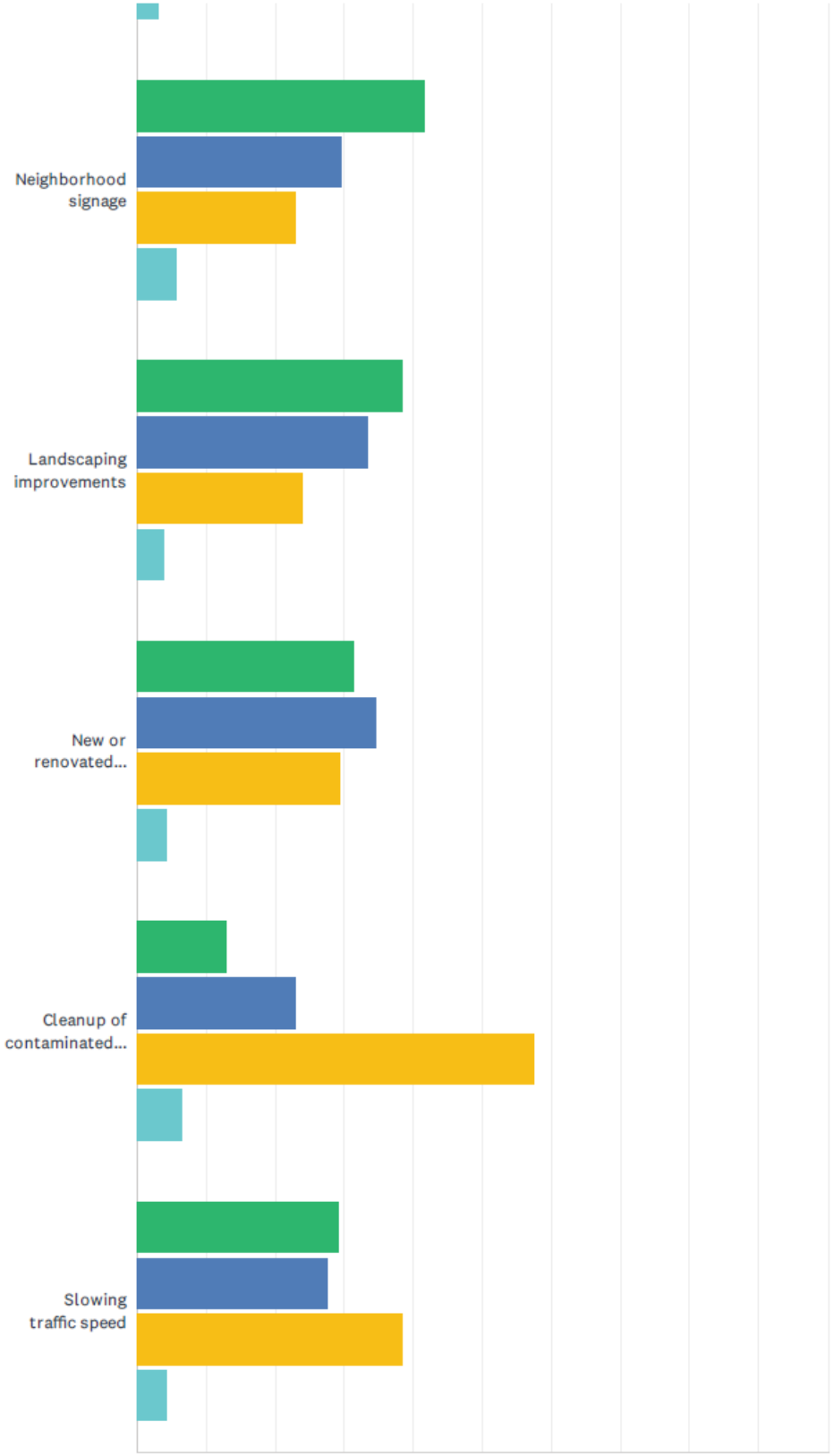
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



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COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

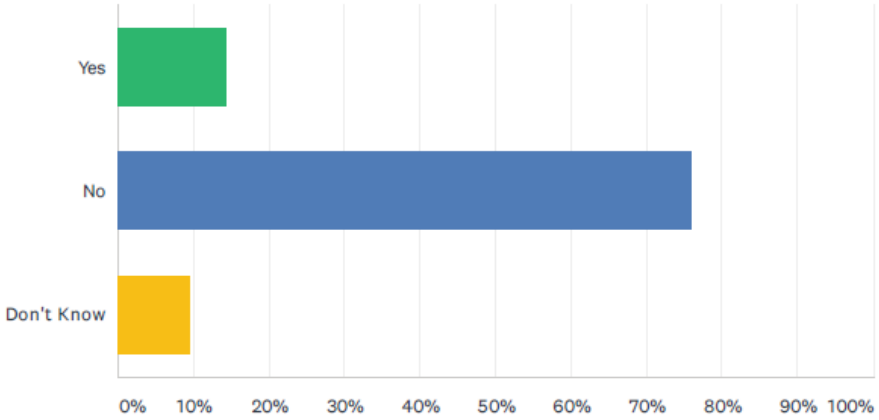
Low = 1 Medium = 2 High = 3 ?

	LOW = 1	MEDIUM = 2	HIGH = 3	?	TOTAL	WEIGHTED AVERAGE
Water/sewer improvements	21.57% 269	36.01% 449	36.25% 452	6.17% 77	1,247	2.16
Street improvements	14.14% 178	29.71% 374	54.01% 680	2.14% 27	1,259	2.41
Stormwater and drainage improvements	19.31% 241	35.90% 448	39.58% 494	5.21% 65	1,248	2.21
Accessibility improvements to public facilities for people with disabilities	25.02% 312	34.96% 436	31.92% 398	8.10% 101	1,247	2.08
Public art	48.52% 605	28.39% 354	19.17% 239	3.93% 49	1,247	1.69
Community gardens	35.71% 446	33.47% 418	27.30% 341	3.52% 44	1,249	1.91
Trails	28.68% 355	35.70% 442	32.23% 399	3.39% 42	1,238	2.04
Acquisition and clearance of vacant lots	28.59% 356	28.51% 355	35.34% 440	7.55% 94	1,245	2.07
Sidewalk improvements	24.64% 309	33.17% 416	39.00% 489	3.19% 40	1,254	2.15
Lighting improvements	20.73% 260	31.34% 393	44.82% 562	3.11% 39	1,254	2.25
Neighborhood signage	41.71% 518	29.63% 368	22.95% 285	5.72% 71	1,242	1.80
Landscaping improvements	38.42% 476	33.41% 414	24.13% 299	4.04% 50	1,239	1.85
New or renovated playgrounds	31.33% 392	34.69% 434	29.50% 369	4.48% 56	1,251	1.98
Cleanup of contaminated sites	12.95% 162	22.94% 287	57.55% 720	6.55% 82	1,251	2.48
Slowing traffic speed	29.38% 367	27.62% 345	38.51% 481	4.48% 56	1,249	2.10

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q13 Have you ever personally experienced housing discrimination?

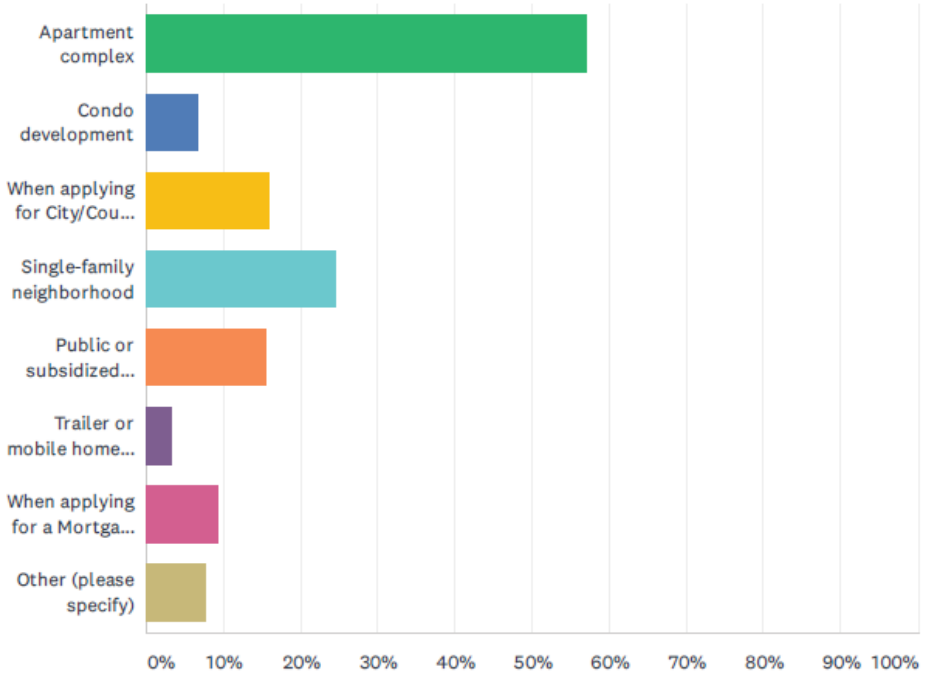
Answered: 1,288 Skipped: 343



ANSWER CHOICES	RESPONSES	
Yes	14.44%	186
No	76.01%	979
Don't Know	9.55%	123
TOTAL		1,288

Q14 Where did the act of discrimination occur? (Check all that apply)

Answered: 182 Skipped: 1,449

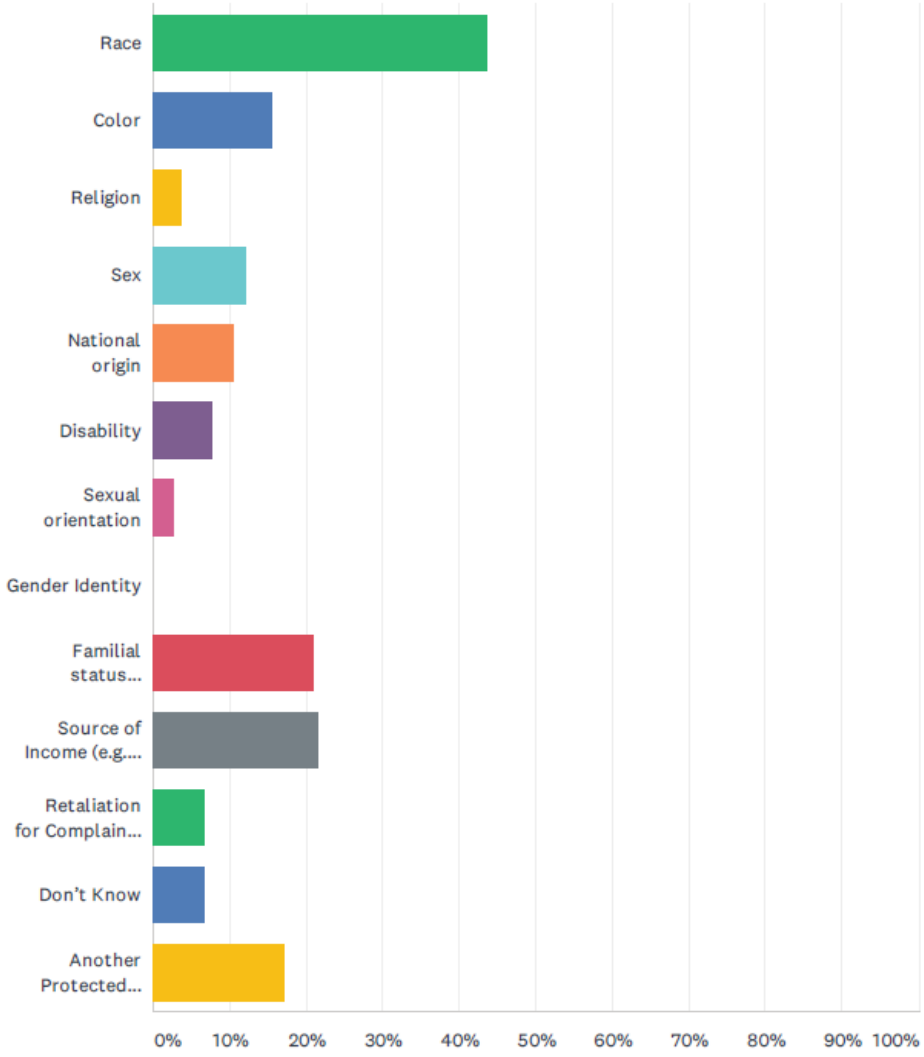


ANSWER CHOICES	RESPONSES	
Apartment complex	57.14%	104
Condo development	6.59%	12
When applying for City/County programs	15.93%	29
Single-family neighborhood	24.73%	45
Public or subsidized housing project	15.38%	28
Trailer or mobile home park	3.30%	6
When applying for a Mortgage or Homeowner's Insurance	9.34%	17
Other (please specify)	7.69%	14
Total Respondents: 182		

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q15 On what basis do you believe you were discriminated against? (Select check all that apply)

Answered: 181 Skipped: 1,450



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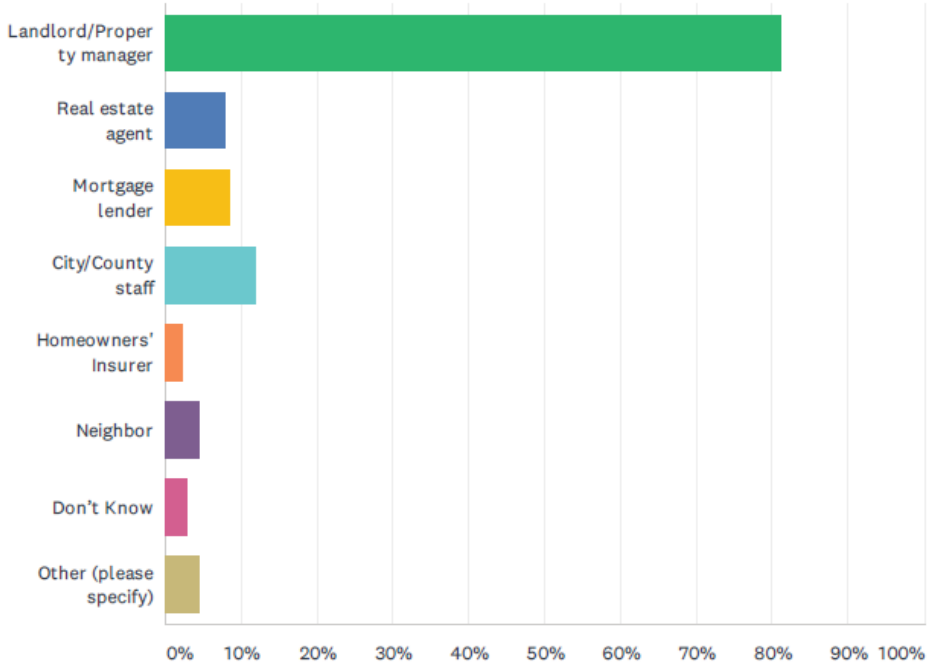
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

ANSWER CHOICES	RESPONSES	
Race	43.65%	79
Color	15.47%	28
Religion	3.87%	7
Sex	12.15%	22
National origin	10.50%	19
Disability	7.73%	14
Sexual orientation	2.76%	5
Gender Identity	0.00%	0
Familial status (families with children under 18)	20.99%	38
Source of Income (e.g. federal housing assistance, Sect. 8)	21.55%	39
Retaliation for Complaining about Housing Discrimination	6.63%	12
Don't Know	6.63%	12
Another Protected Category from above or Other (Please specify)	17.13%	31
Total Respondents: 181		

Q16 Who do you believe discriminated against you? (Select check all that apply)

Answered: 176 Skipped: 1,455

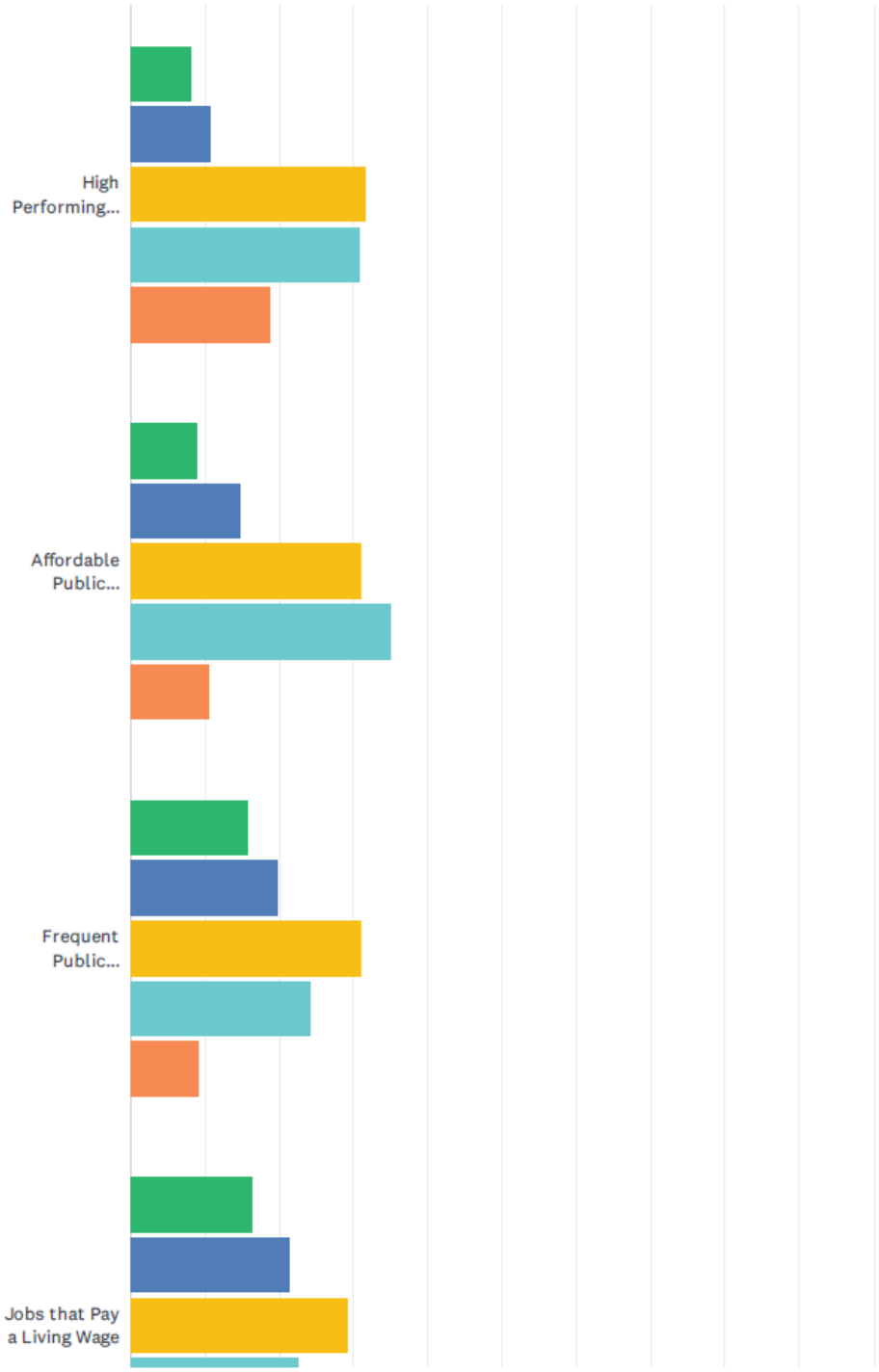


ANSWER CHOICES	RESPONSES	
Landlord/Property manager	81.25%	143
Real estate agent	7.95%	14
Mortgage lender	8.52%	15
City/County staff	11.93%	21
Homeowners' Insurer	2.27%	4
Neighbor	4.55%	8
Don't Know	2.84%	5
Other (please specify)	4.55%	8
Total Respondents: 176		

COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY

Q17 Does the neighborhood you live in provide you access to opportunities? Please mark your response

Answered: 1,233 Skipped: 398



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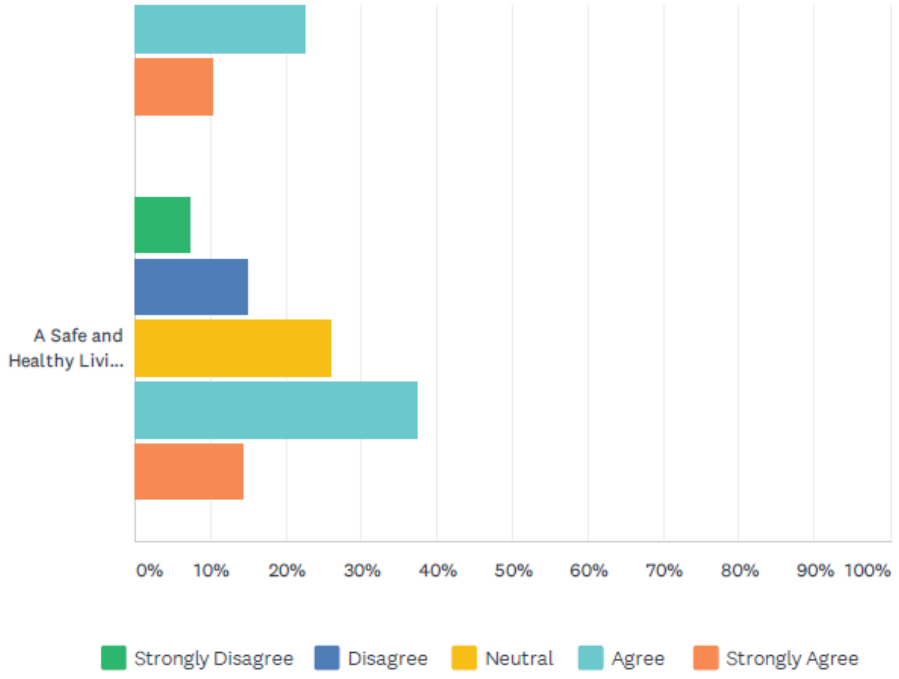
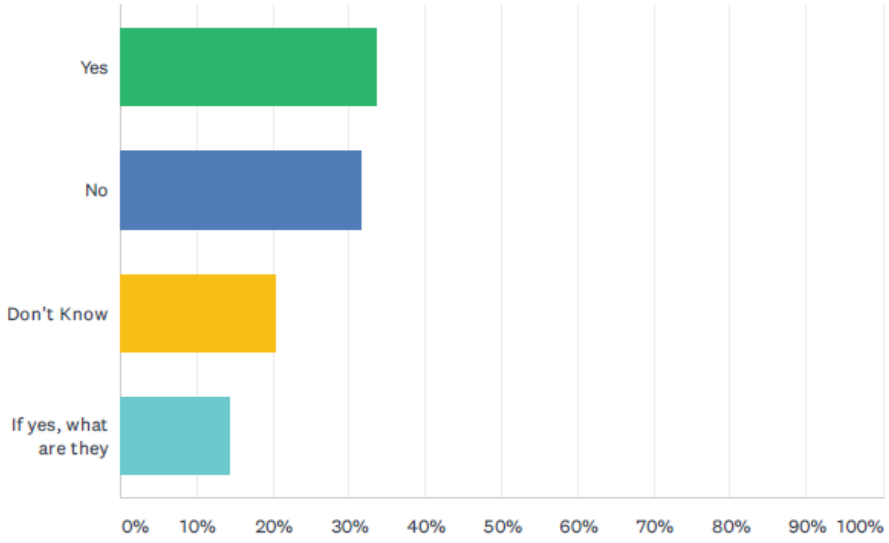
COUNTY OF SANTA CLARA COMBINED 2020-2025 CONSOLIDATED PLAN REGIONAL NEEDS SURVEY



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
High Performing Schools	8.13% 99	10.76% 131	31.55% 384	30.81% 375	18.73% 228	1,217	3.41
Affordable Public Transportation	9.02% 110	14.84% 181	30.90% 377	34.84% 425	10.41% 127	1,220	3.23
Frequent Public Transportation	15.68% 191	19.87% 242	30.95% 377	24.30% 296	9.20% 112	1,218	2.91
Jobs that Pay a Living Wage	16.42% 199	21.37% 259	29.37% 356	22.69% 275	10.15% 123	1,212	2.89
A Safe and Healthy Living Environment	7.28% 89	15.04% 184	25.92% 317	37.37% 457	14.39% 176	1,223	3.37

Q18 Do you feel there are common / pressing broadband internet problems (e.g., high-speed connectivity, availability of providers, etc.)?

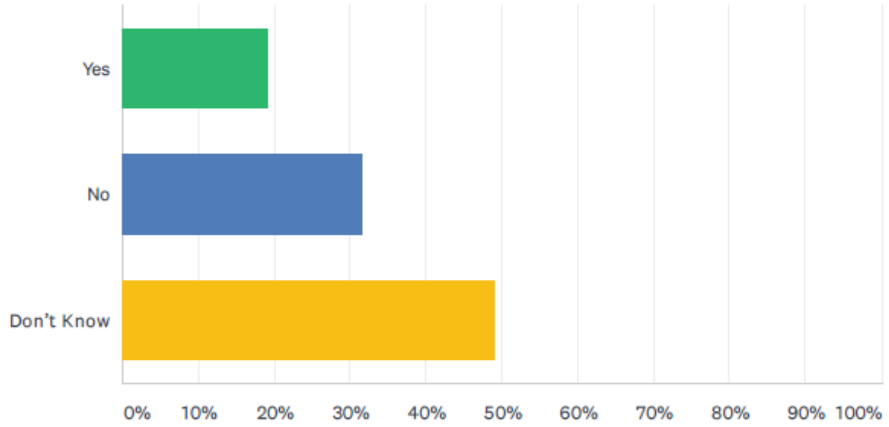
Answered: 1,247 Skipped: 384



ANSWER CHOICES	RESPONSES	
Yes	33.68%	420
No	31.68%	395
Don't Know	20.21%	252
If yes, what are they	14.43%	180
TOTAL		1,247

Q19 Do you feel that low- and moderate-income areas have adequate broadband access?

Answered: 1,224 Skipped: 407



ANSWER CHOICES	RESPONSES	
Yes	19.28%	236
No	31.54%	386
Don't Know	49.18%	602
TOTAL		1,224

COUNTY STAKEHOLDER QUESTIONS

2020-2025 Consolidated Plan

1. What are the County's top priorities over the next 5 years?
2. Where are any neighborhood revitalization target areas?
3. What do you feel are the most common or pressing housing problems in the County?
4. What are the ways to overcome these problems?
5. How do you feel local organizations/service providers can better support your priorities?
6. In what ways are low- and moderate-income families vulnerable to crisis situations such as natural disasters?
7. Do you feel there is an issue with broadband access and technical literacy? If not, what support is missing?
8. How do you feel the County should spend their annual CDBG allocation? CDBG funds may be used for:
    a. Eligible projects are: Community and social services, Economic development assistance; Improvements to public infrastructure and facilities; Affordable housing; Homelessness; Housing rehabilitation.

APPENDIX A: PUBLIC COMMENTS

Legal Advertising and Public Notices

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San Mateo County Times • Legals@MercuryNews.com

legals

Legal Notice

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBN659598
The following person(s) is (are) doing business as: (1) **INFINITI OF SAN JOSE**, (2) **SAN JOSE INFINITI**, 2198 Tully Rd. San Jose, CA 95122, Santa Clara County. The business is owned by: a corporation. The name and residence address of the owner(s)/registrant(s) is: Capitol Infiniti USA, Inc. 3910 Stevens Creek Blvd. San Jose, CA 95129
The registrant/owner began transacting business under the fictitious business name(s) listed above on: 08/24/2019
This filing is refile
(Change(s) in facts from previous filing)
Previous file # FBN658170
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
/s/ Pedram Amin, Capitol Infiniti, USA, Inc. President
Article/Registration #C4321840. Above entity formed in the State of California. This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 10/10/2019.
Regina Alcomendras, County Clerk Recorder
By: /s/ Vee Reed, Deputy
File No.: FBN659598
SJMN#6413790
Oct. 22,29, Nov.5,12,2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBN660026
The following person(s) is (are) doing business as: **GATE OF HEAVEN CEMETERY,** 22555 Cristo Rey Drive, Los Altos, CA 94024 Santa Clara County. The business is owned by: a corporation. The name and residence address of the owner(s)/registrant(s) is: San Jose Catholic Cemeteries, 1150 N. First St., Suite 100, San Jose, CA 95112.
The registrant/owner began transacting business under the fictitious business name(s) listed above on: 07/01/2019
This filing is a first filing
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
/s/ San Jose Catholic Cemeteries, Brian Mooney, CFO
Article/Registration #4282784. Above entity formed in the State of California. This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 10/24/2019.
Regina Alcomendras, County Clerk Recorder
By: /s/ Nina Khamphilath Deputy
File No.: FBN660026
SJMN # 6417945
Oct. 29, 2019, Nov. 5, 12, 19, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBN659372
The following person(s) is (are) doing business as: **PRE UNIVERSITY PERCUSSION GROUP,** 1591 Carmel Drive, San Jose, CA 95125 Santa Clara County.
The business is owned by: a married couple. The name and residence address of the owner(s) /registrant(s) is: Galen Lemmon, 1591 Carmel Drive, San Jose, CA 95125; Nora Lemmon, 1591 Carmel Drive, San Jose, CA 95125.
The registrant/owner began transacting business under the fictitious business name(s) listed above on: 10/02/2019
This filing is a first filing
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
/s/ Galen Lemmon
This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 10/02/2019
Regina Alcomendras, County Clerk Recorder
By: /s/ Vee Reed Deputy
File No: FBN659372
SJMN # 6407437
Oct. 8, 15, 22, 29, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBN659252
The following person(s) is (are) doing business as: **TRANSPARENT BOOKKEEPING & TAX SERVICES,** 641 Kirkland Drive Apt. 1, Sunnyvale, CA 94087 Santa Clara County.
The business is owned by: an individual. The name and residence address of the owner(s) /registrant(s) is: Glory Riggins, 641 Kirkland Drive, Apt. 1, Sunnyvale, CA 94087.
The registrant/owner began transacting business under the fictitious business name(s) listed above on: NA
This filing is a first filing
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
/s/ Glory Riggins
This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 09/30/2019
Regina Alcomendras, County Clerk Recorder
By: /s/ Vee Reed Deputy
File No.: FBN659252
SJMN # 6408512
Oct. 8, 15, 22, 29, 2019

FICTITIOUS BUSINESS NAME STATEMENT
FILE NO. 282762
The following person(s) is (are) doing business as: **(1) LAWRENCE FINE ARTS (2) LAWRENCE FINE ART SERVICES,** 231 Michelle Court, South San Francisco, CA 94080 San Mateo County
Registered Owners(s): Art Care International, 231 Michelle Court, South San Francisco, CA 94080. State of Incorporation /Organization: California.
This business is conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names on March 1, 2005
Richard A. Drossler, President
THIS STATEMENT WAS FILED WITH MARK CHURCH, ASSESSOR-COUNTY CLERK-RECORDER, SAN MATEO COUNTY ON Oct. 08, 2019
SMCT AD #6417423
Oct. 29, 2019
Nov. 5, 12, 19, 2019

FICTITIOUS BUSINESS NAME STATEMENT
FILE NO. 282711
The following person(s) is doing business as:
JEWEL TIME, 1150 El Camino Real #5506, San Bruno, CA 94066 San Mateo County. Mailing Address: 46895 Shale Common, Fremont, CA 94539. Usman Bhatti, 46895 Shale Common, Fremont, CA 94539. This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names on 09/08/11.
/s/ Usman Bhatti
THIS STATEMENT WAS FILED WITH MARK CHURCH, ASSESSOR-COUNTY CLERK-RECORDER, SAN MATEO COUNTY ON Oct. 02, 2019.
SMCT AD #6408695
Oct. 8, 15, 22, 29, 2019

FICTITIOUS BUSINESS NAME STATEMENT
FILE NO. 282548
The following person(s) is doing business as:
PRIMAL REFRESH, 512 Alameda de las Pulgas, Belmont, CA 94002 San Mateo County. Meghan Vidal, 512 Alameda de las Pulgas, Belmont, CA 94002. This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names on August 13, 2019.
/s/ Meghan Vidal
THIS STATEMENT WAS FILED WITH MARK CHURCH, ASSESSOR-COUNTY CLERK-RECORDER, SAN MATEO COUNTY ON Sept. 17, 2019
SMCT AD #6407472
Oct. 8, 15, 22, 29, 2019

NOTICE OF TRUSTEE'S SALE T.S. No.: 18-1125 Loan No.: ******8513APN: 676-18-079NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED.YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/15/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.Trustor: JOSE A. CERVANTES, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTYDuly Appointed Trustee: PRESTIGE DEFAULT SERVICESRecorded 8/21/2006 as Instrument No. 19067776 in book , page of Official Records in the office of the Recorder of Santa Clara County, California,Date of Sale: 11/13/2019 at 10:00 AMPlace of Sale:At the Gated North Market Street entrance of the Superior Courthouse, 191 N. First Street, San Jose, CA 95113Amount of unpaid balance and other charges: $176,742.84Street Address or other common designation of real property:2667 TOY LANESAN JOSE California 95121The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services.NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site https://www.servicelinkasap.com/default.aspx, using the file number assigned to this case 18-1125. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.Date: 10/10/2019PRESTIGE DEFAULT SERVICES1920 Old Tustin Ave.Santa Ana, California 92705Sale Line: (714) 730-2727Michelle R. Ghidotti-Gonsalves, PresidentA-4707727 10/22/2019, 10/29/2019, 11/05/2019
SJMN#6411064
10/22/19, 10/29/19, 11/5/19

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2020 - 2025 Consolidated Plan

REGIONAL FORUMS

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The County and Cities of Santa Clara receive federal funds to invest in improving local communities. **How should these funds be spent?** Your input will help City and County leaders prioritize spending for important services and community improvements.

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Thurs., Nov. 7, 2019
5:00 pm - 7:00 pm
City of Palo Alto
Community Meeting Room
250 Hamilton Ave.
Palo Alto, CA 94301

Tues., Nov. 12, 2019
12:00 pm - 2:00 pm
City of Cupertino
Community Hall
10350 Torre Ave.
Cupertino, CA 95014

Wed., Nov. 20, 2019
6:00 pm - 8:00 pm
City of San Jose
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CITY OF PALO ALTO

2020 - 2025 CONSOLIDATED PLAN
NOTICE OF REGIONAL FORUMS
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Please join the County and Cities of Santa Clara for a series of Regional Forums to help identify housing and community improvement needs over the next five years.

WHY IS THIS IMPORTANT TO YOU?
The County and Cities of Santa Clara receive federal funds to invest in improving local communities. How should these funds be spent? Your input will help City and County leaders prioritize spending for important services and community improvements.

HOW CAN YOU PARTICIPATE?
1. Come to one of our interactive Regional Forums
2. Take our short online survey:

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REGIONAL FORUMS
The **City of Morgan Hill** will hold a **Regional Meeting** on **November 4, 2019** from 6:00 p.m. – 8:00 p.m., in Council Chambers, 17555 Peak Avenue, Morgan Hill, CA 95037

The **City of Palo Alto** will hold a **Regional Meeting on November 7, 2019** from 5:00 p.m. - 7:00 p.m., in City Hall Community Meeting Room, 250 Hamilton Avenue, Palo Alto, CA 94301

The **City of Cupertino** will hold a **Regional Meeting on November 12, 2019** from 12:00 p.m. – 2:00 p.m., in Community Hall, 10350 Torre Ave, Cupertino, CA 95014

The **City of San Jose** will hold a **Regional Meeting on November 20, 2019** from 6:00 p.m. – 8:00 p.m., in City of San Jose Roosevelt Community Center 901 E. Santa Clara St, San Jose, CA 95116

We will provide reasonable accommodations to include all participants. We need at least three (3) business days to accommodate requests for language interpretation, translation and/or disability-related assistance. Please contact Santa Clara County's Office of Supportive Housing, at diana.castillo@hhs.sccgov.org or (408) 793-1841 for assistance

CELEBRITY FILE

Weinstein hit with racketeering claim

"Scream" actress Rose McGowan filed a federal lawsuit yesterday alleging that Harvey Weinstein and two of his former attorneys engaged in racketeering to silence her and derail her career before she accused him of rape.

The suit filed in Los Angeles names as defendants Weinstein, attorneys David Boies and Lisa Bloom and their law firms, and Black Cube, an Israeli intelligence firm hired by Weinstein.

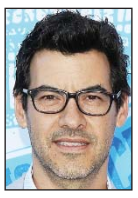
MCGOWAN

The lawsuit alleges that the defendants conspired to defraud, smear and marginalize McGowan as she was preparing to name Weinstein during the run-up to the explosion of the #MeToo movement late in 2017.

"Harvey Weinstein was able to perpetrate and cover up decades of violence and control over women because he had a sophisticated team working on his behalf to systematically silence and discredit his victims," McGowan, 46, said in a statement. "My life was upended by their actions, and I refuse to be intimidated any longer."

DESCHANEL DIVORCING: Film producer Jacob Pechenik has filed for divorce from "New Girl" star Zooey Deschanel, who is already dating "Property Brothers" star Jonathan Scott, the New York Post reported.

Pechenik, 47, and Deschanel, 39, have been married for four years and share a 2-year-old boy and 4-year-old girl. Pechenik filed the petition on Tuesday in Los Angeles. They announced last month that they were separating, saying they were "better off as friends, business partners and co-parents."



PECHENIK

DESCHANEL

RIPA'S SON BROKE: Kelly Ripa, who makes $20 million a year as a talk show host, said her 22-year-old son is struggling to make ends meet after moving out of her multimillion-dollar town home in New York City.

The 49-year-old "Live With Kelly and Ryan" host and husband Mark Consuelos, 48, are not helping son Michael with his finances as he lives in Brooklyn and studies art at New York University.

RIPA

"He hates paying his own rent, and he is chronically poor," she told Jimmy Kimmel. "I don't think he ever really experienced … 'extreme poverty' like now."

She said he has so little money that he was looking forward to the $20 that his grandparents send him every Halloween.

SUDOKU

Easy

4	2	1	7	5	6	9	8	3
5	6	7	3	8	9	4	1	2
9	3	8	4	1	2	5	6	7
2	5	6	1	9	8	3	7	4
8	9	4	6	3	7	2	5	1
1	7	3	5	2	4	6	9	8
6	8	2	9	4	1	7	3	5
7	1	5	2	6	3	8	4	9
3	4	9	8	7	5	1	2	6

Difficult

4	2	3	7	9	1	8	5	6
7	8	1	2	5	6	4	3	9
9	6	5	4	3	8	2	1	7
5	7	4	9	8	3	6	2	1
6	3	8	1	2	7	9	4	5
1	9	2	6	4	5	7	8	3
8	4	7	3	1	9	5	6	2
3	5	9	8	6	2	1	7	4
2	1	6	5	7	4	3	9	8

Puzzles on page 45

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NEWS

Bloomberg spent $400M on ad blitz

To propel him into tonight's debate

By spending more than $400 million of his own money on ads and largely bypassing his opponents by skipping the early primary states, Democratic presidential candidate Mike Bloomberg has rocketed to double-digit support in enough national polls to qualify for tonight's Nevada debate.

But as Bloomberg's support has risen, so has the criticism from his Democratic foes as well as the broader scrutiny of his past comments and record as New York City mayor. As he faces his rivals onstage for the first time, they've made it clear that they're eager to take him on.

Warren takes a shot at him

Yesterday, Massachusetts Sen. Elizabeth Warren offered a preview of one line of attack the billionaire can expect face to face.

"It's a shame Mike Bloomberg can buy his way into the debate," she tweeted, "but at least now primary voters curious about how each candidate will take on Donald Trump can get a live demonstration of how we each take on an egomaniac billionaire."

It will be the first time he's debated in over a decade. And it's the first time in this campaign that Bloomberg will have to answer before a national audience for past racial and sexist comments. Mark Green, the former New York City public advocate who ran against Bloomberg for mayor in 2001, says that could be tough.

"His insulting, wise-guyish comments on race and women and justice will not be easy to parry if the moderator or rival frames the questions correctly," he said.

A new NPR/PBS NewsHour/Marist poll yesterday showed Bloomberg with 19% support nationally in the Democratic nominating contest.

Who else is debating?

The former New York City mayor, who launched his presidential campaign in November, will appear in Las Vegas alongside former Vice President Joe Biden, Sens. Warren, Bernie Sanders and Amy Klobuchar and former South Bend, Ind., Mayor Pete Buttigieg. Fellow billionaire and philanthropist Tom Steyer is still hoping to qualify.

While Bloomberg is appearing on the debate stage in Nevada, he still is not participating in Saturday's state caucus. He's skipping the first four voting states — Iowa, New Hampshire, Nevada and South Carolina — in favor of focusing on the multitude of states that vote March 3, Super Tuesday.

CITY OF PALO ALTO

NOTICE OF PUBLIC REVIEW PERIOD AND PUBLIC HEARINGS ON PALO ALTO'S

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

This is to notify the general public and other interested parties that a 30-day public review period for the Palo Alto's draft Community Development Block Grant 2020-25 Consolidated Plan/2020-21 Annual Action Plan will begin on March 20, 2020 and end on April 20, 2020. The draft Consolidated Plan identifies local community development needs and sets forth a strategy to address those needs. The draft Annual Action Plan describes the activities the City plans to fund under the 2020/2021 Community Development Block Grant (CDBG) Program. These activities are intended to meet Palo Alto's affordable housing and community development objectives described in the draft Consolidated Plan for the period 2020-2025.

Copies of the draft plans will be available on March 20, 2020 at the Department of Planning & Development Services, 250 Hamilton Avenue, 5th Floor, Palo Alto, CA 94301, on the City's website at: https://www.cityofpaloalto.org/gov/depts/pln/long_range_planning/community_development_block_grant/default.asp

Or by calling Erum Maqbool, CDBG Staff Specialist, at 650-329-2660. Interested parties are encouraged to submit written comments on the proposed draft 2020-25 Consolidated Plan and 2020-21 Annual Action Plan during the public review period, or to comment at the public hearings and meetings described below.

PUBLIC HEARINGS AND MEETINGS

The City of Palo Alto Human Relations Commission Selection Committee will hold a Public Meeting on March 4, 2020 to review CDBG funding applications submitted for Fiscal Year 2020-2021. The Selection Committee members will collectively review, discuss, and make a recommendation for each application. The Public Meeting will be held from 8:00 a.m. to 10:00 a.m. in the Community Meeting Room, 1st Floor, 250 Hamilton Avenue, Palo Alto, California.

The City of Palo Alto Human Relations Commission (HRC) will hold a Public Hearing on March 12, 2020 to review the proposed CDBG funding allocations recommended by the Selection Committee. The HRC will make recommendations to the City of Palo Alto Finance Committee. The Public Hearing will be held at 7:00 p.m., or as soon as possible thereafter, in the Community Meeting Room, 1st Floor, 250 Hamilton Avenue, Palo Alto, California.

Upcoming Public Hearings for the CDBG program at meetings of the City of Palo Alto Finance Committee and the Palo Alto City Council will be announced soon.

Persons with disabilities who require auxiliary aids or services in using City facilities, services or programs, or who would like information on the City's compliance with the Americans with Disabilities Act (ADA) of 1990, may contact:
ADA Coordinator, City of Palo Alto,
650-329-2550 (Voice)
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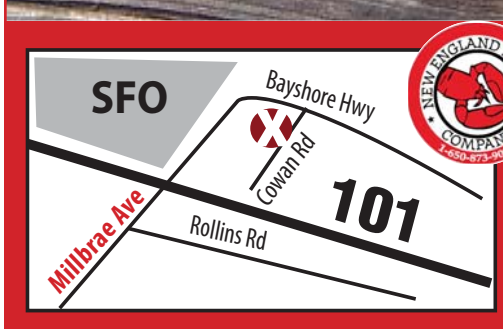

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MARKET (650) 443-1543

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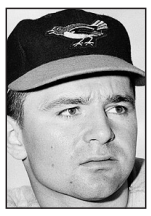
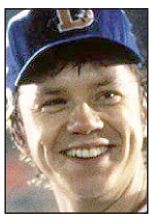
CELEBRITY FILE

Player depicted in 'Bull Durham' dies

Steve Dalkowski, a hard-throwing, wild left-hander whose minor league career inspired the creation of Nuke LaLoosh, played by Tim Robbins in the movie "Bull Durham," has died. He was 80.


DALKOWSKI


LALOOSH

Dalkowski, who died Sunday in New Britain, Conn., in part from COVID-19, never reached the major leagues but he spawned legends that estimated he could throw the ball 110 mph to 125 mph.

"Fastest I ever saw," then-retired Ted Williams said after facing Dalkowski during batting practice at spring training in 1963, according to a first-person story by "Bull Durham" director and writer Ron Shelton.

Clyde King, the future big league manager and executive who worked with Dalkowski in the Orioles system, wrote in his 1999 autobiography "A King's Legacy" that Dalkowski had the best fastball among the thousands of pitchers he saw.

But Dalkowski's location was lacking. He averaged 17.6 strikeouts and 18.7 walks per nine innings at Class D Kingsport in 1957, throwing 39 wild pitches in 62 innings as he went 1-8.

That Aug. 31, he struck out 24 and walked 17 or 18 in an 8-4 loss to Bluefield, hitting four and throwing six wild pitches. At Class C Stockton in 1960, he struck out 262 and walked 262 in 170 innings.

SUDOKU

Easy

9	7	2	5	3	8	1	4	6
6	8	4	9	1	2	7	3	5
3	5	1	7	4	6	2	8	9
7	3	5	4	2	9	6	1	8
1	4	9	8	6	7	3	5	2
2	6	8	3	5	1	4	9	7
8	1	7	2	9	4	5	6	3
5	9	6	1	7	3	8	2	4
4	2	3	6	8	5	9	7	1

Difficult

3	4	8	7	9	5	6	2	1
7	5	1	3	2	6	9	4	8
2	9	6	8	1	4	5	7	3
8	6	5	4	3	7	2	1	9
1	2	3	9	5	8	7	6	4
9	7	4	1	6	2	3	8	5
5	8	7	6	4	9	1	3	2
4	1	2	5	7	3	8	9	6
6	3	9	2	8	1	4	5	7

Puzzles on page 21

COVID-19 APPEAL
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CITY OF PALO ALTO

NOTICE OF PUBLIC REVIEW PERIOD AND PUBLIC HEARING ON THE CITY OF PALO ALTO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

This is to notify the general public and other interested parties that a 30-day public review period of the Draft 2020-2025 Consolidated Plan and the Draft Annual Action Plan for the allocation of Fiscal Year 2020-2021 Community Development Block Grant (CDBG) funds, will begin on May 8, 2020 and end on June 8, 2020. The Draft Consolidated Plan is a five-year plan which describes community needs, resources, priorities, and proposed activities to be undertaken under certain HUD programs, including CDBG. The Draft Annual Action Plan describes the specific activities the City may fund under the 2020-2021 CDBG Program. Collectively the activities in the Annual Action Plan are intended to meet Palo Alto's affordable housing and community development objectives described in the Draft 2020-2025 Consolidated Plan.

Copies of the Draft 2020-2025 Consolidated Plan and the Draft Annual Action Plan will be available beginning May 8, 2020 on the City's website: https://cityofpaloalto.org/gov/depts/pln/long_range_planning/community_development_block_grant/default.asp, and by contacting Erum Maqbool, CDBG Staff Specialist , at (650) 329-2660 or Erum.Maqbool@CityofPaloAlto.org. Interested parties may submit written comments on the Draft Consolidated Plan and the Draft Annual Action Plan during the public review period, as well as comment at the public hearings and meetings described below. Written comments can be emailed to Erum Maqbool, CDBG Staff Specialist, at Erum.Maqbool@CityofPaloAlto.org

PUBLIC HEARING AND MEETING

The City of Palo Alto Finance Committee will hold a Public Hearing on May 5, 2020 to review the Draft 2020-2025 Consolidated Plan and the proposed Fiscal Year 2020-2021 CDBG funding allocations identified in the Draft Annual Action Plan. Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, this meeting will be held by virtual teleconference only, with no physical location. The meeting will be broadcast on Midpen Media Center at https://midpenmedia.org. The agenda and reports will be accessible online by meeting date via this webpage: https://www.cityofpaloalto.org/gov/agendas/finance/default.asp. Members of the public who wish to participate by computer or phone can find the instructions at the end of this agenda. https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=60067.06&BlobID=76351

The City of Palo Alto does not discriminate against individuals with disabilities. To request accommodations to access City facilities, services or programs, to participate at public meetings, or to learn more about the City's compliance with the Americans with Disabilities Act of 1990 (ADA), please contact the City's ADA Coordinator at 650.329.2550 (voice) or by emailing ada@cityofpaloalto.org.

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CITY OF PALO ALTO

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the City Council of the City of Palo Alto will hold a Public Hearing at the Council Meeting on Monday, June 15, 2020 at 5:00 p.m., or as near thereafter as possible, via Virtual Teleconference to adopt: the 2020-2025 Consolidated Plan, the Annual Action Plan and the associated proposed Fiscal Year 2020-2021 Community Development Block Grant (CDBG) funding allocations. A 30-day public review period of the Draft 2020-2025 Consolidated Plan and the Draft Annual Action Plan for the allocation of Fiscal Year 2020-2021 CDBG funds, began on May 8, 2020 and ends on June 8, 2020. The Draft Consolidated Plan is a five-year plan which describes community needs, resources, priorities, and proposed activities to be undertaken under certain HUD programs, including CDBG. The Draft Annual Action Plan describes the specific activities the City may fund under the 2020-2021 CDBG Program. Collectively the activities in the Annual Action Plan are intended to meet Palo Alto's affordable housing and community development objectives described in the Draft 2020-2025 Consolidated Plan. The electronic copy of the Draft 2020-2025 Consolidated Plan and the Draft Annual Action Plan is available on the City's website at https://cityofpaloalto.org/gov/depts/pln/long_range_planning/community_development_block_grant/default.asp. Written comments can be emailed to Erum Maqbool, CDBG Staff Specialist, at Erum.Maqbool@CityofPaloAlto.org.

BETH D. MINOR
City Clerk

PUBLISH ON:
May XX, 2020

APPENDIX B: APPLICATION FOR FEDERAL ASSISTANCE FORMS SF424 & SF424-D

View Burden Statement

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/29/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: B-20-MC-06-0020

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Palo Alto

* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000389C

* c. Organizational DUNS: 0505207820000

d. Address:

* Street1: 250 Hamilton Ave
Street2:
* City: Palo Alto
County/Parish:
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 94301-2531

e. Organizational Unit:

Department Name: Planning&Development Services

Division Name: Long Range Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.
* First Name: Erum
Middle Name:
* Last Name: Maqbool
Suffix:

Title: CDBG Staff Specialist

Organizational Affiliation:

* Telephone Number: 650-329-2660
Fax Number:

* Email: erum.maqbool@cityofpaloalto.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing & Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

CDBG-CV funds to be used to prevent,prepare for and respond to the Corona-virus.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 14th
* b. Program/Project: 14th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 03/01/2020
* b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	294,909.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	294,909.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on .
- [ ] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- [x] c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- [ ] Yes
- [x] No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

- [x] ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.
* First Name: Ed
Middle Name:
* Last Name: Shikada
Suffix:

* Title: City Manager

* Telephone Number: 650-329-2280
Fax Number:

* Email: Ed.Shikada@CityofPaloAlto.org

* Signature of Authorized Representative:
* Date Signed:

View Burden Statement

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Palo Alto	

View Burden Statement

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [ ] New
- [x] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/29/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: B-20-MC-06-0020

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Palo Alto

* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000389C

* c. Organizational DUNS: 0505207820000

d. Address:

* Street1: 250 Hamilton Ave
Street2:
* City: Palo Alto
County/Parish:
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 94301-2531

e. Organizational Unit:

Department Name: Planning&Development Services

Division Name: Long Range Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.
* First Name: Erum
Middle Name:
* Last Name: Maqbool
Suffix:

Title: CDBG Staff Specialist

Organizational Affiliation:

* Telephone Number: 650-329-2660
Fax Number:

* Email: erum.maqbool@cityofpaloalto.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing & Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

The City of Palo Alto's Community Development Block Grant (CDBG)program for Fiscal Year 2020.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 14th
* b. Program/Project: 14th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020
* b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	501,355.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	213,167.00
* f. Program Income	136,049.00
* g. TOTAL	850,571.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on .
- [ ] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- [x] c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- [ ] Yes
- [x] No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

- [x] ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.
* First Name: Ed
Middle Name:
* Last Name: Shikada
Suffix:

* Title: City Manager

* Telephone Number: 650-329-2280
Fax Number:

* Email: Ed.Shikada@CityofPaloAlto.org

* Signature of Authorized Representative:
* Date Signed:

View Burden Statement

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Palo Alto	

APPENDIX C: CERTIFICATIONS

CERTIFICATIONS

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

_____ _____

Signature of Authorized Official Date

_____

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) FY2019, FY 2020[a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

_____ _____
Signature of Authorized Official Date

_____
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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

CERTIFICATIONS

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

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1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

_____ _____

Signature of Authorized Official Date

_____

Title

Specific Community Development Block Grant Certifications

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Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) FY 2019, FY2020[a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

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Signature of Authorized Official Date

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APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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

APPENDIX D: PUBLIC COMMENTS

Program Categories:

1- Public Services
2- Planning and Administration (20% Cap)
3- Economic Development
4- Housing
5- Public Facilities.

Fiscal Year 2020-21 Funds Available for Allocation

On February 25, 2020, HUD notified the City of its Fiscal Year 2020-21 CDBG Entitlement amount of $501,355. The total amount available for allocation in Fiscal Year 2020-2021 is outlined in Table 1.

Table 1 - Total Amount Available for Allocation in Fiscal Year 2020-21		
Fiscal Year 2020-2021 Entitlement Grant		$501,355
Reallocated Funds from Previous Years:		$213,167
CDBG Admin FY 2018-19	*$ 2,006.46*	
Catholic Charities FY 2018-19	*$ 421.54*	
YWCA - FY 2018-19	*$ 601.99*	
Project Sentinel FY2018-19	*$ 159.76*	
DTS - FY 2018-19	*$ 9,387.65*	
Minor Home Repair Program FY2017-18	*$ 145,529.00*	
Minor Home Repair Program FY2018-19	*$ 47,735.55*	
Unprogrammed Excess PI FY 2017-18	*$ 7,324.86*	
Estimated Program Income from Palo Alto Housing Corporation that is generated from loan repayments and rental income in excess of expenses on specific properties acquired/rehabilitated with CDBG funds		$136,049
TOTAL AVAILABLE FOR ALLOCATION		**$ 850,571**

The United States Congress passed The Coronavirus Aid, Relief, and Economic Security (CARES) Act (H.R. 748), also known as Stimulus 3 on March 27, 2020. On April 3, 2020, HUD notified the City of its CARES Supplemental Funding. The total amount allocated to the City is outlined in Table 2.

Table 2 – FY 2020-21 CDBG CARES Supplemental Funding	
Fiscal Year 2020-2021 CDBG CARES Grant	$294,909

HUD may provide additional funding in future via a new formula to be developed by HUD (prioritizing risk of transmission of coronavirus, number of coronavirus cases compared to the national average, and economic and housing market disruption resulting from coronavirus). Allocations will be made on a rolling basis.

Spending Caps:
Historically, federal regulations limit the amount that can be spent on two of the five categories: Planning and Administration and Public Services. However, the CARES act eliminates the 15% cap placed on the amount of funds a grantee can spend on the public services category only if the services are assisting COVID-19 impacted population, otherwise it remains. The 20% spending cap placed on the Planning and Administration category also remains.

Of the $850,571 of CDBG funds available, the total amount proposed to be used for public services and the calculations for funding limitations that is placed on this category is outlined in Table 3. This money is planned for use to support Catholic Charities, Palo Alto Housing, YWCA – for counseling and therapy, Silicon Valley Independent Living Center – for housing assistance to adults with disabilities and LifeMoves - for basic needs day services and case management.

Table 3: Maximum Available for Public Services (Entitlement Grant)
Fiscal Year 2020-2021 CDBG Entitlement Grant: $501,355
Actual Fiscal Year 2019-2020 Program Income: $68,245
Total $569,600
PUBLIC SERVICE CAP (15% OF $569,600) $ 85,440

The allocation for administrative activities is proposed to be at the maximum spending cap in Fiscal Year 2020-21. No more than 20 percent of the City's entitlement grant and estimated program income for the following year can be spent on Planning and Administration. For Fiscal Year 2020-21, funds available to allocate for this category are $127,480. This money is planned for use to support the fair housing services program administer by Project Sentinel along with the cost of administering the City's CDBG program. Summary of the calculation for funding limitations that is placed on the Planning and Administration funding category is outlined in Table 4.

Table 4 - Maximum Available for Planning and Administration (Entitlement Grant)
Fiscal Year 2020-2021 CDBG Entitlement Grant $501,355
Estimated Fiscal Year 2019-2020 Program Income $136,049
Total $637,404
PLANNING AND ADMINISTRATION CAP (20% OF $637,404) $ 127,480

The difference between the funding caps ($ 85,440 + $127,480) and the amount proposed to be allocated ($850,571) during Fiscal Year 2020-2021 yields the amount that can used to fund projects ($637,651) within the other three funding categories: economic development, housing rehabilitation, and public facilities as well as to respond to the COVID-19 emergency.

HUD allows 20% of the supplemental funding to be allocated to cover administrative costs ($58,981). However, the staff is recommending to allocate the full $294,909 towards activities providing COVID-19 assistance. This money is planned to use for providing rental relief assistance, food aid and COVID-19 testing, the activities mentioned are all eligible costs under CDBG.

Table 5 - Maximum Available for Planning and Administration (CDBG CARES Supplemental Funding)
COVID-19 Relief Funding $294,909
PLANNING AND ADMINISTRATION CAP (20% OF $294,909) $ 58,981

2020-2025 DRAFT CONSOLIDATED PLAN GOALS

Goal No. 1: Affordable Housing

- Assist in the creation and preservation of affordable housing for low income and special needs households.
- *Goal Outcome Indicator: Rental Units Rehabilitated – 107 units*
  Homeowner Housing Rehabilitated – 40 units

Goal No. 2: Homelessness

- Support activities to end homelessness.
- *Goal Outcome Indicator: Public Service Activities for Low/Mod Income Housing Benefit – 800 persons*

Goal No. 3: Community Services and Public Improvements

- Support activities that provide community services and public improvements to benefit low-income and special needs households.
- *Goal Outcome Indicator: Public Service Activities Other Than Low/Mod Income Housing Benefit – 1,500 persons*

Goal No. 4: Fair Housing

- Promote fair housing choice.
- *Goal Outcome Indicator: Public Service Activities Other Than Low/Mod-Income Housing Benefit – 75 persons*

Goal No. 5: Economic Development

- Expand economic opportunities for low-income households.
- *Goal Outcome Indicator: Jobs Created or Retained – 150 jobs*

Resolution No. XXXX
Resolution of the Council of the City of Palo Alto Approving
The Use of Community Development Block Grant Funds for
Fiscal Year 2020-2021

A. On June 15, 2020, the Palo Alto City Council approved and adopted a document entitled "Consolidated Plan" which identified and established the Palo Alto housing and non-housing community development needs, objectives and priorities for the period July 1, 2020 to June 30, 2025.

B. The Fiscal Year 2020-2021 Action Plan, the annual funding update to the Consolidated Plan, was subjected to public review and commentary during the period from May 8, 2020 through June 8, 2020.

C. The potential uses of Community Development Block Grant (CDBG) funds were evaluated in light of the needs and objectives identified in the Consolidated Plan and reflected in the recommendations and comments of the Human Relations Commission Sub Committee, Finance Committee and other interested citizens.

D. Under the CDBG program, the highest priority is given to activities which will benefit persons with low and moderate incomes.

E. The City Council and the Finance Committee of the City Council have held publicly noticed public hearings on the proposed uses of the CDBG funds for Fiscal Year 2020-2021.

F. CDBG funds allocated to the City for Fiscal Year 2020-2021 are proposed to implement the programs described in this resolution.

NOW, THEREFORE, the Council of the City of Palo Alto does RESOLVE as follows:

SECTION 1. The uses of CDBG funds for Fiscal Year 2020-2021 are hereby approved and authorized for the following programs:

	Name of Program	Amount
1.	Catholic Charities of Santa Clara County – Long Term Care Ombudsman Program. Advocate for the rights of seniors and disabled residents in long term care facilities.	$ 9,345
2.	LifeMoves – Opportunity Services Center. Provide comprehensive, one-stop, multi-service day drop-in center for critical homeless services.	$ 29,932
3.	Palo Alto Housing Corporation – SRO Resident Support. Provide in-house SRO Service Coordinator for support counseling, employment assistance and crisis intervention.	$ 29,931

4.	Silicon Valley Independent Living Center – Housing and Emergency Services. Assist low-income individuals and families in search for affordable, accessible housing.	$ 11,232
5.	YWCA of Silicon Valley – Domestic Violence Services. Provide crisis intervention, emergency shelter, comprehensive case management, counseling/ therapy, children's play therapy and legal services	$ 5,000
6.	Project Sentinel – Fair Housing Services. Provide fair housing services including complaint investigation, counseling, advocacy and community education	$ 37,480
7.	City of Palo Alto Department of Planning and Community Environment – CDBG Program Administration.	$ 90,000
8.	Downtown Streets – Workforce Development Program. Provide comprehensive support services for homeless/ unemployed to secure employment.	$236,000
9.	Palo Alto Housing – Rehabilitation of Alma Place. Replacement of stair treads in two three-story stairwells & common area flooring.	$ 149,950
10.	LifeMoves – Rent Relief Assistance. Funds are requested to assist low, very low, and extremely low income persons (per HUD definitions) by providing financial assistance to cover rent. Households will receive direct financial assistance to pay for rent.	$294,000
11.	Silicon Valley Independent Living Center – Rent Relief Assistance. Funds are requested to address the short-term needs of City of Palo Alto residents at risk of being displaced by rent increases, utility payments, emergency situations, and other market forces due to Covid-19. The target population of the proposed project are the residents with disabilities, veterans and older adults, aged 55 and over.	$ 75,000
12.	YWCA of Silicon Valley – Rent Relief Assistance. Funds are requested to address the short-term needs of City of Palo Alto residents at risk of being displaced by rent increases, utility payments, emergency situations, and other market forces due to Covid-19. The target population of the proposed project are individuals and families experiencing domestic violence.	$ 10,000

13.	Downtown Streets – Downtown Food Closet. Hot meals provision and delivery of Pre-packed groceries arranged by Food Closet Volunteers and delivered to doorsteps to meet the need and limit contact.	$100,000
14.	May View Community Health – COVID-19 Testing.	$ 67,610
	TOTAL	**$1,145,480**

SECTION 2. The total amount set forth under Section 1 of this resolution represents the proposed allocation of **$501,355,** in CDBG funds from the United States Department of Housing and Urban Development (HUD) for Fiscal Year 2020-2021, **$136,049** in anticipated program income for Fiscal Year 2020-2021 from Palo Alto Housing Corporation, **$213,167** in prior year resources (CDBG Admin $2,006.46, Catholic Charities $421.54, YWCA $601.99, Project Sentinel $159.76, Downtown Streets Team $9,387.65, Habitat for Humanity $193,264.55 and $7,324.86 in FY 2018-19 excess program income) and a total of **$294,909** CDBG CV (Coronavirus) funds from the United States Department of Housing and Urban Development (HUD) for Fiscal Year 2020-2021.

SECTION 3. The City staff is hereby authorized to submit the Fiscal Year 2020-2021 annual Action Plan, update and appropriate application forms to HUD for the Fiscal Year 2020-2021 CDBG funds, and such money shall be spent as set forth in this resolution. The Mayor, City Manager and any other designated City staff or officials are hereby authorized to execute such application forms and any other necessary documents to secure these funds. The City Manager or designee is authorized to sign all necessary grant agreements with the program providers set forth in Section 1.

SECTION 4. The funding amounts set forth in Section 1 of this resolution are based on final allocation amounts from the Federal Fiscal Year 2020-21 HUD appropriations; City Staff is authorized to make adjustments increasing or decreasing the funding amounts set forth herein as consistent with the adopted Citizen Participation Plan.

SECTION 5. The City Council hereby finds that the Fiscal Year 2020-2021 CDBG program authorized under Section 1 of this resolution is not a project under the California Environmental Quality Act (CEQA). However, the Council further authorizes and directs City staff to prepare certifications that may be required, under CEQA and the National Environmental Policy Act (NEPA), for each project under the Fiscal Year 2020-2021 CDBG program prior to the release of funds for any such project.

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INTRODUCED AND PASSED:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
Sr. Assistant City Attorney

APPROVED AS TO CONTENT:

_____
CDBG Coordinator

APPROVED:

_____
Mayor

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City Manager

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Director of Planning and Community Environment

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Director of Administrative Services