

# CITY OF SAN JOSÉ



## FY 2014-15 Consolidated Annual Performance Evaluation Report (CAPER)

Prepared by:  
City of San José  
Department of Housing  
200 E. Santa Clara Street, 12<sup>th</sup> Floor  
San José CA 95113  
408-535-3860

Approved by City Council on September 15, 2015

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# Table of Contents

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<b>Section 1: Executive Summary .....</b>	<b>7</b>
<b>Section 2: Introduction .....</b>	<b>12</b>
<b>Section 3: Program Summary .....</b>	<b>16</b>
<b>Section 4: Geographic Areas Served.....</b>	<b>46</b>
<b>Section 5: Assessment of Strategic Plan Goals and Objectives .....</b>	<b>50</b>
Goal 1: Assist in the creation and preservation of affordable housing for lower-income and special needs households.....	<b>51</b>
Goal 2: Support activities to end homelessness in San José and Santa Clara County (Continuum of Care) .....	<b>70</b>
Goal 3: Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods.....	<b>84</b>
Goal 4: Expand economic opportunities for low-income households.....	<b>105</b>
Goal 5: Promote fair housing choice – Affirmatively Further Fair Housing.....	<b>107</b>
Goal 6: Promote environmental sustainability .....	<b>118</b>
<b>Section 6: Housing Support Activities / Removing Barriers to Affordable Housing.....</b>	<b>122</b>
<b>Section 7: Monitoring and Compliance .....</b>	<b>133</b>
<b>Section 8: HUD Tables.....</b>	<b>136</b>
<b>Section 9: Appendices .....</b>	<b>149</b>

# Table of Figures

---

TABLE 1: CITIZEN PARTICIPATION PROCESS SCHEDULE OF EVENTS .....	15
TABLE 2: CDBG FY 2014-15 ALLOCATIONS .....	18
TABLE 3: CDBG FY 2014-15 ACCOMPLISHMENTS .....	20
TABLE 4: CDBG FY 2014-15 GRANTS MANAGEMENT ACCOMPLISHMENTS.....	20
TABLE 5: HOME FY 2014-15 ALLOCATIONS AND EXPENDITURES .....	23
TABLE 6: HOPWA FY 2014-15 ALLOCATIONS.....	26
TABLE 7: HOPWA FY 2014-15 ACCOMPLISHMENTS.....	26
TABLE 8: HOPWA FY SPNS 2014-15 ALLOCATIONS .....	27
TABLE 9: ESG FY 2014-15 ALLOCATIONS.....	28
TABLE 10: HOMELESS SERVICES ACCOMPLISHMENTS.....	32
TABLE 11: NSP FY 2014-15 ALLOCATIONS .....	33
TABLE 12: HOUSEHOLDS RECEIVING SECTION 8 RENTAL ASSISTANCE IN SAN JOSÉ.....	39
TABLE 13: HOUSEHOLDS RECEIVING SECTION 8 RENTAL ASSISTANCE IN SANTA CLARA COUNTY (NOT INCLUDING SAN JOSÉ) .....	39
TABLE 14: SECTION 8 WAIT LIST FOR SAN JOSÉ .....	40
TABLE 15: ACTION 1.A.1 FINANCIAL & TECHNICAL ASSISTANCE FOR AFFORDABLE RENTAL HOUSING - PRODUCTION GOAL .....	51
TABLE 16: FISCAL YEAR 2014-15 NEW COMMITMENTS FOR RENTAL HOUSING .....	54
TABLE 17: FISCAL YEAR 2014-15 COMPLETIONS FOR RENTAL HOUSING .....	54
TABLE 18: ACTION 1.A.1 FINANCIAL & TECHNICAL ASSISTANCE FOR AFFORDABLE RENTAL HOUSING - INCLUSIONARY GOAL .....	54
TABLE 19: FISCAL YEAR 2014-15 RENTAL PROJECTS WITH RECORDED AFFORDABILITY RESTRICTIONS FOR INCLUSIONARY AND NEGOTIATED HOUSING.....	56
TABLE 20: FY 2014-15 HOUSING PRODUCTION - LEVERAGING OF RESOURCES.....	56
TABLE 21: ACTION 1.B.1 DIRECT FINANCIAL ASSISTANCE TO HELP LOWER-INCOME HOUSEHOLDS PURCHASE HOMES .....	58
TABLE 22: ACTION 1.B.2 FINANCIAL LITERACY AND HOMEBUYER EDUCATION PROGRAMS.....	58
TABLE 23: FISCAL YEAR 2014-15 NEW COMMITMENTS FOR OWNERSHIP HOUSING .....	60
TABLE 24: FISCAL YEAR 2014-15 COMPLETIONS FOR OWNERSHIP HOUSING .....	60
TABLE 25: FISCAL YEAR 2014-15 NEW INCLUSIONARY AND NEGOTIATED AFFORDABLE OWNERSHIP HOUSING.....	61
TABLE 26: ACTION 1.C.1 REHABILITATION ASSISTANCE TO LOWER-INCOME HOMEOWNERS (INCLUSIVE OF ALL FUNDING SOURCES).....	64
TABLE 27: FY 2014-15 REHABILITATION PROGRAM HOUSEHOLDS SERVED.....	65
TABLE 28: ACTION 1.C.2 REHABILITATION ASSISTANCE FOR LOWER-INCOME HOMEOWNERS THROUGH THE CDBG PROGRAM ONLY (SUBSET OF 1.C.1 ABOVE) .....	65
TABLE 29: ACTION 1.C.3 PURSUE FUNDING OPPORTUNITIES FOR INFRASTRUCTURE IMPROVEMENTS IN LOWER- INCOME MOBILEHOME PARKS .....	66
TABLE 30: ACTION 1.D.1 PRODUCTION GOAL FOR SENIORS, DISABLED AND SPECIAL NEEDS INDIVIDUALS (SUBSET OF PRODUCTION GOAL 1.A.1).....	67

TABLE 31: ACTION 1.D.1 REHABILITATION GOAL FOR SENIORS, DISABLED AND SPECIAL NEEDS INDIVIDUALS (SUBSET OF REHAB GOAL 1.C.1).....	69
TABLE 32: ACTION 1.D.2 PURSUE FUNDING OPPORTUNITIES TO IMPROVE CONDITION OF HOUSING STOCK FOR LOWER-INCOME RENTERS .....	69
TABLE 33: ACTION 2.A.1 TBRA ASSISTANCE TO CHRONICALLY HOMELESS .....	72
TABLE 34: ACTION 2.A.2 SHORT-TERM EMERGENCY SHELTER PROGRAM.....	73
TABLE 35: ACTION 2.A.3 EMERGENCY RENTAL ASSISTANCE PROGRAM .....	74
TABLE 36: ACTION 2.A.4 PROGRAMS THAT PROVIDE VITAL SERVICES- HOMELESS OUTREACH / SERVICES FOR FAMILIES AND YOUTH (INCLUDING VICTIMS OF DOMESTIC VIOLENCE).....	75
TABLE 37: ACTION 2.A.4 PROGRAMS THAT PROVIDE VITAL SERVICES TO HOMELESS INDIVIDUALS - CDBG.....	77
TABLE 38: ACTION 2.A.5 SUPPORT DESTINATION:HOME.....	77
TABLE 39: ACTION 2.A.6 SEEK ADDITIONAL RESOURCES FOR COUNTY-WIDE EFFORTS TO END HOMELESSNESS .....	78
TABLE 40: ACTION 2.A.7 SEEK ADDITIONAL RESOURCES FOR HOUSING AND SERVICES FOR RECENTLY EMANCIPATED YOUTH.....	78
TABLE 41: ACTION 3.A.1,2 ASSIST LOW-INCOME RESIDENTS WITH BASIC/ESSENTIAL SERVICES AND MAINTAIN SELF-SUFFICIENCY - HOMELESS SERVICES .....	85
TABLE 42: ACTION 3.A.1,2 ASSIST LOW-INCOME RESIDENTS WITH BASIC/ESSENTIAL SERVICES AND MAINTAIN SELF-SUFFICIENCY - CDBG.....	85
TABLE 43: ACTION 3.A.3 ASSIST LOWER-INCOME RESIDENTS ACCESS HEALTHCARE SERVICES / SENIOR SERVICES.....	87
TABLE 44: ACTION 3.A.4 ASSIST LOWER-INCOME RESIDENTS ACCESS LEGAL SERVICES .....	87
TABLE 45: ACTION 3.B.1 REMOVE PUBLIC ACCESSIBILITY BARRIERS.....	89
TABLE 46: ACTION 3.B.2 PHYSICAL IMPROVEMENT AND REHABILITATION OF PUBLIC FACILITIES.....	89
TABLE 47: ACTION 3.B.3 CODE ENFORCEMENT ACTIVITIES THAT ELIMINATE BLIGHT AND STRENGTHEN NEIGHBORHOODS.....	93
TABLE 48: ACTION 3.C.1 INSPECT AFFORDABLE HOUSING FOR LEAD-BASED PAINT .....	95
TABLE 49: ACTION 3.C.2 SEEK FUNDING OPPORTUNITIES TO MITIGATE LEAD HAZARDS .....	96
TABLE 50: ACTION 3.D.1 PURCHASE AND REHABILITATE FORECLOSED PROPERTIES AND RESELL AS AFFORDABLE HOUSING UNITS .....	101
TABLE 51: NSP2 PROGRAMS FUNDING STATUS .....	103
TABLE 52: ACTION 3.D.2 PROVIDE SUPPORT TO THE CITY'S FORECLOSUREHELP INITIATIVE.....	103
TABLE 53: ACTION 3.D.3 PROVIDE SUPPORT TO THE CITY'S DON'T BORROW TROUBLE INITIATIVE .....	104
TABLE 54: ACTION 3.D.4 RESEARCH BEST PRACTICES AND POLICIES TO RESPOND TO THE FORECLOSURE CRISIS....	105
TABLE 55: ACTION 4.A.1 FUNDING FOR LOCAL EMPLOYMENT DEVELOPMENT AND WORKFORCE TRAINING .....	106
TABLE 56: ACTION 4.A.2 FUNDING FOR SMALL BUSINESS DEVELOPMENT AND TRAINING.....	107
TABLE 57: ACTION 5.A.1 ONGOING EDUCATION AND OUTREACH REGARDING FAIR HOUSING .....	108
TABLE 58: ACTION 5.A.2 FAIR HOUSING TESTING IN RENTAL UNITS .....	109
TABLE 59: ACTION 5.B.1 ENSURE LOCAL ORDINANCES ARE IN COMPLIANCE WITH STATE AND FEDERAL FAIR HOUSING LAWS .....	110
TABLE 60: ACTION 5.B.2 ENSURE ZONING ORDINANCES HAVE PROCEDURES FOR REASONABLE ACCOMMODATION REQUESTS .....	111
TABLE 61: ACTION 5.B.3 LANGUAGE ASSISTANCE FOR LIMITED-ENGLISH SPEAKING RESIDENTS .....	112
TABLE 62: ACTION 5.B.4 UPDATE LOCAL ANALYSIS OF IMPEDIMENTS .....	113
TABLE 63: ACTION 5.C.1 PLAN FOR AND FACILITATE THE DEVELOPMENT OF COMPLETE MIXED-USE AND MIXED-INCOME COMMUNITIES .....	114

TABLE 64: ACTION 5.C.2 PLAN FOR AND FACILITATE TRANSIT-ORIENTED DEVELOPMENTS .....	116
TABLE 65: ACTION 6.A.1 ENERGY EFFICIENCY IN MULTI-FAMILY NEW HOMES .....	118
TABLE 66: ACTION 6.A.2 DIRECT INVESTMENT IN ENERGY-EFFICIENCY IN OWNER-OCCUPIED HOUSING - REHABILITATED HOMES .....	119
TABLE 67: ACTION 6.A.2 DIRECT INVESTMENT IN ENERGY-EFFICIENCY IN OWNER-OCCUPIED HOUSING - HOMEBUYER ASSISTANCE PROGRAMS.....	120
TABLE 68: ACTION 6.A.3 CDBG SPONSORED ENERGY EFFICIENCY IMPROVEMENTS .....	120

Section 1:  
**Executive Summary**

## Section 1: Executive Summary

### 1.1 Executive Summary

The City of San José's FY 2014-2015 *Consolidated Annual Performance Evaluation Report (CAPER)* reports on the progress made towards achieving the housing and community development goals identified in the City's *Five-Year Consolidated Plan (2010-2015)* and the *FY 2014-2015 Annual Action Plan*. These Plans guide the funding priorities for San José's federal housing grant programs, which are administered by the City's Housing Department and overseen by the U.S. Department of Housing and Urban Development (HUD). These programs include: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG). In addition, the City is part of a consortium awarded competitive Neighborhood Stabilization Program (NSP) funds, which this CAPER also covers.

Events that occurred during made the 2010-15 Consolidated Plan cycle a challenging one. Whereas the first half of the 2010-15 cycle was marked by economic weakness from the recession that began in 2008, the latter half was marked by economic recovery, slowly at first, then with significant strength by 2015. Silicon Valley has experienced a high rate of job growth, yet this growth has been characterized by increases in high- and low-wage earners, with few middle-income jobs being produced. This has created an increasingly bifurcated economy, with growing concerns about income inequality, the lack of affordable housing, and the displacement of lower-income households from their communities due to market forces. Additionally, responding to homelessness has become a key policy priority, with the economic recession contributing to the increase in homelessness during this Consolidated Plan cycle.

The strong economy has also pushed housing costs to record heights. Over the last five years, rents have swelled to unprecedented heights. In the first quarter of 2010, the average rent (which includes studios up to 3 bed/2 bath rentals) was \$1,451/month. By the first quarter of 2015, that had increased to \$2,227/month. This constitutes a 54% increase for the five-year period. Conversely the median income rose only 11.0% from Q1 2011 to Q2 2015 in the San José metropolitan area. Many households, including low-wage workers, are concerned with the prospect of being displaced due to rent increases that they cannot afford. This concern, coupled with the challenges in finding replacement housing (especially within the same community) has many families feeling uncertain about the future of their living situation.



## Section 1: Executive Summary

The ability to respond to the housing needs has been severely challenged since the beginning of this Consolidated Plan cycle. The elimination of redevelopment agencies in California (which once provided the most important source of funding for affordable housing), the depletion of State and federal funding, and legal challenges to tools like inclusionary housing have made it extremely difficult for cities to build affordable housing and to invest in their communities. However, there have been some recent bright spots in San José. In November 2014, the City passed an affordable housing impact fee that will generate revenue for affordable housing. Additionally, the ability for cities to have an inclusionary for-sale housing program has been returned to jurisdictions by the courts. San José continues to explore opportunities and other tools for a range of affordable housing response, including for new construction as well as the preservation of affordable housing.

At the State level, several housing bills are currently making their way through the California legislature, including bills related to a permanent funding source, refinements to the State's low-income housing tax credit program, and the National Housing Trust Fund. Additionally, the State's Affordable Housing and Sustainable Communities program, funded through the Cap & Trade program initiated in 2015, which provides funding for affordable housing and transportation infrastructure. The City was awarded \$4 million through this program. Next year, the program increases to \$200 million due to its success in the first year, and the City seeks to increase its competitiveness for these important State funds.

While policies and efforts are moving in the right direction, the circumstances over the past few years in California have truly underscored the importance of ongoing adequate federal funding for the many vital housing and community development activities that local governments perform, and of maintaining the flexibility to invest these resources in order to meet changing local needs in the most effective manner.

The City received a total allocation of \$12 million in Federal funding from CDBG, HOME, HOPWA, and ESG programs for FY 2014-15, representing a 28 percent decline from FY 2010-11 (the first year of this five-year cycle). The City leveraged the FY 2014-15 allocations with other funds and program resources in order to provide vital resources for activities in the following areas:

- Assist in the creation and preservation of affordable housing for lower-income and special needs populations
- Support activities to end homelessness in San José and Santa Clara County

## Section 1: Executive Summary

- Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods
- Expand economic opportunities for low-income households
- Promote fair housing choice – affirmatively further fair housing
- Promote environmental sustainability

### 1.2 FY 2014-2015 (Annual) and FY 2010-15 (Five-Year) Highlights

The City invested its federal and leveraged resources to accomplish the following housing and community development goals:

- In FY 2014-15, the City provided 188 chronically homeless clients, including those with severe mental illness, access to temporary housing subsidies and case management services through a Tenant-Based Rental Assistance (TBRA) Program funded by HOME, Housing Opportunities for People with AIDS (HOPWA) and HOPWA Special Programs of National Significance programs. Over the five-year period from 2010-15, the City assisted 915 homeless clients under the same program, far exceeding its five-year target of 285 clients.
- The City provided vital services assistance (including outreach, housing placement and case management services) to an additional 1,278 homeless individuals, youth and families including victims of domestic violence in FY 2014-15, through funds from the CDBG and Emergency Solutions Grant (ESG) programs. Over the five year period from 2010-15, the City assisted 12,958 individuals obtain these vital services.
- Since FY 2012-13, the City supported kindergarten readiness, literacy skills, after-school tutoring and parent workshops in three place-based neighborhoods. In FY 2013-14 the City helped 963 students and parents - as a result of these programs, both parents and students indicated that the students were more prepared for school and displayed increased confidence in their reading and literacy skills. Additionally, these neighborhoods developed enough expertise to be able to sustain these programs without future CDBG funding.
- In FY 2014-15, the City provided senior services to 780 seniors including hot meals, adult day care and escorted transportation services. During FY 2010-15, the City assisted over 8,900 seniors through the programs, thus reducing feelings of isolation and depression and increasing the sense of independence among our most vulnerable senior residents.

## **Section 1: Executive Summary**

- The City assisted in the construction of 390 new affordable apartments affordable to Extremely low-income Very low-income and Low-income families. During FY 2010-15, the City made Commitments to construct over 1,100 affordable homes and assisted in the construction of over 1,600 affordable homes
- Using Community Development Block Grant (CDBG), CalHome and Federal Emergency Management Agency (FEMA) funds, the City provided housing rehabilitation assistance to 312 lower-income households including 6 seniors and special needs households in FY 2014-15. During the five year period from 2010-15, the City assisted 2,092 residents through the rehabilitation program
- Provided enhanced code-enforcement services within 1,799 households and businesses to help eliminate blight and strengthen neighborhoods with the help of funds from the CDBG program. Over the five year period of 2010-15, the City provided over 37,500 households and businesses with code-enforcement services.

Section 2:  
**Introduction**

## Section 2: Introduction

### 2.1 Report Description

The City of San José's FY 2014-2015 *Consolidated Annual Performance Evaluation Report (CAPER)* reports on the progress made towards achieving the housing and community development goals identified in the City's *Five-Year Consolidated Plan (2010-2015)* and the *FY 2014-2015 Annual Action Plan*. These Plans guide the funding priorities for San José's federal housing grant programs, which are administered by the City's Housing Department and overseen by the U.S. Department of Housing and Urban Development (HUD). These programs include: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and, Emergency Solutions Grant (ESG). In addition, the City is part of a consortium awarded competitive Neighborhood Stabilization Program (NSP) funds, which this CAPER also covers.

### 2.2 Operating Context

This Consolidated Plan cycle proved a challenging one. Whereas the first half of the 2010-15 cycle was marked by economic weakness from the recession that began in 2008, the latter half was marked by economic recovery, slowly at first, then with significant strength by 2015. Silicon Valley has experienced a high rate of job growth, yet this growth has been characterized by increases in high- and low-wage earners, with few middle-income jobs being produced. This has created an increasingly bifurcated economy, with growing concerns about income inequality, the lack of affordable housing, and the displacement of lower-income households from their communities due to market forces. Additionally, responding to homelessness is a key policy priority. The economic recession contributed to the increase in homelessness during this Consolidated Plan cycle. But because the economic rebound has been unequal, it has not yet played a significant part in getting the most vulnerable back on their feet.

Most importantly, the strong economy has pushed housing costs to record heights. Over the last five years, rents have swelled to unprecedented heights. In the first quarter of 2010, the average rent (which includes studios up to 3 bed/2 bath rentals) was \$1,451/month. By the first quarter of 2015, that had increased to \$2,227/month. This constitutes a 54% increase for the five-year period. Conversely the median income rose only 11.0% from Q1 2011 to Q2 2015 in the San José metropolitan area. Many households, including low-wage workers, are concerned with the prospect of being displaced due to rent increases that they cannot afford. This concern, coupled

## Section 2: Introduction

with the challenges in finding replacement housing (especially within the same community) has many families feeling uncertain about the future of their living situation.

The ability to respond to the housing needs has been severely challenged since the beginning of this Consolidated Plan cycle. The elimination of redevelopment agencies in California, the depletion of State and federal funding, and legal challenges to tools like inclusionary housing have made it extremely difficult for cities to build affordable housing and to invest in their communities. However, there have been some recent bright spots in San José. In December 2014, the City passed an affordable housing impact fee that will generate revenue for affordable housing. Additionally, the ability for cities to have an inclusionary for-sale housing program has been returned to jurisdictions by the courts. San José continues to explore opportunities and other tools for a range of affordable housing response, including for new construction as well as the preservation of affordable housing.

At the State level, several housing bills are currently making their way through the California legislature, including bills related to a permanent funding source, refinements to the State's low-income housing tax credit program, and the National Housing Trust Fund. Additionally, the State's Affordable Housing and Sustainable Communities program, funded through the Cap & Trade program initiated in 2015, which provides funding for affordable housing and transportation infrastructure. The City was awarded \$4 million through this program. Next year, the program increases to \$200 million due to its success in the first year, and the City seeks to increase its competitiveness for these important State funds.

Finally, conversations in the South Bay Area have been initiated with Silicon Valley's stakeholders to explore opportunities for a more regional approach to addressing the region's significant housing needs. Because housing has regional benefits and impacts, it is important to explore a cross-jurisdictional, cross-sector approach in order to be able to respond to regional needs in a comprehensive manner.

The Department's sizable and performing loan portfolio provides stable, program income to fund its operations and administration. From a strategic and policy perspective, staff continually assesses how best to accomplish the City's housing and community development goals and how best to partner with outside organizations for service delivery.

## Section 2: Introduction

While these efforts represent positive momentum, they collectively still fall short and only partially backfill the full array of tools and resources that previously existed. The many changes in the past few years in California have truly underscored the importance of ongoing adequate federal funding for the many housing and community development activities that local governments perform, and of maintaining the latitude to use resources flexibly in order to meet changing local needs.

### 2.3 Citizen Participation Process and Comments

As part of the Consolidated Plan/CAPER process, jurisdictions are required to hold public review of the documents for comment. The Consolidated Plan is required to be open for a 30-day review period, while the CAPER is required to be made available for a 15-day public review period. The public review period for the FY 2014-2015 CAPER will be held from August 24, 2015 to September 10, 2015. A notice regarding the 15-day public comment period will be electronically distributed to 386 agencies, nonprofits, and individuals concerned about housing and community development issues. Additionally, the notice will also be printed in the *San José Mercury News* and translated and printed in *El Observador*, *Vietnam Daily News*, *World Journal (Chinese)*, and *Phillipine News* on August 21, in order to outreach to residents with limited English proficiency. Copies of the draft CAPER will be made available at the City of San José Department of Housing, and sent to citizens via e-mail or regular mail upon request. Below is a schedule of events and hearings for the FY 2014-2015 CAPER preparation process.

**Table 1: Citizen Participation Process Schedule of Events**

Action	Date
Notices e-mailed and mailed to over 460 organizations and individuals announcing the public review process	August 20, 2015
Start of the 15-day public review – Draft copies available at the Housing Department, 200 E. Santa Clara, 12 <sup>th</sup> Floor, San José, CA 95113	August 24, 2015
End of 15-day public comment period	September 10, 2015
Housing Advisory Commission public hearing	September 10, 2015
City Council Public Hearing	September 15, 2015
CAPER due to HUD	September 30, 2015

Section 3:  
**Program Summary**



## Section 3: Program Summary

In FY 2014-2015, the City of San José received approximately \$12 million of entitlement funds through the CDBG, HOME, ESG, and HOPWA programs. The City invested these funds as well as program income derived from these funds and savings from prior years, in the following areas

- Goal 1: Assist in the creation and preservation of affordable housing for lower-income and special needs populations
- Goal 2: Support activities to end homelessness in San José and Santa Clara County
- Goal 3: Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods
- Goal 4: Expand economic opportunities for low-income households
- Goal 5: Promote fair housing choice – affirmatively further fair housing
- Goal 6: Promote environmental sustainability

Specific actions taken in FY 2014-2015 towards the accomplishments of the five-year goals are summarized in the *Outcome Performance Measurement* table in Section 8 – HUD Tables. Certain actions indicate *N/A* as a performance target because they may be broad actions that further the goal that may not have quantifiable objectives that can be easily pre-defined or known, such as seeking additional funding or continuing to support countywide efforts. The table also summarizes the cumulative progress of each goal. The goals and the related need, accomplishments, impact and leveraged resources are described in Section 5: *Assessment of Strategic Plan Goals and Objectives* section.

As evidenced by the results of the 2010-2015 Consolidated Plan’s four years of performance, the City continues to effectively manage its federal funds for the greatest impact and benefit for its community.

### 3.1 Program Narratives

This section describes the program level accomplishments for Fiscal Year 2014-15.

#### Definitions of Terminology Used

The definitions for the terminology used in this section are as follows:

Federal Allocations – Federal grant funds received by the City of San José; can be annual or multi-year

Program Income – Gross income directly generated from the use of the federal funds (examples include repayment or recaptured funds)

## Section 3: Program Summary

Commitment – Funds allocated to a project or activity

Drawdowns – Request reimbursement of city (FMS) funds in IDIS

Expenditures – Current year’s actual spending based on drawdowns completed in the IDIS Federal financial system.

Prior Year’s Funds – Uncommitted funds or committed but unspent funds from prior years

Expected Funding Available – Sum of Federal Allocation, Program Income and Prior Year’s Funds

### 1. Community Development Block Grant Program (CDBG)

#### FY 2013 - 2014 Allocations

During FY 2014-2015, CDBG funds were used for a variety of public services and community development improvements. Allocations of CDBG funds were as follows:

**Table 2: CDBG FY 2014-15 Allocations**

<b>Uses of CDBG Funds for 2014-15</b>			
<b>Uses</b>	<b>Total Projected Expenditure per FY 2014-15 Plan</b>	<b>Expenditures 2014-15</b>	<b>Difference</b>
Community Development Initiatives	\$5,062,515	\$3,129,741	<b>\$1,932,774</b>
Public Services	\$1,356,267	\$1,150,052	<b>\$206,215</b>
Fair Housing	\$385,000	\$385,000	
Section 108 Debt Service	\$2,058,789	\$1,653,136	<b>\$405,653</b>
Administrative Costs	\$1,348,976	\$994,365	<b>\$354,611</b>
Planning Studies & Capacity Building	\$100,000	\$100,000	<b>\$200,000</b>
<b>TOTAL</b>	<b>\$10,311,547</b>	<b>\$7,412,294</b>	<b>\$3,099,253</b>

The goal of the City of San José’s CDBG program is to implement housing and community development projects throughout the City. The City’s CDBG program objectives are principally for the benefit of low- and moderate-income persons, and for the elimination and prevention of slums and blight. San José’s CDBG program has sought to respond to challenges faced by the City’s low-income residents by developing funding priorities that meet the needs of our residents. During FY 2014-2015, 100% of CDBG-funded projects benefited low-income residents.

## Section 3: Program Summary

During the FY 2014-2015 planning phase, staff aligned the CDBG program with other City priorities and continued to implement a place-based initiative aimed at providing resources and implementing capital improvements within three target neighborhoods. This planning effort sought to identify key public service needs of communities located across San José and within the three place-based initiative areas, which include the Five Wounds Broodwood Terrace, Mayfair and Santee neighborhoods. The funding categories were as follows:

- Senior Services (citywide)
- Homeless Services (citywide)
- Kindergarten Readiness/Third Grade Literacy Services (place-based)

The Housing Department also identified community development projects both citywide and within the three place-based neighborhoods, that would create the most impact. These included neighborhood cleanups, facility improvements, street improvements, housing rehabilitation, and code enforcement activities. Although several development projects were completed this year and several others are underway, some projects are still in the planning phases, resulting in a balance of approximately \$1,900,000 in the Community Development Initiatives. These projects are expected to begin construction in FY15-16.

In addition, CDBG staff continue to participate in a Citywide effort to review the financial health of all nonprofit sub-recipients receiving grant funds totaling \$250,000 or more. The City continues to use the Financial Statement Dashboard, developed and implemented with other County funders, which enables both nonprofits and the City to assess an agencies' financial health at a glance. The City requires each agency to update its information on the Dashboard at a minimum of once a year, and within 150 days of the close of an agency's fiscal year.

During the FY 2014-2015 reporting period, the Housing Department kept CDBG sub-recipients informed about all proposed changes in policies, procedures, and program administration.

### FY 2014 - 2015 Goals and Accomplishments

The City works with each CDBG-funded agency to establish annual performance evaluation measures and methodologies. Each agency's performance is measured quarterly and at the end of the year to ensure projects are on target. Staff provides the agencies with technical assistance and program guidance as needed. The City's sub-recipients were deemed successful, as the actual accomplishments significantly exceeded the goals in all six categories for 2014-2015.

## Section 3: Program Summary



**Table 3: CDBG FY 2014-15 Accomplishments**

CDBG-funded Category	Measure	Goal (Low/Mod Persons, Jobs or Housing Units)	Actual (Low/Mod Persons, Jobs or Housing Units)	% of Goal*
Services for Seniors	People	455	780	171%
Youth Services	People	583	677	116%
Battered & Abused Spouses	People	212	353	167%
Fair Housing	People	268	424	158%
Homeless Services	People	508	722	142%
Housing Improvement	Units	145	215	148%

*\*Note: Per internal standards, to qualify as substantially meeting its project goals, a program must meet approximately 90% of its targeted outcome goals*

With a commitment to continuously improve the service to San José’s partnering nonprofits, the City’s Grants Management staff set out to meet critical performance goals. These measures included timely completion of the grant agreements prior to the start of the fiscal year, and dedicated monitoring of agency performance. Fiscal measures included timely reimbursements to the agencies and overall program expenditure efficiency. The table below demonstrates the City’s commitment to improve relationships with its nonprofit partners.

**Table 4: CDBG FY 2014-15 Grants Management Accomplishments**

Measure	Goal	Actual
% Community Based Organization (CBO) Contracts Completed by June 30 <sup>th</sup>	100%	0%*
% Invoices Processed and Paid Within 30 Days of Receipt of Complete Documentation	90%	97%
April 30 <sup>th</sup> Expenditure Ratio	<150%	148%

### Self-Evaluation

As a whole, the CDBG program met or exceeded anticipated goals and outcomes as set forth in sub-recipient contracts. The program met the goals for timely processing of invoices and expenditure ratio. Due to significant staff vacancies, staff turnover, and competing priorities, program staff was not able to complete contracts within the targeted timeline.

## **Section 3: Program Summary**

As a condition of funding, the City requires each CDBG-funded project to measure performance in terms of output (activities) and outcomes (program impact). Subrecipients measure and report efficiency goals on a quarterly basis, and outcomes on a semi-annual basis.

This required sub-recipients to partner with other similar service providers and to create consortia in order to meet the City's Consolidated Plan goals and objectives. While this effort did pose its challenges both administratively for the Housing Department and operationally for the funded agencies, it did provide for more impactful outcomes and helped address key service needs within the City. Even with the delay in executing the CBO contracts, the agencies were still able to implement their programs in a timely manner.

In FY 2014-2015, CDBG funded six community development projects, including a housing repair program, a code enforcement program, two neighborhood facility improvement projects, a streetlight project, and an environmental education/art project. The housing rehabilitation program, including a City operated program and a non-profit operated program, combined to successfully meet the needs of low-income individuals who could not otherwise fund home improvements necessary to make their homes decent, safe, and sanitary. The City-operated housing rehabilitation program was discontinued in FY 13-14 and the final three projects were completed during FY 14-15. Over the past 5 years, the program funded the rehabilitation of 1,483 homes for low-income residents. The housing rehabilitation funds also supported smaller scale projects that were necessary to address emergent needs of a client such as roof repairs, water heater replacements or accessibility improvements that would go unrepaired but for the availability of CDBG-funded services. In FY 14-15 the program provided 182 minor home repairs, 1,576 minor safety repairs, and 110 items of critical and emergency home repairs to 215 low-income households. 96% of clients identified having improved safety conditions in their home as a result of the CDBG-funded repairs.

The Code Enforcement program provided a range of services within the three place-based neighborhoods to ensure that property owners remove blighted conditions, correct substandard housing, and eliminate code violations. Those services included enhanced multi-family inspections, blight surveys, and abatement and assistance with clean-up efforts within each of the three place-based neighborhoods. The Code Enforcement services resulted in the correction of 4,681 violations. 85% of blight violations were corrected within 60 days and 70% of substandard housing violations, verified by inspectors, were corrected within 120 days.

## Section 3: Program Summary

Three construction projects were completed in FY 14-15 and ten other projects are planned or underway. Table 46 in Section 5 – Assessment of Strategic Plan Goals and Objectives Goal 3.B.2 - details the community development construction projects and the status of each project. Completed projects in FY 14-15 include a community field/open space enhancement project, a community garden, installation of LED streetlights in two of the place-based neighborhoods, and an art project.

Two of the completed projects this year were a result of a community need for additional open space in Santee, one of the three place-based neighborhoods. The field enhancement project included the renovation of a basketball courts, camera installation, lighting improvements, fencing for security, and related improvements at Bridges Middle School. In addition to the field enhancements, CDBG funds supported the installation of a community garden next to the recreation fields. Thirty plots were created and are being utilized by low-income residents of the Santee neighborhood.

The Five Wounds Art Walk Project is an interactive multimedia art exhibit, starting at San José High School and ending at Coyote Creek. It includes a series of art projects including six art boxes, a mural, 16 painted storm drain inlets, and painted trash receptacles painted by students & local artists. Success of this project was measured by a community survey in which 78% of residents that responded to the survey knew there was a creek near their home and 72% of residents that completed the survey understood that trash entering the storm drain goes into the nearby creek untreated.

## 2. HOME Investment Partnership Program (HOME)

For FY 2014-2015, HOME funds were used for the following projects:

- Rental Housing Development
- Administrative Costs
- CHDO Operating Expenses
- Tenant Based Rental Assistance (TBRA)
- Homebuyer Assistance (i.e., acquisition/rehabilitation of single family homes)

### Section 3: Program Summary

The 2014-2015 Annual Action Plan estimated that \$8,127,672 would be available to commit. This amount consisted of previous years' uncommitted funds, program income on hand, estimated program income for the 2014-2015 year, and the expected 2014 HOME allocation.

Table 5 below details how those funds were expected to be used ("Total Expected Funding per FY 2014-15"). It also details expenditures ("Expenditures 2014-15"). It is important to note that expenditures do not necessarily correlate with expected funding. Some of the expenditures the past year are for projects/activities which were committed in fiscal years prior to 2014-2015, but were drawn/expended in 2014-2015. This explains why some activities/projects expended more than what was expected such as CHDO Operating Expenses.

**Table 5: HOME FY 2014-15 Allocations and Expenditures**

Uses of HOME Funds for 2014-15			
Uses	Total Projected Expenditure per FY 2014-15 Plan	Expenditures 2014-15	Difference
Rental Housing Development	\$ 5,390,000	\$ 6,269,039	\$ (879,039)
Administrative Costs	\$ 255,069	\$ 557,346	\$ (302,277)
CHDO Operating Expenses	\$ 100,000	\$ 100,000	\$ -
CHDO Set-Aside	\$ 382,603	\$ 382,603	\$ -
Tenant Based Rental Assistance (TBRA)	\$ 2,000,000	\$ 336,300	\$ 1,663,700
Acquisition/Rehabilitaion of SFD	\$ -	\$ 317,093	\$ (317,093)
<b>TOTAL</b>	<b>\$8,127,672</b>	<b>\$7,962,381</b>	<b>\$482,384</b>

### Use of Funds and Self-Evaluation

#### *Rental Housing Development*

One of the goals of HUD's HOME Program is for Participating Jurisdictions to work with non-profit developers (CHDOs) to create low-income housing opportunities. HUD requires that all Participating Jurisdictions reserve 15% of their HOME funds to CHDOs for this purpose. Since San José's beginnings as a Participating Jurisdiction back in 1992, the City reserved approximately 40% of its HOME allocation for CHDOs, well above the minimum of 15%.

Donner Lofts – During this past year, Donner Lofts, a 101-unit apartment project (including 20 units set aside for homeless households) began construction. The project received 9% Tax Credits, and was ready for funding prior to other CHDO-sponsored projects in the City's

## Section 3: Program Summary

pipeline. In order to fund this project, HOME funds that were previously set aside for CHDOs were reallocated (with HUD's approval). Even with this reallocation of funds, the City has still reserved over 37% for CHDOs during its participation in the HOME program; well above the required 15%. The project is expected to be completed in late 2016. 100% of the units will be restricted at 50% AMI or lower, and all HOME units will be floating.

*Japantown (CHDO development)* – A 5-story apartment complex that will provide 73 one-bedroom units, 1 studio unit and 1 two-bedroom manager's unit for seniors earning 30-60% of Area Median Income (AMI) has been under construction during the past fiscal year. 37 of the 76 units will be HOME units; 8 of which will be reserved for 50% AMI. The project is expected to be completed in late 2015. All HOME units will be floating.

### *Administrative Costs*

Each year, 10% of the total HOME Allocation is set aside/allocated for administrative costs to implement HOME activities. Undisbursed funds from previous fiscal years have been rolled over and subsequently disbursed prior to disbursing the 2014 10% set aside. Whenever possible, staff costs are charged directly to the project and the City uses 10% of eligible Program Income for administrative activities.

### *Community Housing Development Organization – Operating Expenses*

The City provides operating funds to Certified CHDOs at or just below the maximum amount (5% of the annual HOME allocation) allowed by HOME. This assistance for operating costs helps the CHDO pay for the activities required to bring a project to fruition prior to any HOME funds being committed.

First Community Housing is the only CHDO that was eligible for the CHDO Operating funds. They received the full \$100,000 available, and these funds paid for the CHDO's general administrative costs.

### *Homeownership (Habitat for Humanity)*

The City allocated \$750,000 in FY13-14 to assist Habitat for Humanity in acquisition and/or rehabilitation costs of single-family houses. These homes are to be purchased by Habitat, rehabilitated and subsequently resold to low-income (80% AMI or lower) homebuyers. Resale Restrictions are placed on the property. If the property owner chooses to sell the property prior to



## Section 3: Program Summary

the end of the restriction time period (typically 15 years), they are required to sell it to a low-income homebuyer.

Due to a market increase in the cost of housing in San José, and the competition from “cash buyers”, Habitat has found it difficult to find and acquire homes that low-income homebuyers can afford. In FY13-14, one home was acquired and rehabilitated. In FY14-15, one other home was acquired.

### *Tenant Based Rental Assistance (TBRA)*

The HOME-funded TBRA program drew down approximately \$406,219 for TBRA activities conducted in FY 2014-2015. Another \$40,000 is anticipated to be drawn down in FY15-16 for activity conducted in FY14-15. These funds will be a part of next year's CAPER.

Successes of the FY 2014-15 TBRA program are as follows:

- 39 total households were assisted in FY14-15.
- 12 of the 39 households assisted were newly assisted households for a total of 17 people assisted.

Some of the challenges of housing clients more quickly is the high cost of rental housing and the low vacancy rates (4.7% as of June 2015). The program’s Rent Standard, which cannot be exceeded, is based on Fair Market Rents (FMR) issued by HUD. Oftentimes, landlords are asking for well above FMR, so the pool of affordable homes that can pass Health Quality Standards (HQS) is limited. A change in the Rent Standard will take effect August of 2015. It will be based on the current market rents of San José. The increase will be, consistent with the rental market for San José and will also expand the supply of affordable apartments available to TBRA clients.

### Meeting HOME Commitments & Expenditures Deadlines

San José’s HOME program met its HUD imposed Commitment and Expenditures deadlines for FY 2014-2015.

The City continues to improve the strategic planning process for the use of future HOME allocations. The prospect of upcoming rental and the expansion of the City’s TBRA programs to new and different homeless populations will facilitate the City’s ability to continue meeting its deadlines in FY 2015-2016.

## Section 3: Program Summary

### 3. Housing Opportunities for People with AIDS (HOPWA)

**Table 6: HOPWA FY 2014-15 Allocations**

Uses of HOPWA Funds for 2014-15			
Uses	Total Projected Expenditure per FY 2014-15 Plan	Expenditures 2014-15	Difference
Health Trust	\$796,755	\$637,030	<b>\$159,725</b>
San Benito	\$49,729	\$10,053	<b>\$39,676</b>
Administrative Costs	\$26,179	\$20,280	<b>\$5,899</b>
<b>TOTAL</b>	<b>\$872,663</b>	<b>\$667,363</b>	<b>\$205,300</b>

During FY 2014-2015, the City's HOPWA programs provided tenant-based rental subsidies, supportive services, and housing placement assistance to foster independence for people living with HIV/AIDS in the Counties of Santa Clara and San Benito. The HOPWA programs promote permanence, independence, and dignity, and improve the overall quality of these residents' lives.

The fatality rate due to HIV/AIDS has significantly declined since 1995. Many people with HIV/AIDS are living longer lives, and therefore require assistance for a longer period of time. These individuals are increasingly lower-income and homeless, have more mental health and substance abuse issues, and require basic services such as housing and food in order to ensure they adhere to the medications necessary to prolong their lives.

Using HOPWA funds, the City has contracted with the Health Trust and the San Benito County Health and Human Services Agency to provide individuals living with HIV/AIDS with the rental subsidies, case management, and other supportive services.

Below is a summary of the services provided through the HOPWA program:

**Table 7: HOPWA FY 2014-15 Accomplishments**

### Section 3: Program Summary

Measure	Goal	Actual	% Goal
Tenant Based Rental Assistance	285	338	119%
Supportive Services	320	306	96%
Placement Assistance	19	8	42%

**Table 8: HOPWA FY SPNS 2014-15 Allocations**

Uses of HOPWA SPNS Funds for 2014-15			
Uses	Total Projected Expenditure per FY 2014-15 Plan	Expenditures 2014-15	Difference
Rental subsidies and support services	\$386,180	\$347,640	<b>\$38,540</b>
Resource identification	\$25,545	\$17,972	<b>\$7,573</b>
Administrative Costs - for both the City and its Subrecipient	\$40,882	\$32,459	<b>\$8,423</b>
<b>TOTAL</b>	<b>\$452,607</b>	<b>\$398,071</b>	<b>\$54,536</b>

In FY 2014-2015, the City’s renewal application for approximately \$1.31 million for the Housing Opportunities for Persons with AIDS (HOPWA) Permanent Supportive Housing (PSH) grant, in partnership with the Health Trust, was approved for an additional three years. The City allocated \$452,607 to the HOPWA-PSH program in FY 2014-2015. In FY 2014-15, TBRA was provided 60 times and supportive services were provided 304 times. 98% of the clients receiving TBRA maintained permanent, stable housing this year and 98% of participating households maintained or obtained access to health care.

### Self-Evaluation

As noted in the table above, HOPWA funded sub-recipients met a majority of their overall goals. The demand for these programs continues to be strong in Santa Clara County. The Health Trust continues to serve this vulnerable population and provides clients with both housing services and the supportive services necessary to address the other issues many of the clients have. In their AIDS Services program, The Health Trust served 390 clients. Over 93% of the clients receiving TBRA maintained permanent, stable housing this year and 88% of clients receiving support services obtained/maintained benefits and/or income during the program year.

### Section 3: Program Summary

While the Health Trust met its goals, San Benito County fell short in meeting both its supportive services and TBRA goals. This was the result of San Benito County’s small population (56,000 according to 2010 Census data) which makes it difficult to predict how many persons will request assistance from the program. San Benito County has increased outreach efforts to serve additional clients, but they continue to struggle to find eligible participants within the County.

## 4. Emergency Solutions Grant (ESG)

**Table 9: ESG FY 2014-15 Allocations**

Uses of ESG Funds for 2014-15			
Uses	Total Projected Expenditure per FY 2014-15 Plan	Expenditures 2014-15	Difference
Street Outreach	\$243,315	\$186,361	\$56,954
Emergency Shelter	\$146,286	\$306,148	(\$159,862)
Services to Youth and Families	\$204,063		\$204,063
Rapid Rehousing	\$85,319	\$152,947	(\$67,628)
HMIS	\$87,945	\$94,010	(\$6,065)
Administrative Costs	\$50,322	\$50,322	
<b>TOTAL</b>	<b>\$817,250</b>	<b>\$789,788</b>	<b>\$27,462</b>

\* The funding category of “Services to Youth and Families”, identified in the FY 14-15 Action Plan, was allocated across the eligible ESG categories during the program year. Services provided to youth and families included shelter and rapid re-housing and the funds were expended within those categories.

In alignment with the Emergency Solutions Grants, the City redesigned its funding model in FY 12-13 away from primarily supporting emergency shelters to supporting outreach, shelter, rapid re-housing, and HMIS in FY 13-14 and FY 14-15. In FY 14-15 funds were provided to organizations that provided outreach, case management, and rapid re-housing to individuals living in homeless encampments, homeless families and youth and victims of domestic violence, and the Homeless Management Information System (HMIS). During FY 2014-2015, four sub recipients, implementing five programs, were awarded ESG funds. In compliance with HUD regulations, all funds obligated in FY 2014-2015 will be expended within 24 months from the

## Section 3: Program Summary

date HUD signed the City of San José's grant agreement. To date, the city has expended approximately 96% of the FY 14-15 allocation.

### Homeless Outreach

Approximately 24% of ESG funds were expended on homeless outreach services. This included direct engagement of homeless clients in encampments and homeless individuals living on the streets.

The City's 2015 Homeless Census and Survey identified 4,063 homeless persons of which 69% were unsheltered; 778 homeless persons were residing in encampments (along waterways, in parks, in abandoned buildings, on freeway off ramps, under bridges, in parking lots, and in RV's). ESG and CDBG funds were allocated to homeless outreach and engagement services with homeless persons in encampments and on the streets. Individuals were offered case management, housing search and placement, rental assistance, transportation and temporary shelter beds. As a result of the ESG-funded outreach effort, 2,146 outreach contacts were made. Outreach and engagement teams were the "first responders" to any calls regarding an encampment or homeless individual on the street. The outreach and engagement teams provided information, referrals, and connection to shelter, housing and supportive services. They are often the first point of contact for unsheltered single individuals, transition age youth and families. Engaging with someone for long enough to gain trust can take weeks, months or years, especially for those who do not access shelter or services and most likely have multiple barriers securing permanent housing and gaining stability.

### Emergency Shelter

Approximately 39% of ESG funds were expended on Emergency Shelter Programs. As a result of ESG outreach to homeless individuals on the street and in encampments, 108 single individuals received shelter and case management services. While the City's primary outcome for ESG grantees is rapid re-housing and maintenance, ensuring interim housing solutions is critical. ESG funded over 3,617 personal shelter days while homeless individuals engaged with a case manager and secured permanent supportive housing (rather than remaining outdoors). The ESG-funded Outreach Teams were also able to connect individuals to other appropriate supportive housing programs, including the local Housing 1000 Campaign, the new Place-Based Rapid Re-housing Program and TBRA programs.

## Section 3: Program Summary

Goals attained by the ESG-funded efforts to provide outreach and shelter to chronically homeless individuals are:

- 74% of clients involved in intensive case management achieved 2 goals of their individual case plan
- 78% of homeless clients who participated in five or more search sessions obtained permanent housing
- 65% of homeless clients who participated in intensive case management remained housed for six months

ESG-funded outreach, case management and shelter services were augmented by CDBG and Housing Trust Fund services for FY 2014-15. As a result, these projects made an additional 1,529 outreach contacts throughout the city, provided 36 individuals with case management, and 23,514 personal shelter days. Outcomes for these specific services are:

### Downtown Outreach and Shelter Program (Housing Trust Fund)

- 50% of those enrolled in case management for at least 30 days obtained permanent housing
- 54% of clients who received case management and were housed maintained their housing for six months

### Citywide Outreach and Shelter Program (CDBG)

- 38% of clients enrolled in case management for at least 30 days obtained permanent housing
- 79% of clients who received case management and were housed maintained their permanent housing for at least 6 months

The success rate of moving homeless individuals into permanent housing varied based on the target population, with higher rates demonstrated for homeless families, who may be experiencing homelessness for the first time or for a shorter period of time, to chronic homeless individuals, who have often been homeless for over a year or experienced several episodes of homelessness in the past few years. This variation in outcomes is expected and all programs were successful and met or exceeded their individual goals.

ESG funds were also expended to support emergency shelter for individuals fleeing domestic violence. The Domestic Violence collaborative served an additional 352 individuals with

**FY 2014-15 CAPER**

## Section 3: Program Summary

emergency shelter services, providing 10,804 personal shelter days. While in shelters, individuals received 3,508 hours of case management and several were connected with rapid re-housing services, as detailed below.

### Rapid Re-housing

Approximately 19% of ESG funds were expended on Rapid Re-housing programs. Based on lessons learned from the Homeless Prevention and Rapid Re-Housing Program (HPRP), the programs for homeless families (and youth) provide services from multiple agencies; Two programs, one serving homeless families (and youth), and the other one focusing on victims of domestic violence, have the same goals of rapid re-housing and housing maintenance for a least six months. The Family and Youth Collaborative provided rapid re-housing for an underserved population in San José. The assisted households were referred to the program from the partnering homeless shelters, street outreach efforts, hotlines and other community based programs. For FY 2014-15, 302 family members received 231 housing search or housing placement sessions and 15 individuals were assisted with rental or deposit assistance.

Homeless Families and Youth Rapid Re-housing Outcomes include:

- 72% of clients in intensive case management obtained permanent housing
- 74% of clients who obtained permanent housing were able to maintain it for 6 months or more

The Domestic Violence Collaborative also provided rapid re-housing assistance to individuals experiencing homelessness as a result of fleeing domestic violence. In FY 2014-15, 18 individuals were served with rental subsidies.

Domestic Violence Collaborative Rapid Re-housing Outcomes include:

- 100% of clients receiving a rental subsidy maintained permanent housing after their rental subsidy ended.
- 25% of clients that did not receive a rental subsidy maintained permanent housing after leaving the shelter.

### Homeless Management Information System (HMIS)

Approximately 12% percent of ESG funds were expended to support the HMIS system and the Santa Clara County services providers that use it. Services included the provision of technical support to HMIS users and data quality reports.

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**FY 2014-15 CAPER**

## Section 3: Program Summary

ESG funding supports software licensing, user training, data quality monitoring, reporting, regular maintenance and upgrades to ensure optimal performance of system software and hardware. HMIS provides an accurate count of those receiving services, which allows policymakers to determine which services work best to alleviate homelessness and where the gaps may be. HMIS allows for the community to clarify the demand for services by the City’s homeless population.

In FY 14-15, ESG funding supported 17 trainings for HMIS users, 11 monthly data quality reports, and 2 semi-annual demographic analytics reports. ESG funding provided access to over 400 HMIS users.

Below is a summary of the accomplishments achieved through each funding category.

**Table 10: Homeless Services Accomplishments**

Measure	Goal	Actual	% Goal
Homeless Outreach (# of clients served)	135	112	83%
Services to Families and Youth, including Victims of Domestic Violence (# of clients served)	424	672	158%
HMIS (# of users)	450	436	97%
<b>Total</b>	<b>1,009</b>	<b>1,310</b>	<b>129.8%</b>

### Self-Evaluation

As noted above, in FY 2014-2015, the Housing Department modified its ESG funding strategy to both align with other city priorities and meet the requirements set forth in the Emergency Solutions Grant program. These changes included focusing funds on three targeted areas: 1) Homeless Outreach and Engagement, 2) Emergency Shelter, 3) Rapid Re-housing, and 4) HMIS. Populations served included individuals experiencing chronic homelessness, homeless families and youth, and individuals/families experiencing homelessness due to fleeing domestic violence. All programs had similar outcomes based on rapidly re-housing homeless persons rather than preventing homelessness. While the focus is rapid re-housing, ESG funds are also used to end someone’s homeless episode quickly through interim housing strategies, case management support and financial assistance.



### **Section 3: Program Summary**

Targeting the underserved and providing the means necessary to obtain permanent supportive housing quickly has proved successful. However, securing units in such a competitive rental market continues to be the biggest challenge. While rental subsidies provide for a great opportunity to homeless individuals while they regain self-sufficiency, even those who have attained gainful employment are turned away in high numbers by landlords. Credit and criminal records are barriers that landlords are not overlooking, even for items that occurred many years ago. For example, a former homeless encampment resident receiving a subsidy through HOME TBRA is now employed as an electrician and has been searching for a unit for six months due to a felony committed seven years ago. Landlords have numerous people showing up for an open unit and take the renter with the highest income and cleanest record. Regardless, the strategy resulted in 138 individuals, mostly chronically homeless, moving from the streets to permanent housing. The strategy also worked for the family programs in which over 228 participating individuals secured permanent housing. Since the City's objective is to move individuals into permanent housing, all programs, with the exception of HMIS, measured the percentage of individuals receiving intensive case management (5 or more sessions or for at least 30 days) who obtained permanent housing. The rate varied based on the target population, from 38% of clients engaged through the CDBG and ESG-funded Citywide outreach and shelter program, serving primarily individuals experiencing chronic homelessness, to 72% of clients receiving case management through the Homeless Families and Youth program. This variation is expected because individuals experiencing chronic homelessness, served through the Citywide Outreach program, are more likely to have experienced homelessness for a longer period of time and face more barriers to permanent housing. While the variation in the rate of housing the clients is partly due to the population served, all programs were successful in housing individuals through a mix of strategies that included street outreach, intensive case management, temporary shelter, housing placement, and rental assistance.

## **5. Neighborhood Stabilization Program (NSP 1 & NSP 2)**

**Table 11: NSP FY 2014-15 Allocations**

### Section 3: Program Summary

Uses of NSP 2 Funds for 2014-15			
Uses	Total Projected Expenditure per FY 2014-15 Plan	Expenditures 2014-15	Difference
25% Set-Aside	\$4,500,000	\$5,000,000	<b>(\$500,000)</b>
Dream Home Program		\$68,802	<b>(\$68,802)</b>
Administrative Costs	\$250,000	\$36,716	<b>\$213,284</b>
<b>TOTAL</b>	<b>\$4,750,000</b>	<b>\$5,105,518</b>	<b>(\$355,518)</b>

\* The expenditure difference is the result of unanticipated loan repayments received during the 2014-15 fiscal year.

Starting in October of 2009, the City of San José began implementation of its award of federal Neighborhood Stabilization Program (NSP1) funds for single-family acquisition, rehabilitation, and resale program under the Housing and Economic Recovery Act, 2008 (HERA). San José was awarded approximately \$5.6 Million as an entitlement city. Under NSP guidelines, HUD required applicants to identify the greatest areas of need based on 1) the greatest percentage of home foreclosures 2) having the highest percentage of sub-prime loans and 3) likelihood of facing a significant rise in foreclosures. Based on HUD's Foreclosure and Abandonment Risk scores, San José identified the four areas of highest risk at that time. The four areas identified in the NSP 1 application encompass the 95111, 95116, 95122 and 95127 zip codes within San José.

In early 2009, while planning the implementation of the NSP1, the City of San José along with the Housing Trust of Santa Clara County and Neighborhood Housing Services of Silicon Valley formed an NSP 2 Consortium to apply for a federal grant under the American Recovery and Reinvestment Act (ARRA) of 2009. Using the same ranking system in 2009 the NSP2 Consortium identified 35 census tracts within San José as areas of greatest need. In late 2009, the Consortium was awarded a \$25M grant to implement the funding strategies outlined in the Consortium's funding application. As with NSP 1, the overall objective of this grant is to restore neighborhood stability and eliminate blight in the areas severely affected by foreclosure.

The activities outlined under the Consortium's program agreement executed with the Department of Housing and Urban Development include 1) providing homeownership assistance to low and moderate income home buyers purchasing foreclosed homes in the NSP designated areas and 2) acquisition and development or rehabilitation of foreclosed properties in the designated census tracts to be either rented or resold to income eligible families. In accordance with the funding

## Section 3: Program Summary

application and Consortium Agreement, the Housing Trust is responsible for implementing and managing the first activity, while the City's Housing Department is responsible for implementing and managing the second activity including the 25% set-aside requirements under this grant. The 25% set-aside requirement mandates that 25% of the overall grant funds are to be used to house households earning 50% AMI. Under the Program Agreement, the Consortium is required to meet a combined goal of 205 assisted units.

### Self-Evaluation

#### *Neighborhood Stabilization Program I (HERA)*

After successfully meeting the expenditure requirements a year in advance, program staff purchased the last NSP1 Property in February 2010. In September 2011, the City sold the 14<sup>th</sup> and final single-family home purchased and rehabilitated through NSP 1. By September of 2012, the City completed rehabilitation of the two four-unit apartment buildings purchased through NSP 1 with the intension of housing residents earning 50% or less than the AMI. After releasing an RFP to sell the two apartment buildings the City received no viable offers to purchase the buildings. After evaluating options, City staff moved forward with a lease agreement with the local non-profit Downtown Streets Team to operate and house formerly homeless individuals participating in the organizations jobs training program. With the occupancy of the two buildings the City had met the final requirement of the NSP grant. Subsequently City staff began reconciling the grant and program income expenditures and began preparing for grant closeout.

During the grant closeout preparation, the City received program income from several small loan repayments. The remaining balance of Program Income was too small to purchase additional property yet significant enough to positively impact other city projects. City staff decided to utilize the balance of NSP 1 Program Income to assist with rehabilitation of three NSP 2 properties. Rehabilitation was completed on the three properties at the end of the 2014-15 fiscal year.

As previously mentioned, in June of 2012 the City leased two four unit apartment buildings purchased through NSP1, to Downtown Streets Team. In February 2014, one of the two buildings sustained significant damage as a result of a fire in one of the four units. City staff has worked in coordination with several other City departments and outside agencies, including the insurer, to restore the building for re-occupancy. The estimated completion and re-occupancy of the building is December 2015. With the fire restoration work beginning in June 2015, City staff has re-initiated the grant closeout process and will coordinate closeout with HUD through the next year.

## Section 3: Program Summary

### *Neighborhood Stabilization Program II (ARRA)*

#### *San José Dream Home Program*

At the end of the 2012-13 fiscal year the NSP 2 Consortium modified the original goals of the NSP2 grant in an effort to adjust to market conditions and community needs. The goals for the City operated Dream Home Program were changed from 64 to 41 single-family homes acquired and rehabilitated. The Housing Trust's Purchase Assistance Loan program goals were also modified from 101 to 51 homebuyer assistance loans. Funding from those programs were reallocated to support development or Rehabilitation of additional multi-family units to serve Very Low income (below 50% AMI) residents.

With the reduced goals of the Dream Home Program, City staff ended the acquisition phase of the program and focused efforts on completing the rehabilitation and resale of the remaining single family properties.. In April 2015 the City sold the last Dream Home property to conclude the Dream Home Program. Program staff will continue to coordinate with the developer and lead agency to finalize the program data and closeout the program administratively.

#### *NSP Set-Aside Requirements*

##### Taylor Oaks Apartments

In October 2010, the NSP 2 Consortium released a Notice of Funding Availability (NOFA) soliciting development entities to submit proposals for acquisition and rehabilitation of one or more multi-family property(s) with the goal of meeting the NSP 25% set-aside requirements. The NOFA resulted in the Consortium awarding funds to a developer to acquire and rehabilitate a 60 unit apartment building on Kollmar Drive in East San José. Renovation of the apartment complex known as the Taylor Oaks apartments was completed in February of 2013. The project included 58 fully renovated apartment units, the addition of a new business center and clubhouse, façade improvements and on-site management. The Taylor Oaks apartments are housing residents earning 50% or less of the AMI or \$53,150 for a family of four (as of March 2015).

##### Ford and Monterey

In September 2010, the NSP 2 Consortium submitted a technical amendment to HUD to expand the program goals to include development of vacant land. Subsequent to HUDs approval, the Consortium approved funding of the Ford and Monterey affordable development. The Consortium contributed approximately \$5 million in NSP 2 funds to the 95 unit development. Ford Road Supportive Housing Development (phase 1) provides 20 apartments for families or

## Section 3: Program Summary

individuals with special needs. Ford Family provides 75 apartment units for families earning 50% or less of the area median income. Both projects were complete and fully occupied by November 2014.

### New NOFA for Multi-family development

With the expansion of the 25% set-aside program the NSP 2 Consortium issued a new Notice of Funding Availability (NOFA) seeking new development or acquisition/rehabilitation opportunities with the balance of uncommitted Program Income. In March 2015 the Consortium utilized the balance of NSP 2 funding (approximately \$5 million) for the Metropolitan, a 102 unit affordable housing development on Monterey Road. The Metropolitan consists of two phase, a North phase of 70 units and a South phase of 30 units. The NSP funds are supporting the North phase of the project. The project is targeted for completion in early 2017.

Not including production from the new NOFA, the Consortium has committed just under \$11 Million to 156 very low-income units, far exceeding the targeted commitment of \$6.25 Million. The overall NSP 2 Consortium is currently on target to create 288 affordable units through the NSP2 grant, significantly exceeding the original target of 205 units.

## 6. BEDI Grants and Section 108 Loans

### FMC Purchase

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

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

## Section 3: Program Summary

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

In July 2009, the first six gates in the new Terminal B concourse were activated. The entire Terminal B concourse and the consolidated rental car center and the public parking garage, provided 3,000 spaces for all rental car operations based at the Airport, as well as 350 public parking spaces at street level, was completed and opened for operation in July 2010. Terminal B was integrated with the Terminal B concourse for a total of 12 aircraft gates served by new ticket counters, security checkpoint, baggage claim, an automated inline baggage screening system and new retail and restaurants. In addition, Terminal A was expanded and renovated which included new shops and restaurants. The City continues to work on meeting the proposed 836 jobs creation goal. In 2014-2015 346 new jobs were created of which 248 were full time equivalents. To date, 803 jobs have been created, of which 650 were full-time equivalent (FTE) jobs. Of those 650 FTE jobs, 594 jobs were held by low- and moderate-income persons.

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

## 7. Housing Authority Programs

The City of San José contracts with the Housing Authority of the County of Santa Clara (HACSC) to administer its Housing Choice Voucher (HCV-Section 8) Program. HACSC provides HCVs to enable low-income people to lease units in the City of San José. In addition to administering the federal rental housing voucher program, HACSC develops, controls and manages affordable rental housing properties in Santa Clara County. Since 2009, HACSC has preserved and upgraded 555 public housing units and converted 535 of them into tax credit housing units.

### Section 3: Program Summary

The Table below shows that the Housing Authority is assisting 11,423 San José households under Section 8 contracts as of June 30, 2015.

**Table 12: Households Receiving Section 8 Rental Assistance in San José**  
**Number of Persons in Family**

Income Category	1	2	3	4	5	6	7	8	Total Section 8
ELI (0-30%)	3,997	2,583	1,367	1,057	608	290	126	41	10,069
VLI (31-50%)	160	258	283	215	133	55	21	9	1,134
LI (51-80%)	25	46	47	45	22	13	2	3	203
MOD+ (>80%)	2	3	0	3	7	2	0	0	17
<b>TOTAL</b>	<b>4,184</b>	<b>2,890</b>	<b>1,697</b>	<b>1,320</b>	<b>770</b>	<b>360</b>	<b>149</b>	<b>53</b>	<b>11,423</b>

Ethnicity	Total	Percent
Hispanic	3,544	31%
Non-Hispanic	7,879	69%
<b>Total</b>	<b>11,423</b>	<b>100%</b>
Race	Total	Percent
Caucasian	4,650	41%
Black/African American	1,571	14%
American Indian/Alaskan Native	170	1%
Asian	5023	44%
Native Hawaiian/Other Pacific Islander	9	0%
<b>Total*</b>	<b>11,423</b>	<b>100%</b>

In addition, the Table below indicates the number of households under Section 8 contracts in the rest of Santa Clara County, not including San José.

**Table 13: Households Receiving Section 8 Rental Assistance in Santa Clara County (Not including San José)**

Income Category	1	2	3	4	5	6	7	8	Total Section 8
ELI (0-30%)	1,669	850	393	293	195	92	37	8	3,537
VLI (31-50%)	69	98	69	70	37	17	9	1	370

### Section 3: Program Summary

LI (51-80%)	10	21	11	22	12	2	0	0	78
MOD+ (>80%)	2	1	1	2	2	0	0	0	8
<b>TOTAL</b>	<b>1,750</b>	<b>970</b>	<b>474</b>	<b>387</b>	<b>246</b>	<b>111</b>	<b>46</b>	<b>9</b>	<b>3,993</b>

<b>Ethnicity</b>	<b>Total</b>	<b>Percent</b>
Hispanic	1,376	34%
Non-Hispanic	2,617	66%
<b>Total</b>	<b>3,993</b>	100%
<b>Race</b>	<b>Total</b>	<b>Percent</b>
Caucasian	2,369	59%
Black/African American	434	11%
American Indian/Alaskan Native	43	1%
Asian	1,141	29%
Native Hawaiian/Other Pacific Islander	6	0%
<b>Total*</b>	<b>3,993</b>	100%

In April 2006, the Section 8 waiting list was opened for the first time in seven years and over 58,000 individuals signed up. Currently, there are 18,500 families on the Section 8 waiting list for the Housing Choice Voucher Program for Santa Clara County. This program serves low-income households, including disabled persons (Mainstream Voucher Program) and families working towards economic independence (Family Self-Sufficiency Programs).

Demographic information for registrants from the current waiting list as of June 30, 2015 for San José registrants is contained in the table below. Information in the below table is based on the current head of household.

**Table 14: Section 8 Wait List for San José**

<b>Section 8 Wait List Sign-ups Demographic Data for San José Registrants</b>		
<b>Race &amp; Ethnicity</b>	<b>Quantity</b>	<b>Percentage</b>
Hispanic	4,527	29%
Non-Hispanic	10,441	67%
Unknown	645	4%
<b>Sub-total</b>	<b>15,613</b>	<b>100%</b>
American Indian/Alaskan Native	312	2%



### Section 3: Program Summary

Black	1,717	11%
Hawaiian/Pacific Islander	4	0%
White	4,840	31%
Asian	6,870	44%
Unknown	1,870	12%
<b>Sub-total</b>	<b>15,613</b>	<b>100%</b>
<b>Sex</b>		
Male	5,152	33%
Female	8,275	53%
Unknown	2,186	14%
<b>Sub-total</b>	<b>15,613</b>	<b>100%</b>
<b>Total Registrants from San José</b>		<b>15,613</b>

The Chronically Homeless Direct Referral (CHDR) program, originally launched in 2011, is a partnership between the Housing Authority of the County of Santa Clara (HACSC) and Santa Clara County’s Collaborative on Housing and Homeless Issues. The CHDR program sets aside Section 8 vouchers for chronically homeless individuals and families who are connected to supportive homeless programs and case management services. In 2012, HACSC committed to allocate 30% of turnover vouchers to the chronically homeless, not to exceed 100 vouchers. For these 100 vouchers, which are released on a quarterly basis, HACSC coordinated with community partners to revise and adapt the CHDR program design to address pressing local needs. Currently, three of the four quarterly allocations have been released. The final allocation of 25 CHDR vouchers was awarded to three different Project Based Voucher contracts that are under development. Once these projects have completed construction, the remaining allocation of 25 vouchers will be attached to these properties to house chronically homeless individuals and families. HACSC continues to work in close collaboration with its CHDR case management providers and community partners. As of June 2015, 62 of the 75 vouchers in use have been successfully leased.

In September 2007, the U.S. Department of Housing & Urban Development (HUD) granted approval to the HACSC for the disposition of its public housing properties, which will enable the agency to improve supportive services and rehabilitate the units using Low Income Housing Tax Credits. In FY2014, HACSC received approval from HUD to a modification of its previous

## Section 3: Program Summary

approval and disposed of 16 of the remaining 20 public housing units. Four public housing units remain.

In January 2008, HUD designated the HACSC as a “Moving to Work” agency through June 30, 2018. MTW is a federal demonstration program which was established in 1996. The goal of the MTW program is to increase cost effectiveness, promote self-sufficiency, and expand housing options for low-income families. HACSC must also ensure that the population assisted by HACSC substantially remains the same, in terms of participant income level and family size, as prior to the MTW designation. The MTW designation will provide more flexibility in use of funding sources and will support the transition to creating more efficient programs. The Moving to Work 2016 Annual Plan was adopted by the HACSC Board of Commissioners in Spring 2015.

### 3.2 Leveraging of Resources

All of the projects carried out during FY 2014-2015 involved the leveraging of other funding sources.

CDBG, ESG and HOPWA projects are partially supported by sub-recipient funding, which expands the resources devoted to achieving project goals. CDBG and HOPWA subrecipients were required to show a 20% minimum leverage ratio as an eligibility requirement. Per ESG requirements, sub-recipients were required to provide 1:1 match. A project’s level of leverage can be based on monetary, in-kind or staff resources, including cross-agency collaboration. However, projects with limited leveraged resources may still be considered for funding if they have other strongly rated criteria, especially if the need for a particular service has been identified as a priority for San José.

All participating jurisdictions (PJs) must contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. As PJs draw funds from HOME Investment Trust Funds, they incur a match liability, which must be satisfied by the end of each Federal fiscal year. The matching contribution adds to the resources available for HOME-assisted or HOME-eligible projects. The City of San José incurred a match liability of approximately \$8 million dollars for FY 2014-2015, and has satisfied it by forgiving annually property taxes on affordable rental projects that have been assisted with HOME funds.

## Section 3: Program Summary

### 3.3 Outreach and Marketing

The City implements a Citizen Participation Plan (CPP) and a Language Access Plan (LAP) to facilitate public engagement for affordable housing related items, including development proposals, policy development, funding priorities, and public review of housing plans and reports. The CPP provides criteria and a process for federally-related housing items, while the LAP provides a framework for facilitating the inclusion of those with limited English proficiency into the public process. Through targeted outreach and the provision of language resources for Spanish, Chinese, Vietnamese, and Tagalog speakers as needed, the Department is able to address concerns by educating residents about the benefits of affordable housing. Tagalog was added as a fourth language in FY 2014-15.

Additionally, the City sponsors and participates in workshops and community events that provide forums for increasing the public's awareness of what affordable housing is, who lives in affordable housing, and why affordable housing is important to our community and economic growth. Working with the San José community, Department staff regularly participates in public events that include, but are not limited to, Santa Clara County's Affordable Housing Week, first-time homebuyer workshops, community fairs, and subsidized project ground breakings and grand openings. The Department strives to create public awareness on the many programs and services provided to residents as well as share information on topics of interest, including mobilehomes, renters insurance, fair housing, predatory lending, and foreclosures. Specific outreach initiatives are detailed in Section 6, under Housing Support Activities/ Removing Barriers to Affordable Housing.

#### Affirmative Marketing

The City is committed to ensuring fair, equal, and open access to affordable housing in compliance with federal, State, and local housing laws. In September 2010, the City adopted an Affirmative Fair Housing Marketing Plan (Plan) in order to further its commitment to fair housing. The purpose of the Plan is to require sub-recipients that receive federal funding from HUD to adopt marketing procedures and requirements for both rental and homeownership programs. The Plan requires that residential units be marketed in a manner in which individuals or households of similar income levels in the same housing market area have available to them a like range of housing choices.

## Section 3: Program Summary

As required, any developer of a rental or ownership project that has 5 or more residential units funded with federal dollars must adhere to the Plan. Below is a sample of these requirements. Please refer to the City's Affirmative Fair Marketing Plan for complete information.

- Train property management staff on all relevant Fair Housing regulations and provisions.
- Ensure affirmative promotion of fair and equal opportunity to housing by not discriminating against an individual or family because of race, color, national origin, religion, gender, disability, familial status or presence of children in a household.
- Provide reasonable accommodations to all disabled persons pursuant to the City's municipal ordinance for reasonable accommodations.
- Place advertisements in a local city-wide newspaper of general circulation in order to advertise housing opportunities to the general public, and online at [scchousingsearch.org](http://scchousingsearch.org). Advertisements are to be placed in newspapers or periodicals that serve racial and ethnic minorities and other protected classes under housing laws. At a minimum, Spanish, Vietnamese, and Chinese language advertisements must be posted in accordance to HUD's and the City's Language Access Plan (LAP) fair housing requirements

## Homebuyer Workshops

Through funding from the City's Housing Department, Project Sentinel offers one 8-hour homebuyer education class every month plus one non-English class per quarter to individuals interested in purchasing homes using City-funded downpayment assistance. Each class averages just over 21 households. In addition to English, classes are regularly held in Spanish and Vietnamese.

## Language Access Plan (LAP)

In 2008, the Housing Department implemented a Language Access Plan (LAP) to facilitate outreach and communications with those who have limited English proficiency and to further the City's efforts in mitigating impediments to fair housing choice. Through the LAP, the Housing Department assesses communication needs for printed materials, public notices, and public meetings, and determines the appropriate level of language translation needs (if any) for Spanish, Chinese, Vietnamese, and Tagalog speakers.

Since FY 2010-2011, all sub-recipients of grant funding from the City of San José to local nonprofit agencies have been required to develop and implement a LAP. Housing Department

## Section 3: Program Summary

staff provides guidance to the agencies in order to facilitate their LAP. All agencies must provide a year-end narrative on the steps taken to outreach to their limited English proficient clients. All grant contracts include a requirement that sub-recipients have a valid LAP in order to receive federal funding. The Department continues to support efforts by grantees to monitor and improve their LAP.

### Website Redesign

In November 2012, the Housing Department launched a new website at [www.sjhousing.org](http://www.sjhousing.org). The redesign resulted in: a better look and feel that makes the website easier to use, navigate, and search; new online tools for community engagement; and updated and relevant housing statistics and information. This was a citywide effort which included website redesigns for most City Departments. The end product is a much more user-friendly tool for our internal and external audiences.

### Online Search Tool

The City of San José and the Santa Clara County jointly launched an online housing locator tool in July 2010 called [www.scchousingsearch.org](http://www.scchousingsearch.org) that provides detailed information about affordable rental properties in Santa Clara County. The service can be accessed at no cost online 24 hours a day or through a toll-free, multi-lingual call center. The tool allows prospective renters to search for apartments using a wide variety of criteria and special mapping features. Housing listings display detailed information about each unit. The service also provides links to housing resources and helpful tools for renters such as an affordability calculator, rental checklist, and information about renter rights and responsibilities. Property owners and managers, including Housing Authorities and private landlords, can use this service to manage their property listings free of charge. Listings can include pictures, maps, and information about nearby amenities.

Section 4:  
**Geographic Areas Served**

## **Section 4: Geographic Areas Served**

### **4.1 Geographic Areas Served**

The City of San José provides funds and services to low-and moderate-income participants, households, or areas. To maximize resources, the City prioritizes funding and services to low-and moderate-income populations within redevelopment project areas, many of which contain former Strong Neighborhood Initiative (SNI) areas. These neighborhoods have been identified as needing critical services due to a lack of existing resources, are typically low-income areas, and contain much of the oldest housing stock in the City. Officially established in 2000, SNI was a program of the City's former redevelopment agency to improve services, economic opportunities, and quality of life in 19 neighborhoods throughout the City. SNI helped to foster the development of citizen-leaders throughout San José's lower-income neighborhoods. The former SNI neighborhoods cover about a tenth of the city's land and a quarter of its population. As a result of ongoing budget challenges in the City's General fund and multi-year declines in Redevelopment tax increment, the City was forced to severely reduce SNI staffing levels. This program was eventually eliminated along with the redevelopment agency.

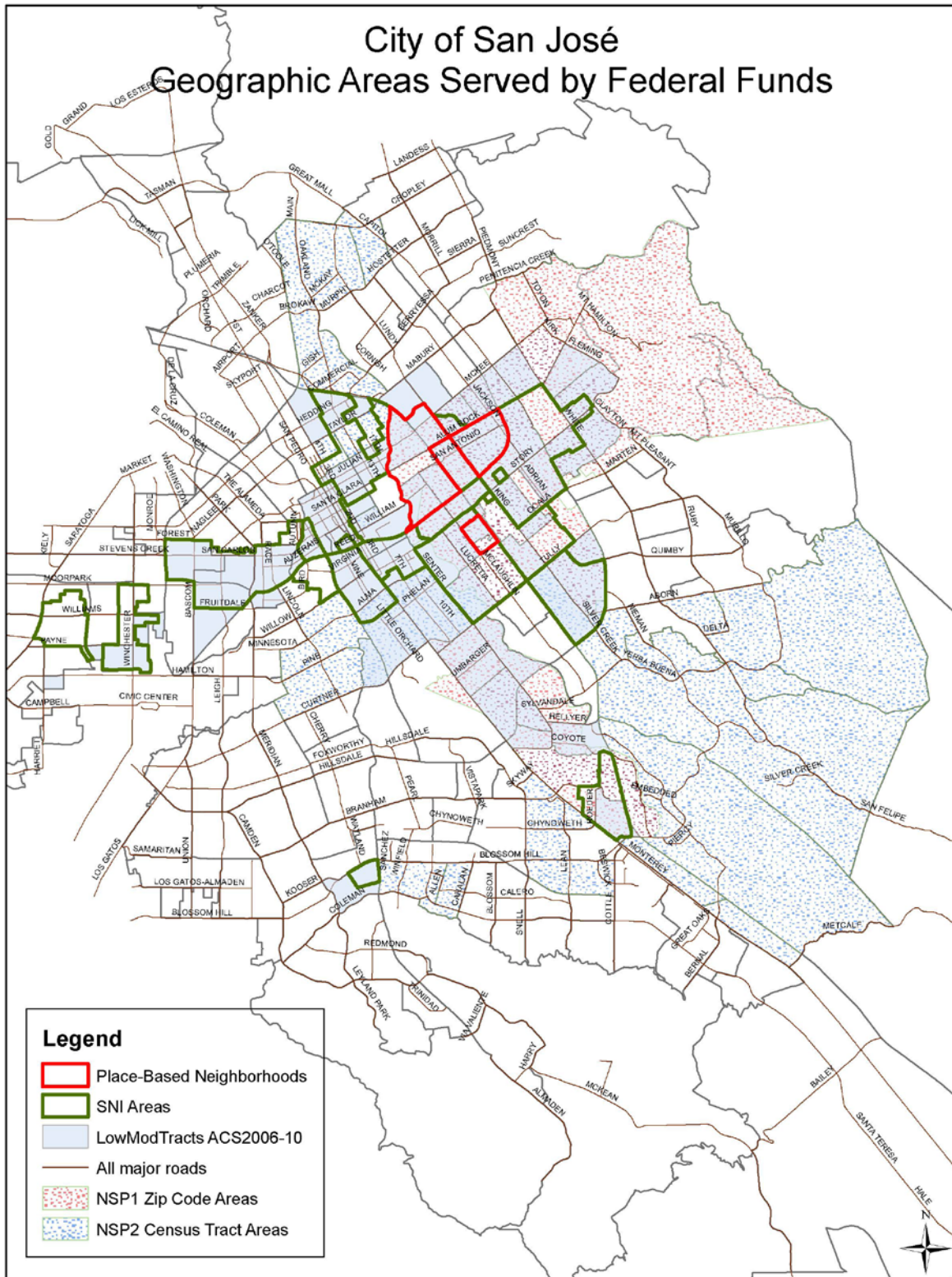
In January 2012, the City Council approved the Housing Department's proposal to narrow the focus of its CDBG funding to a place-based, neighborhood-focused strategy. The place-based strategy was created in an effort to continue the SNI approach of addressing the needs of specific neighborhoods with a focus of ensuring clean, safe and engaged neighborhoods. Given the limited funding and staff capacity, the strategy concentrates funding within three neighborhoods that have 1) demonstrated a need 2) exhibit opportunities for change and 3) present strong partnerships. The outcome driven strategy strives to achieve maximum impact over a three to five year time period and includes performance measures with the goal of long term sustainability. The three neighborhoods along with community-based organizations currently participating in place-based efforts are Santee in partnership with Franklin McKinley Children's Initiative, Mayfair in partnership with Somos Mayfair, and Five Wounds/ Brookwood Terrace in partnership with CommUniverCity. The three community based organizations representing each of the place-based neighborhoods received CDBG funding from 2012-15 to assist with improving literacy through Kinder Readiness and Third Grade Literacy. In addition to receiving CDBG funding for education services, these neighborhoods also received community development improvements to address blight and infrastructure improvements that respond to the neighborhoods highest priorities. These improvements include LED streetlight conversions, community garden, and provision of proactive code enforcement efforts. This multipronged, place-based approach will maximize the impact of public investments in these neighborhoods.

**Section 4: Geographic Areas Served**





# Section 4: Geographic Areas Served



**Section 5:**  
**Assessment of Strategic Plan Goals and Objectives**

**Section 5: Assessment of Strategic Plan Goals and Objectives**



**Goal 1: Assist in the creation and preservation of affordable housing for lower-income and special needs households**

**Strategy 1A: Assist in the production of affordable rental housing**

**Need (As identified in the 2010-2015 Consolidated Plan document)**

Affordability of rental housing varies significantly by jurisdiction. However, across the Entitlement Jurisdictions, the average market rate rent far exceeds the maximum affordable rent for very low- and extremely low-income households. Moreover, the current economic recession and unemployment further exacerbate affordability concerns for many households.

**General Context / Background**

The Housing Department continued to focus its limited resources in the past year on achieving its strategic goals as outlined in the Annual Action Plan

**Five-Year Goal**

**Table 15: Action 1.A.1 Financial & Technical Assistance for Affordable Rental Housing - Production Goal**

Action 1.A.1 Financial & technical assistance for affordable rental housing - Production Goal							
Performance Measure	Number of lower-income units with funding committed						
5-Year Plan Goal	129						
FY 2014-15 Funding Source	HOME, Affordable Housing Investment Fund, Tax Credits						
Outcome Code	DH-1,2						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year
Annual Plan Goal	105	705	249	397	233	1,689	1309.3%
Actual Annual Outcome	354	74	36	669	0	1,133	878.3%

*\*Note: During 2011-2012, the Annual Goal shown was actually affordable units completed rather than units committed*

## Section 5: Assessment of Strategic Plan Goals and Objectives

### *Accomplishments / Impact*

To support the supply of affordable housing, the City made a new HOME commitment to one development in 2014-2015, increased awarded subsidies to another development, oversaw construction of two new affordable housing developments, and took several other actions to support ongoing affordability for existing affordable developments:

- In FY 2014-2015, two developments that will offer 171 new apartments, to which the City committed funding committed in previous fiscal years, broke ground and started construction.
  - The City committed \$3.1 million in HOME funds to Donner Lofts shortly before construction closing. Donner will create 100 affordable apartments, including 43 HOME units and, as noted in Strategy 1.D, 20 homes for chronically homeless tenants. (As the City's non-HOME funding commitment was noted in a previous fiscal year, there are no additional units noted in Table 15 so as to avoid double-counting.)
  - For the Metropolitan Apartments North Phase, the City increased its construction/permanent loan commitment by 17% (from \$12,981,000 to \$15,045,000) to enable construction to start.
- To support refinancing and re-syndication of existing projects to extend and/or preserve existing affordable apartments, the City held TEFRA hearings and issued tax-exempt bonds for Cambrian Apartments, Parkview Family Apartments, Parkview Seniors Apartments and Poco Way Apartments. For Parkview Family and Poco Way, although there were no new City funding commitments made, the City agreed to forego its loan repayments loan in order to help fund its rehabilitation. The City's actions supported ongoing affordability for 358 existing affordable homes.
  - Cambrian Apartments is rehabilitating 153 affordable studio, one-, two- and three-bedroom apartments. 139 units will be affordable to seniors and 12 units will be affordable to persons with special needs for a period of at least 55 years, plus two managers' units. Of the homes, 108 - will be affordable to those at or below 50% of Area Median Income (AMI) and 43 will be affordable to those below 60% AMI.
  - Parkview Family Apartments, which is being resyndicated and rehabilitated, will offer a new 55-year term of affordability for its 88 affordable apartments—9 apartments are for residents at or below 30% AMI, 26 at or below 50% AMI, and 53 at or below 60% AMI, plus two unrestricted managers' units.

## Section 5: Assessment of Strategic Plan Goals and Objectives

- Similarly, Parkview Senior Apartments was resyndicated and will offer a new 55-year term of affordability for its 140 restricted affordable one-bedroom apartments. Upon completion of its rehabilitation, there will be 14 units for residents at or below 30% AMI, 124 units at or below 40% AMI, and two unrestricted managers' units. The City's investment of \$4,932,528 remained with the project to enhance its economic viability.
- Poco Way Apartments was also resyndicated and is undergoing significant rehabilitation of its 130 one-, two-, three-, and four-bedroom restricted affordable apartments. Upon completion of rehabilitation, 126 homes will be rented to persons that do not exceed 50% AMI, 3 homes will be rented to persons that do not exceed 60% AMI, and 1 apartment will be an unrestricted manager's unit. The City agreed to keep its existing loan balance of \$4,490,623 in the project to indirectly support the project's rehabilitation needs. In addition, the City redirected \$1 million of foregone City loan repayments for the sponsor, the Housing Authority of the County of Santa Clara, to create a real estate funding pool to support 10 newly-available affordable apartments in San José for chronically homeless residents. The City also allowed \$500,000 in foregone City loan repayments to fund a loan pool for ongoing physical improvements for the Housing Authority's developments in San José.

In addition in the past year, as noted in the table below, staff oversaw the completion of 390 newly-affordable apartments in six new developments, two of which received City funding. San Carlos Seniors is providing 94 new affordable rental apartments - 29 apartments at 30% AMI, 31 at 40% AMI, and 34 at 50% AMI, with one unrestricted manager's unit. Ford Road Family Apartments offers 74 affordable apartments - 5 apartments at 20% AMI, 15 at 30% AMI, 52 at 50% AMI, 2 units at 15% AMI, and one unrestricted manager's unit. Ford Family's 20% AMI apartments are targeted to homeless residents. Third Street Residential, for which the City issued bonds, offers 36 new affordable apartments - 4 at 30% AMI, 13 at 50% AMI, 19 at 60% AMI and one unrestricted manager's unit - just south of Downtown. The City also issued bonds for La Moraga, which offers 60 new affordable apartments - 57 at 50% AMI and 3 at 60% AMI - along with 182 market-rate apartments in a large new mixed-income, transit-oriented development. Finally, the City held TEFRA hearings for two other developments: 7th & Taylor, a mixed-income bonds-only deal which offers 21 apartments at 50% AMI along with 82 market-rate apartments; and, Orvieto B, offering 105 new affordable apartments - 11 apartments at 50% AMI and 94 at 60% AMI.

**Section 5: Assessment of Strategic Plan Goals and Objectives**



**Table 16: Fiscal Year 2014-15 New Commitments for Rental Housing**

Name	Type	ELI Units	VLI units	LI units	Total Affordable
No New Commitments for FY 2014-15	N/A	0	0	0	0
<b>TOTAL COMMITMENTS</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*Note: The City committed HOME funds to Donner Lofts in FY 2014-2015, but it is not listed here as its units were counted as non-HOME units in a previous FY.

**Table 17: Fiscal Year 2014-15 Completions for Rental Housing**

Name	Type	ELI Units	VLI units	LI units	Total Affordable
San Carlos Seniors Apartments	Seniors	29	65	0	94
Ford Road Family Apartments	Family	20	54	0	74
La Moraga	Family	0	57	3	90
7 <sup>th</sup> & Taylor Apartments	Family	0	21	0	21
Orvieto B	Family	0	11	94	105
Third Street Residential	Family	0	0	36	36
<b>TOTAL COMPLETIONS</b>		<b>49</b>	<b>208</b>	<b>133</b>	<b>390</b>

Over the previous five years, the City was able to commit funding to create 1,133 new and newly affordable homes, which constituted almost nine times the original modest goal that staff had set during the economic recession. Given that this reporting period included both the recession and the State of California’s dissolution of its primary tool for financing affordable homes – redevelopment financing – this is an impressive accomplishment.

**Table 18: Action 1.A.1 Financial & Technical Assistance for Affordable Rental Housing - Inclusionary Goal**

Action 1.A.1 Financial & technical assistance for affordable rental housing - Inclusionary Goal							
<b>Performance Measure</b>	Number of lower-income units with recorded restrictions						
<b>5-Year Plan Goal</b>	150						
<b>FY 2014-15 Funding Source</b>	Private Developers' funds						
<b>Outcome Code</b>	DH-1,2						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	0	0	354	477	378	1,209	806.0%
<b>Actual Annual Outcome</b>	0	0	185	331	0	516	344.0%

## Section 5: Assessment of Strategic Plan Goals and Objectives

### *Accomplishments / Impact*

During FY2014-15, the Housing Department did not record any Affordability Restrictions, however, the staff is currently process six developments that may produce up to 150 inclusionary homes that must be sold to moderate-income buyers, or, \$12 Million in in-lieu payments.

San José continues to be one of the strongest rental markets in the Country, but due to legal challenges to rental inclusionary housing, the private-market is not creating affordable apartments. The rising rents and sale prices in the San José market have resulted in construction starts of thousands of market-rate rental in the last few years. For example, in FY 2014-15, the City issued building permits for over 3,200 residential units, most of which are planned rental developments. Over the five years spanning the 2010-15 Consolidated Plan period, the City issued over 16,200 permits, the largest number of permits issued over a five-year period in the past 20 years.

However, after the decision of the Appellate Court in *Palmer/Sixth Street Properties, L.P. vs. City of Los Angeles* (2<sup>nd</sup> Dist. 2009) 175 Cal.App.4<sup>th</sup> 1396 (“Palmer”) rental inclusionary requirements are not in effect under the City’s Inclusionary Housing Policy, and only newly-built ownership projects in redevelopment project areas are subject to the City’s inclusionary affordability requirements.

Like many other communities in California, the challenges associated with *Palmer* compelled the City to consider other alternatives in order to fund the development of affordable rental housing; In FY2014-15, the City adopted an Affordable Housing Impact Fee to help meet the community’s need for affordable housing.

#### *Affordable Housing Impact Fee (AHIF)*

On November 18, 2014, the City Council adopted a resolution establishing the AHIF. Developers of new market-rate rental housing projects with three or more units in San José will be subject to an AHIF of \$17.00 per net square foot, if they have not pulled all building permits by June 30, 2016.

In an effort to minimize negative financial impacts on development rental-projects that are currently in the pipeline, the AHIF policy does include a grandfathering (and other) exemption(s), contingent upon certain conditions.

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**FY 2014-15 CAPER**

## Section 5: Assessment of Strategic Plan Goals and Objectives



Due to the exemptions described above, the City does not anticipate receiving significant AHIF revenue until FY 2018-19.

**Table 19: Fiscal Year 2014-15 Rental Projects with Recorded Affordability Restrictions for Inclusionary and Negotiated Housing**

Name	Type	ELI Units	VLI units	LI units	Total Affordable
None	N/A	N/A	N/A	N/A	0
<b>TOTAL UNITS</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Leveraging of Resources

It is the City’s practice to work with its developer partners to ensure other funding sources are maximized for the development of affordable housing. As the City did not make new commitments in the past fiscal year, the current leveraging ratio is not available; however, over time, the City has typically leveraged \$1 City dollar for at least every \$3 dollars in external funding, yielding a 3:1 ratio.

**Table 20: FY 2014-15 Housing Production - Leveraging of Resources**

Project	City Funds	Project Cost	Leveraging Ratio
No New Commitments for FY 2014-15	\$0.00	\$0.00	N/A
<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>N/A</b>

### Strategy 1B: Support affordable ownership housing

#### Need (As identified in the 2010-2015 Consolidated Plan document)

Although the current housing market downturn (May 2010) has led to falling sales prices in virtually all the Entitlement Jurisdictions, ownership housing in North County and Central West County remains largely unaffordable to lower-income households. In contrast, home values in Central and South County are somewhat more affordable. It is also important to note, however, that credit markets have tightened in tandem with the decline in home values. As such, although homes have generally become more affordable, lender requirements for a minimum down



## Section 5: Assessment of Strategic Plan Goals and Objectives

payment or credit score present a greater obstacle for buyers. Considering these factors, homeownership for lower-income households remains an important goal.

### Updated Needs Analysis

The current housing market has changed significantly from when the Consolidated Plan 2010-15 needs analysis was originally drafted in May 2010. The National Association of Home Builders released nationwide housing affordability data for the first quarter of 2015. The San José-Sunnyvale-Santa Clara area was identified as the seventh least affordable area in the nation (218<sup>th</sup> out of 225 metropolitan areas) with only 26% of the homes sold being affordable to those earning the area's median income of \$106,300.

When this need was identified in 2009-10, the ongoing housing market downturn led to lower home sales prices in virtually all the Entitlement Jurisdictions. However, NAHB data indicated that ownership housing in much of Santa Clara County—including parts of San José—remained largely unaffordable to lower-income households. At the time, prices dropped significantly in certain submarkets in San José, and credit was significantly reduced due to heightened tight lending standards. Housing values have now rebounded back to pre-recession levels, bringing back with it the traditional challenges of becoming a homeowner in high-cost San José.

### General Context / Background

Consistent with the City's goal to assist in the creation and preservation of affordable housing, the Department used the following programs to provide direct assistance to help lower-income households purchase homes:

- *NSP2 Acquisition Activities* – Eligible homebuyers may purchase newly rehabilitated homes acquired through the NSP2 funded Dream Home Program. Homebuyers with a household income between 81% and 120% of the (AMI) Areas Median Income (up to \$121,500 for a family of four) receive a secondary mortgage loan of up to 10% of the purchase price of the home. Households earning 80% or less of the AMI may receive up to 20% in mortgage assistance.
- *Building Equity and Growth in Neighborhoods Program (“BEGIN”)* – The State BEGIN Program makes grants to cities and counties that reduce local regulatory barriers to affordable ownership housing. The City used the grants to provide down payment assistance loans to qualified first-time low- and moderate-income buyers of homes in newly constructed

## Section 5: Assessment of Strategic Plan Goals and Objectives

single family developments that have benefited from barrier reduction. The City is the largest user of BEGIN in the State, having received 18 competitive awards totaling over \$27,000,000.

- *CalHome* – The State CalHome Program enables low- and very-low income households to become or remain homeowners. Grants are made to local public agencies and nonprofit developers to assist individual households with deferred-payment homebuyer and homeowner loans. The City used the grants for first-time homebuyer down payment assistance and home rehabilitation loans.

### Five-Year Goal

**Table 21: Action 1.B.1 Direct Financial Assistance to Help Lower-Income Households Purchase Homes**

Action 1.B.1 Direct financial assistance to help lower-income households purchase homes							
<b>Performance Measure</b>	Number of non-duplicated homebuyers assisted						
<b>5-Year Plan Goal</b>	357						
<b>FY 2014-15 Funding Source</b>	CalHome, BEGIN, NSP, HOME						
<b>Outcome Code</b>	DH-2						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	77	96	64	20	5	262	73.4%
<b>Actual Annual Outcome</b>	39	65	21	1	0	126	35.3%

\* An additional 6 moderate-income homebuyers were also provided with assistance to purchase homes

### *Accomplishments / Impact*

As shown in Action 1.B.1 above, 5% percent of the annual goal was met for the homebuyer direct down payment assistance programs. This was primarily due to the decline in overall housing resources, requiring scarce HOME funds to be invested in other programs based on priority.

**Table 22: Action 1.B.2 Financial Literacy and Homebuyer Education Programs**

## Section 5: Assessment of Strategic Plan Goals and Objectives



Action 1.B.2 Financial literacy and homebuyer education programs							
<b>Performance Measure</b>	Number of lower-income households participating in classes and counseling sessions						
<b>5-Year Plan Goal</b>	2,285						
<b>FY 2014-15 Funding Source</b>	NHSSV, Project Sentinel						
<b>Outcome Code</b>	DH - 2,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	417	720	636	450	275	2,498	109.3%
<b>Actual Annual Outcome</b>	422	514	675	380	218	2,209	96.7%

### *Accomplishments / Impact*

Over the past five years, shown in Action 1.B.2 above, the City met approximately 97% of its goal for the number of lower-income households participating in City-funded homebuyer education classes and counseling. Funding these programs allowed the development of a pool of knowledgeable, qualified buyers who would be ready to proceed when homes and financing became available. Given financing challenges for low-income buyers high local housing costs, it was anticipated that there would be less participation in classes over time.

#### Leveraging of Resources

Tighter conventional loan underwriting standards from private lenders and some continued weakness in demand for new for-sale product have limited the supply of mortgage financing to new buyers. At the same time, reductions in State housing programs have reduced the public funding available that supports affordable for-sale housing production. Additionally, many of the Department’s potential clients experienced employment problems, which impacted their ability to obtain mortgage financing. The economic recovery that occurred during FY 2014-2015 increased local employment. However, it is unclear whether this will improve the ability of potential clients to obtain financing, as the economic recovery has created high-wage and low-wage jobs, and little middle-class jobs. Thus, while it is possible that the improved economy could result in more applicants being approved for their first mortgage financing, it could also result in more households in low-income jobs who are unable to obtain credit.

In the past year, the Department leveraged its programmatic funds by six times with available outside funding. The Department offers either 10% or 20% downpayment assistance; the potential borrower must arrange additional financing or have their own downpayment to leverage the City funds.

## Section 5: Assessment of Strategic Plan Goals and Objectives

### Production of Subsidized Affordable Ownership Housing

In the past year, the City continued to prioritize its scarce resources for rental production instead of ownership production, and made no new commitments for ownership housing. The acquisition and rehabilitation of one single family home restricted to a low-income family was completed by Habitat for Humanity, to which the City provided \$750,000 in HOME funding in FY 2013-2014 to acquire and rehabilitate up to six homes over a two-year period. Due to the strength of the local housing market, Habitat’s expenditure goal is running behind schedule.

**Table 23: Fiscal Year 2014-15 New Commitments for Ownership Housing**

Project Name	NC / A/R	Council District	ELI, VLI, LI Units	Mod Units
N/A	N/A	N/A	0	0
<b>TOTAL</b>			<b>0</b>	<b>0</b>

**Table 24: Fiscal Year 2014-15 Completions for Ownership Housing**

Project Name	NC / A/R	Council District	ELI, VLI, LI Units	Mod Units
Habitat for Humanity	Acq/Rehab	7	1	0
<b>TOTAL</b>			<b>1</b>	<b>0</b>

### Inclusionary and Negotiated Affordable Ownership Homes

During this reporting period, two developments subject to the Inclusionary Housing Policy were temporarily renting affordable units due to the downturn in the housing market. As the market improves, these properties are beginning to transfer the affordable units for lower income households, to more market-rate units for moderate-income households.

The Housing Department has been diligently working with these developers to ensure the units are marketed and sold in accordance with the Inclusionary Housing Policy. The Housing Department expects that in FY2015-16 all 39 units will be sold to income eligible households.

Additionally, the Housing Department is working with several developers on a number of projects that will be subject to the City’s Inclusionary Housing Policy, and expects to execute and record affordability restrictions for these developments during FY2015-16.

## Section 5: Assessment of Strategic Plan Goals and Objectives

### *Inclusionary Housing Ordinance Update*

On January 12, 2010, the City Council approved the Citywide Inclusionary Housing Ordinance (“the Ordinance”) which requires that 15 percent of all new market rate for-sale developments of 20 or more homes be price-restricted and sold to moderate-income purchasers.

Under the Ordinance, developers may satisfy their Inclusionary Housing Requirement by providing affordable homes in their projects, paying in-lieu fees, dedicating developable land, and/or purchasing surplus inclusionary homes from other developers.

The Ordinance was scheduled to take effect on January 1, 2013. However, implementation was prevented by an injunction imposed by the Santa Clara County Superior Court, as a result of a challenge by the California Building Industry Association, in *California Building Industry Association v. City of San José*. On appeal, that injunction was overturned, but the Appellate Court’s decision was taken up on review by the California Supreme Court.

On June 15, 2015, the California Supreme Court issued an opinion affirming the decision of the lower court validating the Ordinance. The Supreme Court’s decision became final on July 15, 2015, thus dissolving the injunction, thereby allowing the City to implement the Inclusionary Housing Ordinance.

Barring any unforeseen issues or delays, the Housing Department anticipates that the Ordinance will become effective in early 2016.

**Table 25: Fiscal Year 2014-15 New Inclusionary and Negotiated Affordable Ownership Housing**

Project Name	NC / A/R	Council District	ELI, VLI, LI Units	Mod Units
None	N/A	N/A	N/A	0
<b>TOTAL</b>			<b>0</b>	<b>0</b>

### Five-Year Summary

Despite the challenges associated with rental inclusionary housing due to the *Palmer* decision, through negotiated agreements with developers, the City was able to capture 533 affordable apartments and roughly \$11.4 Million in developer contributions to fund the creation of future affordable housing rental units.

## Section 5: Assessment of Strategic Plan Goals and Objectives

A majority of the City's success in creating these affordable units are tied to a Development Agreement (DA) with Hitachi Global Storage for the development of the Cottle Transit Village in South San José.

The DA establishes that 2,930 residential units, and up to 460,000 square feet of retail uses can be developed on the property. The DA also requires that developers provide affordable housing units in each new for-sale and rental project constructed within the boundaries governed by the DA. It is also stipulates that the Housing Department is responsible for overseeing compliance of the negotiated affordable housing production requirements on all Hitachi sites.

It is important to realize that of the 2,930 resident units under development at Cottle Transit Village, more than 533 affordable homes, and 2,125 market-rate homes are in various stages of development in this new neighborhood, for a total of 2,658 new homes.

Because the City had the foresight to create and approve an Affordable Housing Impact Fee, and the California Supreme Court upheld the City's Inclusionary Housing Ordinance, the City is well positioned to serve and provide affordable housing to a larger number of eligible families into the future.

### Strategy 1C: Rehabilitation assistance to lower-income homeowners to preserve San José's affordable housing stock

#### Need (As identified in the 2010-2015 Consolidated Plan document)

The Housing Rehabilitation program allows lower-income homeowners to remain in affordable, safe and decent housing. In 2010, the City of San José identified 2,700 severely deteriorated housing units and another 9,500 moderately deteriorated units within its boundaries. These estimates do not include housing in need of minor repairs. Further, there were 11,891 low-income and moderate-income senior households in San José with housing problems, 6,323 of which were homeowners.

## Section 5: Assessment of Strategic Plan Goals and Objectives

### General Context / Background

#### City of San José Home Repair Program

Historically, the Housing Department's Home Repair Program has provided financial and technical assistance to low-income property owners of single family, duplex, and mobilehome properties with the repair and rehabilitation of their homes. The Program once provided grants up to \$15,000 and loans up to \$150,000. Beginning in 2012-13, the Housing Department drastically reduced the program services, eliminating the mobilehome and single family grant programs.

Between 2012 and 2015 the Housing Department continued to implement a very small Home Repair Program utilizing State Calhome funds. The Program continues to provide home improvement loans to lower income residents Citywide. Loans funded within San José's former SNI areas bear no interest and those outside of the SNI areas are 3% simple interest loans. All projects administered through this program are improved to meet the minimum housing standards, ensuring that the property is left in a safe and healthy condition. The goal of the program is to assist resident with both their short term improvement needs as well as longer term preventative improvements. In addition to funding repairs and improvements, project staff works with property owner(s) to determine rehabilitation needs, scopes of work, and oversight of the bidding and construction process. Staff ensures that all applicable funding requirements are met, all contractor(s) are licensed and insured, and that all required permits are signed off at project completion. In 2014-15, the City's Home Repair Program utilized a small amount of CDBG funds to closeout existing commitments within the program pipeline. All new program applications have been funded exclusively with the City's CalHome funds since 2012-13.

#### Mobilehome Seismic Retrofit Program

Since 2010, the Housing Department has administered a Mobilehome Seismic Retrofit Program (MHSRP) funded by the Federal Emergency Management Administration (FEMA) and managed through the California Emergency Management Agency. After responding to a competitive Notice of Funding Availability (NOFA) the City was awarded a \$3 million dollar grant. Combined with the \$1 million dollar match requirement from the City, the Program committed to meeting the established goal of 650 seismic retrofits by October 2013. After two years of developing and implementing the MHSRP, the Program exceeded the projected goals and realized a significant cost savings. As a result, FEMA granted the City and a one year extension and an increased the production goal from 650 up to 850; ensuring an additional 200 families will be safer in the event of a major earthquake.

## Section 5: Assessment of Strategic Plan Goals and Objectives

In 2014-15 the Housing Department completed 83 additional Mobilehome retrofits to closeout this one time grant. During the 5 year implementation period the City successfully assisted 840 families retrofit their mobilehomes.

Rebuilding Together Silicon Valley (RTSV) is a nonprofit service provider that provides housing repair, rehabilitation, and accessibility modifications for extremely low- and low-income homeowners in San José, while preserving affordable housing. The work is provided by volunteers, and/or skilled trades.

Beginning July 1, 2012, the Housing Department funded Rebuilding Together Silicon Valley through a CDBG grant to take over and administer the Minor Repair Program. Rebuilding Together continues to provide the same level of service and service components as the City administered program. Over each of the last three years, RTSV has exceeded its repair goals. In 2014-15 the organization assisted 215 residents in San José with immediate repair needs.

### Five-Year Goal

**Table 26: Action 1.C.1 Rehabilitation Assistance to Lower-Income Homeowners (Inclusive of All Funding Sources)**

Action 1.C.1 Rehabilitation assistance to lower-income homeowners inclusive of all funding sources							
Performance Measure	Number of lower-income homeowners assisted						
5-Year Plan Goal	1,271						
FY 2014-15 Funding Source	CalHome, CDBG, FEMA						
Outcome Code	SL-3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14*	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	262	210	223	320	135	1,150	90.5%
Actual Annual Outcome	391	435	543	411	312	2,092	164.6%

### *Accomplishments / Impact*

Action 1.C.1 represents the City's Housing Rehabilitation, Mobilehome Seismic programs, and Rebuilding Together Silicon Valley's Rebuilding Housing Repair program, inclusive of all funding sources. Under the three housing rehabilitation programs, 312 unduplicated low-income households were assisted with housing repairs or improvements utilizing various funding sources. This outcome exceeds the overall annual goal of 135 by 177 families served. Collectively the programs have successfully completed repairs or improvements on 2,092 homes



## Section 5: Assessment of Strategic Plan Goals and Objectives

between July 1, 2010 and June 30, 2015 Assistance was provided through the following Programs:

**Table 27: FY 2014-15 Rehabilitation Program Households Served**

Program	Total Unduplicated Households
Rebuilding Together Silicon Valley Program (Including Minor Repair)	215
CSJ Home Repair Program	14
CSJ Mobilehome Seismic Program (low-income) <sup>1</sup>	83
<b>Total</b>	<b>312</b>

### Five-Year Goal

**Table 28: Action 1.C.2 Rehabilitation Assistance for Lower-Income Homeowners through the CDBG Program only (Subset of 1.C.1 above)**

Action 1.C.2 Rehabilitation assistance for lower-income homeowners through the CDBG program only (subset of 1.C.1 above)							
Performance Measure	Number of lower-income homeowners assisted						
5-Year Plan Goal	1,000						
FY 2014-15 Funding Source	CDBG						
Outcome Code	SL-3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
<b>Annual Plan Goal</b>	200	200	183	162	50	795	79.5%
<b>Actual Annual Outcome</b>	266	239	288	229	215	1,237	123.7%

### *Accomplishments / Impact*

Action 1.C.2 is a subset of Action 1.C.1. This represents the activity funded exclusively through CDBG. These activities include the City's Housing Rehabilitation Programs and the Programs implemented by Rebuilding Together Silicon Valley. Since 2012, the majority of the Housing Department's Home Repair Program has been exclusively funded through non-federal funds. The majority of CDBG-funded repairs have been implemented through RTSV programs.

Through their Safe at Home Programs Rebuilding Together Silicon Valley has provided support to 215 families with minor repairs or improvements ranging from water heater, furnace and roof repairs to quality of life improvements such as accessibility modifications. Through its CDBG funds, the City has assisted 1,237 families with home repairs or improvement since 2010.

<sup>1</sup> An additional 87 mobilehomes whose owners were above the Low-income threshold were seismically retrofitted

**Section 5: Assessment of Strategic Plan Goals and Objectives**



**Five-Year Goal**

**Table 29: Action 1.C.3 Pursue Funding Opportunities for Infrastructure Improvements in Lower-Income Mobilehome Parks**

Action 1.C.3 Pursue funding opportunities for infrastructure improvements in lower-income mobilehome parks							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	SL-1,2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

*Accomplishments / Impact*

No funding opportunities were identified for mobilehome infrastructure improvements in FY 2014-15.

**Leveraging of Resources**

During the 2014-2015 fiscal year, the Housing Department utilized its existing allocations of State Calhome grants to fund 6 new Home Repair loans. With an average of \$50,000 per home, these leveraged funds provide opportunities for longer term repairs and improvements.

Additionally, the Rebuilding Together Silicon Valley project was matched with an additional \$288,745 for a total program cost of \$788,745 in FY 2014-15.

**Strategy 1D: Assist lower-income households including seniors, larger families, the disabled, in preserving and maintaining safe and affordable housing**

**Need (As identified in the 2010-2015 Consolidated Plan document)**

*Need for Senior Housing*

According to the 2000 Census, 38 percent of Santa Clara County’s elderly households (age 65 years or older) face one or more housing problems. This includes overpaying for housing (spending more than 30 percent of their income on housing costs), living in an overcrowded situation, or living in a unit that lacks complete kitchen or plumbing facilities. Housing

**FY 2014-15 CAPER**

## Section 5: Assessment of Strategic Plan Goals and Objectives

problems are more prevalent among elderly renters than owners. Approximately 60 percent of elderly renters experienced housing problems, compared to 31 percent of owners. Local service providers at each of the Consolidated Plan Workshops echoed these findings, and indicated a need for more affordable senior housing, particularly given the long waiting lists at existing developments.

### *Need for Larger Units*

Based on the 2010 Census, 15 percent of Santa Clara County households had five or more persons. This figure varied substantially across Entitlement Jurisdictions. Approximately 18 percent of San José's households were large households. This finding is consistent with the Consolidated Plan Workshops where participants noted the need for affordable units serving larger households.

### *Need for Disabled Housing*

The 2000 Census reports that there were approximately 9,400 individuals with disabilities in Santa Clara County, accounting for 17 percent of the County's civilian, non-institutionalized population age five years and older. In 2000, approximately 60,600 seniors, or 39 percent of the elderly in Santa Clara County, had one or more disabilities. Consolidated Plan Workshop participants also cited the need for accessible units serving disabled persons.

## General Context / Background

The City utilized its multiple Rehabilitation programs and its Project Development program to meet the ongoing and increasing need for safe, decent, affordable housing for the residents of San José. Although the number of units completed is small relative to other time periods given the availability of limited funding, the Department hopes to be able to increase its work in these programs as new affordable housing funding sources are identified.

## Five-Year Goal

### **Table 30: Action 1.D.1 Production Goal for Seniors, Disabled and Special Needs Individuals (Subset of Production Goal 1.A.1)**

## Section 5: Assessment of Strategic Plan Goals and Objectives



Action 1.D.1 Production goal for seniors, disabled and special needs individuals (subset of Production Goal 1.A.1)							
<b>Performance Measure</b>	Number of lower-income units with funding committed						
<b>5-Year Plan Goal</b>	29						
<b>FY 2014-15 Funding Source</b>	HOME, Affordable Housing Investment Fund						
<b>Outcome Code</b>	DH-1,2,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	15	324	89	211	56	695	2396.6%
<b>Actual Annual Outcome</b>	143	23	0	92	0	258	889.7%

### *Accomplishments / Impact*

The Department is very focused on creating new opportunities to house homeless residents. Our strategies include working with owners of existing affordable developments to integrate homeless residents with rental vouchers, and funding new developments with requirements to house homeless residents.

Donner Lofts, to which the City committed HOME funds in FY 2014-2015, will include 20 homes for Chronically Homeless residents. (As the City’s non-HOME funding commitment was noted in a previous fiscal year, there are no additional units noted in Table 30 above so as to avoid double-counting.) Although no developments received new City subsidy investments for the development of new or newly-affordable units in FY 2014-2015, the City took several other actions to support units for special needs residents.

The City entered into new agreements with two owners of existing affordable apartment buildings to set aside units for the homeless. For the Creekview Inn, the City funded a rehabilitation grant of almost \$1 million to create a set-aside of 10 apartments targeting homeless encampment residents. Furthermore, staff worked throughout the year to restructure compliance requirements and to close a \$2.3 million rehabilitation grant in order to create another 31 housing opportunities for homeless encampment residents in the existing 15-project scattered-site HIP portfolio, which offers both restricted affordable family apartments and shared housing homes.

In addition, as noted under Goal 1’s accomplishments, the City agreed to forgo \$1 million in expected loan repayments so that the sponsor, the Housing Authority of the County of Santa Clara, could create a real estate funding pool to support 10 newly affordable apartments available for chronically homeless residents in its other San José developments.

## Section 5: Assessment of Strategic Plan Goals and Objectives

To house seniors, as mentioned in the 5-Year Goal Accomplishments section, the City oversaw final construction on and release of apartments in FY 2014-15 for the San Carlos Seniors Apartments, which offers 94 apartments for extremely low- and very low-income seniors.

Overall, in the past five years, the City created 258 new affordable homes—890% of its original goal—and dozens of other new housing opportunities for special needs populations. The City continues its strong focus on integrating these populations into its existing affordable apartments and to future new housing developments.

### Five-Year Goal

**Table 31: Action 1.D.1 Rehabilitation Goal for Seniors, Disabled and Special Needs Individuals (Subset of Rehab Goal 1.C.1)**

Action 1.D.1 Rehabilitation goal for seniors, disabled and special needs individuals (subset of Rehab Goal 1.C.1)							
<b>Performance Measure</b>	Number of homeowners assisted						
<b>5-Year Plan Goal</b>	254						
<b>FY 2014-15 Funding Source</b>	CalHome, Affordable Housing Investment Fund, CDBG, FEMA						
<b>Outcome Code</b>	SL-3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	52	107	98	25	-	282	111.0%
<b>Actual Annual Outcome</b>	190	33	200	21	168	612	240.9%

### *Accomplishments / Impact*

The Housing Rehabilitation Program and Rebuilding Together Program provided assistance to 168 seniors and disabled homeowners with housing repair or improvement needs in 2014-2015.

### Five-Year Goal

**Table 32: Action 1.D.2 Pursue Funding Opportunities to Improve Condition of Housing Stock for Lower-Income Renters**

## Section 5: Assessment of Strategic Plan Goals and Objectives

Action 1.D.2 Pursue funding opportunities to improve condition of housing stock for lower-income renters							
Performance Measure	Continue to implement program						
5-Year Plan Goal	N/A						
FY 2014-15 Funding Source	N/A						
Outcome Code	SL-1,2,3						
	<i>Year 1</i> 2010-11	<i>Year 2</i> 2011-12	<i>Year 3</i> 2012-13	<i>Year 4</i> 2013-14	<i>Year 5</i> 2014-15	<i>Total To-Date</i>	<i>% of 5-Year Goal</i>
Annual Plan Goal	Continue to implement program						
Actual Annual Outcome	Continue to implement program						

### *Accomplishments / Impact*

No new funding sources were identified in 2014-2015, but the Department is committed to exploring different opportunities to leverage its resources.

### Leveraging of Resources

As mentioned in Action 1.A.1 above, the Housing Department made efficient use of its available new construction funding and is generally able to leverage its programmatic funds with outside funding by 3 times to support the Department's goal of increasing affordable housing.

## Goal 2: Support activities to end homelessness in San José and Santa Clara County (Continuum of Care)

Strategy 2A: Provide housing and supportive services to homeless individuals and families and households at risk of homelessness

Need (As identified in the 2010-2015 Consolidated Plan document)

According to the *2009 Santa Clara County Homeless Census*, 7,086 people were homeless on January 26-27, 2009, meaning that they were either sleeping in a place not fit for human habitation, or in emergency or transitional housing for homeless people. Although the *2009 Homeless Census* reports a decrease in homeless individuals since 2007, local service providers

**FY 2014-15 CAPER**

## Section 5: Assessment of Strategic Plan Goals and Objectives

report that they have seen an increase in clients seeking assistance as a result of the recession and unemployment. Furthermore, while there was an overall decrease in the number of homeless residents, there was actually a 35% increase in the number of chronic homeless residents in Santa Clara County. Therefore, additional funding for activities such as case management, outreach, transportation, and discharge planning will be critical to the County's ability to end chronic homelessness.

### Updated Needs Analysis

The 2015 San José Homeless Census and Survey identified a total of 4,063 individuals residing in San José on any given night, a 15% decrease from the 4,770 persons counted in 2013. The number of homeless persons counted in San José over the past five years has fluctuated between 4,034 and 4,770.

The number of chronically homeless individuals (defined as an unaccompanied individual with a disabling condition or a family with at least one adult member who has a disabling condition who has either been continuously homeless for a year OR has had at least four episodes of homelessness in the past three years) was 1,398, a 9% decrease from the 1,531 reported in 2013.

Of the 4,063 homeless persons counted in San José, 69% of them were unsheltered (residing on the street, in vehicles, in abandoned buildings or in encampment areas). There were 778 homeless individuals (19% of the total homeless population) counted in encampments, primarily in the open space along Coyote Creek, in freeway rights-of-way and along railroad lines. In both the 2013 and 2015 Homeless Point-In-Time Counts, the City funded targeted encampment and outreach efforts to historically hard-to-count populations (i.e. youth and encampment residents).

### General Context / Background

The City's five-year projected of the number of individuals to be assisted with homeless services totaled 54,285. This demonstrates the need to offer services that provide individuals opportunities to become economically self-sufficient, such as employment training and placement.

The City of San José, in coordination with other public and private agencies in Santa Clara County, continues to address homelessness through a multi-faceted approach that includes: funding and providing direct services; advocating for policies, programs, and funding that support the ending and preventing of homelessness; and researching best practices to better serve

**FY 2014-15 CAPER**

## Section 5: Assessment of Strategic Plan Goals and Objectives

the area’s homeless and at-risk residents. The City aligns itself closely with Destination: Home – a public-private partnership formed in 2008 to implement the initiatives identified by the Blue Ribbon Commission on Ending Homelessness and Solving the Affordable Housing Crisis.

### Five-Year Goal

**Table 33: Action 2.A.1 TBRA Assistance to Chronically Homeless**

Action 2.A.1 TBRA Assistance to chronically homeless							
Performance Measure	Number of unduplicated households served						
5-Year Plan Goal	285						
FY 2014-15 Funding Source	HOME, HOPWA, HOPWA SPNS						
Outcome Code	SL-1,2,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	85	100	15	232	276	708	248.4%
Actual Annual Outcome	65	211	240	211	188	915	321.1%

### *Accomplishments / Impact*

The City funds two tenant-based rental assistance (TBRA) programs to provide rental subsidies to low-income residents: the first program uses both Housing Opportunities for People with Aids (HOPWA) and Housing Opportunities for People with Aids Permanent Supportive Housing (HOPWA PSH) funding sources, while the second program uses HOME funding.

Under the HOPWA and HOPWA SPNS programs, 149 unduplicated households received tenant-based rental assistance. Of these households, 95% of clients maintained their housing. This stability has enabled clients to maintain schedules and meet with case managers or benefits counselors and follow their individual service plans, including access to primary health care providers, medical insurance/assistance and successfully accessed or maintained qualification for sources of income. More detail can be found in the attached HOPWA CAPER.

The HOME-funded TBRA-program assisted 39 unduplicated individuals with monthly rental subsidies and rental deposits in FY14-15. This program was operated on behalf of the City, by The Health Trust, a non-profit agency. The Health Trust operates similarly to the Housing Authorities’ Section 8 program. The Health Trust assists in locating rental housing appropriate for the clients, performs HQS inspections, facilitates placement and coordinates monthly subsidy



## Section 5: Assessment of Strategic Plan Goals and Objectives

payments. Case management services for the clientele were provided by the County of Santa Clara's Mental Health Department, San José Streets Team, the County of Santa Clara's Department of Alcohol and Drug Services, HomeFirst, and Goodwill of Silicon Valley with the goal to end homelessness.

Included in the 39 unduplicated individuals were 14 households/individuals once living in targeted encampments in San José. The City targeted two San José encampments (Selma-Olinder and Kelly Park) for cleanup in the summer of 2012. All of the people living there were offered housing. Those who maintained contact with the outreach worker/case manager were provided motel stays and eventually a TBRA coupon. In total, 14 people followed through with services by three non-profit agencies - HomeFirst, Downtown Streets Team and Bill Wilson Center - resulting in 12 subsidies (2 couples) from TBRA. All secured housing between October 2012 and March 2013 and continue to receive case management services from the three agencies mentioned.

Over the past five years, the City learned lessons about the most appropriate homeless populations to serve utilizing time-limited housing subsidies. Initially, the City implemented the TBRA program and targeted chronically homeless individuals with severe mental illness. We now understand that this particular population requires long-term housing and care. In FY 14-15, the target population and tenant selection for the HOME-funded TBRA program was redesigned in order to increase program efficacy. Entering into new agreements with San José Streets Team, HomeFirst and Goodwill of Silicon Valley, the program began focusing on transitionally homeless individuals and families. The transitionally homeless population typically consists of those with behavioral and/or criminal justice system involvement which exacerbates their homeless episode. The ultimate goal for the transitionally homeless population is economic self-sufficiency through employment so that the client may absorb the rent payment in full once the time-limited rental subsidy terminates.

### Five-Year Goal

#### **Table 34: Action 2.A.2 Short-term Emergency Shelter Program**

## Section 5: Assessment of Strategic Plan Goals and Objectives



Action 2.A.2 Short-term emergency shelter program							
<b>Performance Measure</b>	Number of individuals assisted						
<b>5-Year Plan Goal</b>	6,000						
<b>5</b>	ESG						
<b>Outcome Code</b>	DH-1						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	4,000	4,600	3,600	N/A	N/A	12,200	203.3%
<b>Actual Annual Outcome</b>	7,830	14,104	N/A	N/A	N/A	21,934	365.6%

### *Accomplishments / Impact*

This is no longer a funding priority. As noted in the Annual Action Plan 2012-13, the City shifted its funding strategy by combining ESG and CDBG funds to support outreach programs that target persons living on the streets and programs that provide services to families and youth (including victims of domestic violence).

### Five-Year Goal

**Table 35: Action 2.A.3 Emergency Rental Assistance Program**

Action 2.A.3 Emergency rental assistance program							
<b>Performance Measure</b>	Number of individuals assisted						
<b>5-Year Plan Goal</b>	2,000						
<b>FY 2014-15 Funding Source</b>	ESG, Housing Trust Fund						
<b>Outcome Code</b>	DH-2						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	1,200	800	400	N/A	N/A	2,400	120.0%
<b>Actual Annual Outcome</b>	1,496	685	N/A	N/A	N/A	2,181	109.1%

### *Accomplishments / Impact*

This is no longer a funding priority. As noted in the Annual Action Plan 2012-13, the City shifted its funding strategy by combining ESG and CDBG funds to support outreach programs that target persons living on the streets and programs that provide services to families and youth (including victims of domestic violence).

**Section 5: Assessment of Strategic Plan Goals and Objectives**



**Five-Year Goal**

**Table 36: Action 2.A.4 Programs that Provide Vital Services- Homeless Outreach / Services for Families and Youth (Including Victims of Domestic Violence)**

Action 2.A.4 Programs that provide vital services- Homeless Outreach / Services for Families and Youth (to include Victims of Domestic Violence)							
Performance Measure	Number of individuals assisted						
5-Year Plan Goal	30,000						
FY 2014-15 Funding Source	ESG, CDBG						
Outcome Code	SL-1,2,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
<b>Annual Plan Goal</b>	20,000	4,600	N/A	N/A	N/A	24,600	82.0%
<b>Actual Annual Outcome</b>	7,998	N/A	1,682	2,000	1,278	12,958	43.2%

*Accomplishments / Impact*

As noted above, in FY 2013-2014, CDBG and ESG modified its funding strategy to focus its funding on key strategic service categories, including street/encampment outreach, emergency shelter, rapid re-housing and supportive services. In total, 1,278 individuals were assisted. These services included:

- HomeFirst’s (formerly Emergency Housing Consortium) Homeless Outreach and Shelter program provided 661 outreach contacts, 9,065 person shelter days, 405 housing placement case management sessions, and 2,190 housing maintenance case management sessions to 304 unduplicated participants. 38% of clients enrolled in case management for at least 30-days attained permanent housing and 79% of clients who received case management and were housed maintained their permanent housing for at least six months.
- Bill Wilson Center’s Homeless Outreach Program provided 2,146 outreach contacts, 814 intensive case management sessions, 2,209 shelter bed nights, 22 deposits/rental assistance, and 180 housing search/placement sessions to 90 unduplicated participants. 65% of homeless clients participating in intensive case management remained housed for 6 months and 78% of clients who participated in five or more housing search sessions were housed.
- Bill Wilson Center’s Homeless Families and Youth program provided 1,595 case management sessions, 18,857 shelter bed-nights, 31 deposit/rental assistance, and 231

## Section 5: Assessment of Strategic Plan Goals and Objectives

housing search/placement sessions to 440 unduplicated participants. 72% of clients in intensive case management attained permanent housing and 72% of clients who participated in intensive case management and obtained housing remained housed for six months.

- The Domestic Violence Collaborative provided 3,508 case management sessions and 10,804 shelter bed nights to a total of 444 unduplicated participants who were victims of domestic violence. The collaborative served 352 individuals in emergency shelter, provided rental subsidies to 18 individuals. 100% of clients receiving a rental subsidy maintained permanent housing after their rental subsidy ended and 25% of clients that did not receive a rental subsidy attained permanent housing after leaving a shelter.

In addition, ESG funds were also used to support HMIS. This important homeless database is used by homeless agencies in the County. As a result of support from ESG, Community Technology Alliance (CTA) was able to provide 49,938 unduplicated homeless records to 436. CTA provided 75 trainings, of which 17 were ESG-funded, and 11 monthly data quality reports, as well as semi-annual demographic analytics reports. In FY 14-15 CTA ensured that the HMIS system was available to users over 99.7% of the time.

While the number of homeless individuals assisted with vital services fell short of the 5-year goal of 30,000, the reason for this is a shift in program strategy and priorities. At the beginning of the 5-year implementation cycle, the City was primarily funding shelters for homeless individuals and families. Supporting general shelter operations and street outreach results in a large number of individuals served, which accounts for the expectation to serve 30,000 individuals. In the past 3 years, the City has analyzed the needs of the homeless community and the most effective methods for moving individuals out of homelessness. The housing department works closely with the Continuum of Care (CoC) to ensure that the priorities and programs supported with CDBG and ESG funds are aligned with the CoC goals.

As a result of the re-prioritization, the City focused on street outreach (including encampments), shelter, intensive case management, and rapid re-housing (including housing search, placement, and maintenance services). Services such as intensive case management and rapid re-housing are more time intensive than shelter operations and result in fewer clients served, but higher success rates in moving clients into permanent housing and maintaining that housing. Across the various programs providing these services between 65% and 80% of clients that are housed retain their permanent housing for at least 6 months.

**Section 5: Assessment of Strategic Plan Goals and Objectives**



**Five-Year Goal**

**Table 37: Action 2.A.4 Programs that Provide Vital Services to Homeless Individuals - CDBG**

Action 2.A.4 Programs that provide vital services to homeless individuals - CDBG							
<b>Performance Measure</b>	Number of individuals assisted						
<b>5-Year Plan Goal</b>	16,000						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-1,2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	3,315	3,099	2,204	1,873	1,873	12,364	77.3%
<b>Actual Annual Outcome</b>	18,783	16,437	N/A	1,145	N/A	36,365	227.3%

*Accomplishments / Impact*

As noted above, ESG and CDBG funds were combined to provide outreach services to homeless individuals and services to families and youth. Hence a separate CDBG goal is no longer retained.

**Five-Year Goal**

**Table 38: Action 2.A.5 Support Destination:Home**

Action 2.A.5 Support Destination:Home							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	SL-1,2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

*Accomplishments / Impact*

The City is continuing to participate actively in Destination: Home and its numerous efforts are detailed in the section below titled “Actions to address the needs of homeless persons.”

**Section 5: Assessment of Strategic Plan Goals and Objectives**



Five-Year Goal

**Table 39: Action 2.A.6 Seek Additional Resources for County-wide Efforts to End Homelessness**

Action 2.A.6 Seek additional resources for County-wide efforts to end homelessness							
Performance Measure	Continue to implement program						
5-Year Plan Goal	N/A						
FY 2014-15 Funding Source	N/A						
Outcome Code	SL-1,2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
Annual Plan Goal	Continue to implement program						
Actual Annual Outcome	Continue to implement program						

*Accomplishments / Impact*

No new funding sources were identified in 2014-2015, but the Department is committed to exploring different opportunities to leverage its resources.

Five-Year Goal

**Table 40: Action 2.A.7 Seek Additional Resources for Housing and Services for Recently Emancipated Youth**

Action 2.A.7 Seek additional resources for housing and services for recently emancipated youth							
Performance Measure	Continue to implement program						
5-Year Plan Goal	N/A						
FY 2014-15 Funding Source	N/A						
Outcome Code	SL-1,2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
Annual Plan Goal	Continue to implement program						
Actual Annual Outcome	Continue to implement program						

*Accomplishments / Impact*

No new funding sources were identified in 2014-2015, but the Department is committed to exploring different opportunities to leverage its resources.

## Section 5: Assessment of Strategic Plan Goals and Objectives

Actions to address the needs of homeless persons

The City of San José, in coordination with other public and private agencies in Santa Clara County, continues to address homelessness through a multi-faceted approach that includes: funding and providing direct services; advocating for policies, programs, and funding that support ending and preventing homelessness; and researching best practices to better serve the area's homeless and at-risk residents. The City aligns itself closely with Destination: Home, a public-private partnership formed in 2008 to implement the initiatives identified by the Blue Ribbon Commission on Ending Homelessness and Solving the Affordable Housing Crisis. Destination: Home is a convener, advocate, and driving force in bringing Santa Clara County to systematically reduce its most vulnerable homeless populations. Destination: Home is leading the Housing 1000 Campaign with a host of community partners, which is dedicated to finding 1,000 of the County's most vulnerable and long-term homeless individuals and placing them in permanent supportive housing by 2014.

In the past year, the City took the following actions towards its goal of ending and preventing homelessness:

### *Partnership with Destination Home*

In FY 2014-2015 the City of San José, in partnership with Destination: Home, continued to make significant progress in implementing several key community objectives and initiatives, including

- Participating on the Destination: Home Leadership Board and Care Coordination Stakeholders Meeting.
- Granting \$600,000 in the City's Housing Trust Funds to Destination: Home to fund six intensive case managers to support up to 120 persons on the Housing 1000 Registry, with three of the case managers targeting encampment residents.
- Supporting \$135,000 of administrative costs including the Housing 1000 Program Manager and the Housing 1000 Technical Manager, through City Housing Trust Fund grants. Continuing to support the Medical Respite Center which provides semi-private rooms for homeless residents discharged from the hospital to recuperate and obtain assistance with benefits, housing, and other resources to become permanently housed. In FY 2014-2015, the City continued to work with the Medical Respite Center administrators to utilize a grant from the federal Department of Health of Human Services to increase the number of respite center beds from 15 to 20, and expand the number of medical exam rooms from two to four. The

## Section 5: Assessment of Strategic Plan Goals and Objectives

official opening of the expanded Medical Respite Program took place on September 18, 2014.

- **Partnering with Destination: Home** to develop the Community Plan to End Homelessness – the new community-wide homeless strategy for Santa Clara County. The Plan was created in April – August of 2014. The plan exists to create a community-wide roadmap to ending homelessness for the next five years (2015 – 2020). It will guide government, non-profit organizations, and other community members as they make decisions about funding, programs, priorities, and needs. The San José City Council adopted the Plan on February 3, 2015 (San José was the first city in Santa Clara County to do so). The San José Mayor, Sam Liccardo, has voiced that ending homelessness is one of his priorities while in office.
- **Supporting Destination: Home’s** leadership on the largest and most comprehensive report in the United States used to analyze the public costs of homelessness. Examining data between 2007 and 2012, *Home Not Found: The Cost of Homelessness in Silicon Valley* was released to the public on May 26, 2015.

### *Improve Access to Services by Creating and Enhancing Outreach and Engagement Teams*

The Homeless Outreach and Engagement program provides a consistent and dependable presence on the streets and in encampments, with the goal of reaching out to homeless persons, gaining their trust, and ultimately getting them connected to ongoing services and housing. In FY 2014-2015, the Housing Department continued to fund a Downtown Outreach Team to provide outreach to homeless persons living in San José’s downtown and connect them with supportive services. Additional components of the program include transportation, reserved shelter beds, and a hotline for community members to report encampments and request assistance for homeless persons residing in the downtown area. Since its inception, HomeFirst’s (formerly EHC LifeBuilders) Downtown Homeless Outreach and Engagement Program, funded by the City’s local Housing Trust Funds has proven successful on several levels:

- Homeless residents are being housed both temporarily and permanently
- Downtown businesses are getting some relief from having homeless persons on their doorsteps, and
- Community members have a venue to voice their concerns about homeless residents in San José’s downtown.



## Section 5: Assessment of Strategic Plan Goals and Objectives

More specifically, during this fiscal year HomeFirst's Downtown Homeless Outreach and Engagement Program provided case management services to 237 homeless individuals and placed 33 of them in permanent housing and engaged with 7,289 homeless contacts in San José's downtown core.

### *Institutional Outreach and Discharge Planning*

Persons discharged from institutions, such as health care or corrections facilities, often do not have housing facilities available to them. The Institutional Outreach and Discharge strategy addresses this problem by increasing the existing intensive case management capacity; initiating immediate housing and case management services for persons leaving the health care, criminal justice, and foster care systems; and creating a method to divert homeless persons arrested for public inebriation and nuisance violations away from the criminal justice system.

In FY 2014-2015, the City continued coordinating with the County's Office on Women's Policy and Correctional System. Funded through a grant from the federal Department of Justice, this offender reentry and recidivism prevention program delivered comprehensive and coordinated interventions across housing, workforce, and social services with the goal of reducing participant recidivism and associated costs, achieving long-term employment, lowering levels of drug use, and decreasing children's services interventions. The Skills to Succeed Program ended in November 2012 with 56 female ex-offender (exceeding its goal of enrolling 50 women) graduates. A total of 20 women had secured employment and 11 were enrolled in college.

In FY 14-15, the City partnered with the County of Santa Clara to launch the AB109 Central County Community Reintegration Pilot Project. Providing supportive housing through HomeFirst, the Project will serve 20 homeless individuals with involvement with the criminal justice system over a two year period. The Project currently has six clients enrolled with three of them in permanent supportive housing.

### *UPLIFT Transit Pass*

In April 2008 the County of Santa Clara began implementing the UPLIFT Transit Pass (UPLIFT) Program in response to results from the Homeless Census and Survey and case manager feedback that a lack of access to transportation was one of the biggest hurdles to clients working towards ending their homeless situation. The UPLIFT program provides monthly transit passes to homeless persons who are working with a case manager on an on-going basis to

## **Section 5: Assessment of Strategic Plan Goals and Objectives**

meet goals aimed at moving them permanently out of homelessness. In 2008, the Housing Department committed to funding the program at \$40,000 a year.

Since its inception, the UPLIFT program has provided thousands of homeless residents with access to transportation. In FY 2014-2015, the program gave out 6,520 UPLIFT Transit Passes of which 2,170 were given through funding from the HTF grant. The percentage of clients who met their established goals averaged 86% (ranged from 83% in the fourth quarter to 87% in the first and second quarters), which far surpassed the program-wide outcome goal of 75%.

### *Santa Clara County Collaborative*

In September 2013, Santa Clara County's local Continuum of Care (CoC) implemented a significant change to its governance structure. Following a six-months long planning process, the Collaborative recommended that the Destination: Home Leadership Board serve as the CoC Board. Since 1995, the Steering Committee of the Collaborative has served as the local CoC Board. The Destination: Home Leadership Board agreed to accept this new role because of the overwhelming need for a unified and community-wide strategy to end and prevent homelessness, especially chronic homelessness, which is a priority locally and nationally. Stakeholders agreed that the Destination: Home Leadership Board was better positioned to ensure that the local CoC fully implemented the requirements and intent of The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).

The CoC Board acts on behalf of the entire CoC and is supported by the County of Santa Clara, which serves as the Collaborative Applicant. The CoC Board is responsible for 1) setting strategic priorities regarding affordable housing and homelessness; 2) identifying resources to support strategic priorities, to make long-term systemic changes, including the implementation of an effective coordinated assessment system; 3) ensuring that the CoC undertakes effective work, meets HUD requirements, and maximizes local, State, Federal and private resources; 4) substantially engaging the private sector in supporting strategic priorities; and 5) reviewing, on a quarterly basis, progress toward goals and CoC requirements.

The Collaborative Applicant oversees the day-to-day coordination, planning and evaluation of effective homeless services, which includes up to \$15M annually in CoC and Emergency Solutions Grant (ESG) Programs. The new governance structure was implemented in FY 2014-2015. The City is a partner in the facilitation of the various committees convened by the County of Santa Clara, as the Collaborative Applicant. Committees include but are not limited to

## Section 5: Assessment of Strategic Plan Goals and Objectives

Coordinated Assessment Work Group, NOFA Committee, Service Providers Network, and the Performance Management Work Group.

### *Place-Based Rapid Re-Housing*

In FY 2014-2015 San José's City Council allocated an additional \$2M from the General Fund for a Place-Based Rapid Re-Housing Pilot Program that provides rapid re-housing, employment placement, and case management to 100 transitionally homeless individuals living in a targeted encampment in San José. There are 247 distinct encampments of varying size in San José with 66 identified adjacent to waterways, dispersed primarily along Coyote Creek. The City chose to target the encampment with the highest concentration of homeless persons, trash, crime, and damage to the environment. In order to make a measurable and long-term beneficial impact on the people living there, as well as the surrounding neighborhoods, businesses, and environment, the City offered supportive housing to everyone living there and implemented site remediation measures. The site was permanently closed in December 2014. In FY 2014-2015, 189 homeless persons were permanently housed from the site. Of the 189, 65 were housed through the City's pilot program with services provided by San José Streets Team.

### Actions to prevent and end homelessness

The following provides a sample of the many services the City of San José offers in an effort to prevent and alleviate the problem of homelessness:

- The City developed, implemented and coordinated Project Homeless Connect (PHC) events, which linked homeless persons with resources, services, and basic needs. Over the past five years, the City began to prioritize programs that directly linked persons to housing opportunities. The management of PHC events was successfully transferred to local community volunteers and homeless service providers. Regionally-focused, the volunteers, in conjunction with dozens of providers, businesses, faith-based organizations, and government agencies, hold smaller more frequent events throughout the year. These community-run events connect homeless persons to medical and dental services, housing, employment, legal counseling, haircuts, etc. and use existing regional resources.
- As noted throughout the document, the City gives grants to qualified nonprofits that assist persons who are homeless or at risk of becoming homeless.

### Leveraging of Resources

During FY 2014-2015, the Department was very successful at leveraging its federal funding sources committed to homeless and homeless prevention services. Leveraged funds include

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**FY 2014-15 CAPER**

## Section 5: Assessment of Strategic Plan Goals and Objectives

other federal programs, State and local sources, foundations, private funds, client fees and other fundraising sources. ESG leveraged over \$3.9 million, while HOPWA leveraged approximately \$940,000. Additionally, the City committed over \$1,000,000 in Housing Trust Fund grants, \$1,300,000 in Low-Moderate Income Housing Asset Fund grants, and \$358,000 in General Fund grants to local nonprofits serving homeless populations.

Goal 3: Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods

### Strategy 3A: Support local service organizations that provide essential services to the community, particularly special needs populations

#### Need (As identified in the 2010-2015 Consolidated Plan document)

Consolidated Plan Workshop participants emphasized the need to support a broad range of community services. Lower-income households and special needs populations require this multi-faceted network to address basic needs such as food, clothing, health, and shelter, as well as other services outlined in Section 4.10 of the Consolidated Plan. As the recession and unemployment have exacerbated demand for all types of services, reduced funding from the State and private sources has impacted service delivery. Therefore, continued support from local jurisdictions via CDBG and other sources has become more vital.

#### General Context / Background

The City utilizes CDBG, ESG and HOPWA funding to provide vital services to its lower income residents. In FY 2014-2015 the City established more targeted funding categories in both ESG and CDBG that better align with key city priorities and addressed needs within the three identified place-based neighborhoods. The City continued to implement programs to address the identified needs in FY 14-15.

ESG priorities are:

- *Homeless Outreach and Encampment*
- Services to Homeless Families and Youth, to include Victims of Domestic Violence
- HMIS

CDBG priorities are:

- Homeless Services

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**FY 2014-15 CAPER**

## Section 5: Assessment of Strategic Plan Goals and Objectives

- Senior Services
- Kindergarten Readiness/Third-Grade Literacy within the three place-based areas

### Five-Year Goal

**Table 41: Action 3.A.1,2 Assist Low-Income Residents with Basic/Essential Services and Maintain Self-Sufficiency - Homeless Services**

Action 3.A.1,2 Assist low-income residents with basic/essential services and maintain self-sufficiency - Homeless Services							
Performance Measure	Number of individuals assisted						
5-Year Plan Goal	30,000						
FY 2014-15 Funding Source	ESG, HOPWA, HPRP						
Outcome Code	SL-1,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	20,000	825	3,000	3,000	N/A	26,825	89.4%
Actual Annual Outcome	18,673	0	N/A	N/A	N/A	18,673	62.2%

All ESG and HOPWA funds in FY 14-15 were allocated to support services for homeless individuals and the results were reported in the previous section.

Due to the shift from funding primarily shelter operations to funding rapid re-housing, outreach and shelter, the City did not reach the 5-year target for this goal. As discussed previously, goals for homeless services were adjusted to reflect the new funding priorities, including more time intensive strategies such as intensive case management and rapid re-housing services.

**Table 42: Action 3.A.1,2 Assist Low-Income Residents with Basic/Essential Services and Maintain Self-Sufficiency - CDBG**

Action 3.A.1,2 Assist low-income residents with basic/essential services and maintain self-sufficiency - CDBG							
Performance Measure	Number of individuals assisted						
5-Year Plan Goal	71,000						
FY 2014-15 Funding Source	CDBG						
Outcome Code	SL-1,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	8,934	8,934	2,000	2,000	1,500	23,368	32.9%
Actual Annual Outcome	14,630	31,255	1,360	1,782	963	49,990	70.4%

## Section 5: Assessment of Strategic Plan Goals and Objectives



### *Accomplishments / Impact*

In FY 2012-2013, CDBG no longer funded projects that provided basic and essential services that included food and nutrition, transportation, counseling and case management, with the exception of the Senior Services described in the next section. Instead CDBG funds were used to support kindergarten readiness/3<sup>rd</sup> grade literacy within the three place-based neighborhoods for the past three years. This funding shift was the result of community input within the three neighborhoods. Because many of the students in the three neighborhoods do not have access to preschool and are not reading at grade level, these service provided them with the essential skills necessary to succeed in school.

In the Santee neighborhood 47 students participated in the Bridge to Kinder program, 35 students received tutoring after school, and 102 parents attended workshops. In the Mayfair neighborhood, 1,447 hours of literacy, early learning, and kindergarten readiness were provided, as well as 634 hours of parent workshops. 95% of the children who participated in the Bridge to Kinder program increased their school readiness skills, 95% of families increased their daily practice of literacy, and 92% of students enrolled in school-based literacy program increased their skills. In the Five Wounds/Brookwood Terrace neighborhood, over 1,300 hours of individual reading tutoring was provided. 86% percent of student participants made academic reading gains and 95% of children indicated increased confidence as readers as a result of the program.

The City did not reach the 5-year goal of serving 71,000 individuals due to the shift in focus from funding basic and essential services to funding school readiness/3<sup>rd</sup> grade literacy within the three place-based neighborhoods. In the first two years, the program was on track to exceed the goal, but with the shift in priorities, based on community needs, the target was no longer realistic for the type of programs provided. The families served by the 3<sup>rd</sup> grade literacy programs made significant gains in school readiness and reading skills, as demonstrated by the statistics above. In addition, FY 14-15 was the last year of CDBG funding for the literacy programs, but all three agencies are continuing the programs this year with other funding sources. CDBG funding allowed the agencies to develop the program and leverage other resources, resulting in sustainable programs, no longer requiring CDBG funding.

**Section 5: Assessment of Strategic Plan Goals and Objectives**



**Five-Year Goal**

**Table 43: Action 3.A.3 Assist Lower-Income Residents Access Healthcare Services / Senior Services**

Action 3.A.3 Assist lower-income residents access healthcare services / Senior Services							
Performance Measure	Number of individuals assisted						
5-Year Plan Goal	22,000						
5	CDBG						
Outcome Code	SL-1,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	4,557	2,884	N/A	N/A	600	8,041	36.6%
Actual Annual Outcome	3,269	3,517	577	786	780	8,929	40.6%

*Accomplishments / Impact*

In FY 2014-2015, CDBG continued to provide services that exclusively serve seniors by providing food and services to prevent isolation. Through this funding, the Meals on Wheels program provided 27,570 hot meals, and 18,978 social visits to 142 unduplicated low income seniors. 77% of clients look forward to driver daily visits and 82% of clients visited with the driver, reducing their isolation. The Senior Isolation to Inclusion project provided 263,520 hours of adult day care, 19,603 trips of escort transportation, and 57,112 meals to 638 unduplicated low-income senior participants. 90% of clients participating in the program for three months or longer have demonstrated at least a 10% increase in socialization and subsequent decrease in depression/isolation.

Over the past 5 years, the City has shifted focus from healthcare access and senior services to more time-intensive and targeted services, such as homeless services and literacy programs. As detailed above, the City continues to support the Senior Isolation to Inclusion project, as well as the Meals on Wheels project for seniors. For the past three years, the remaining CDBG public service funds have been concentrated on homeless services and early literacy programs in the three place-based neighborhoods. While the city met the annual action plan goal for the past three years for senior services, due to the shift in focus from 5 years ago, the City fell short of the 5-year target of serving 22,000 seniors.

**Five-Year Goal**

**Table 44: Action 3.A.4 Assist Lower-Income Residents Access Legal Services**

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**FY 2014-15 CAPER**

## Section 5: Assessment of Strategic Plan Goals and Objectives



Action 3.A.4 Assist lower-income residents access legal services							
Performance Measure	Number of individuals assisted						
5-Year Plan Goal	7,000						
FY 2014-15 Funding Source	CDBG						
Outcome Code	SL-1,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	1,410	875	1,736	N/A	N/A	4,021	57.4%
Actual Annual Outcome	1,718	1,604	N/A	N/A	N/A	3,322	47.5%

### *Accomplishments / Impact*

Legal services are provided under Fair Housing Activities under Goal #5

### Leveraging of Resources

As indicated in Goal #2 above, the Department was very successful at leveraging its federal funding sources to provide services to the highest number of individuals as possible.

## Strategy 3B: Provide the public facilities and infrastructure needed to assure the health, safety, and welfare of the community

### Need (As identified in the 2010-2015 Consolidated Plan document)

Community Workshop participants expressed the need for ongoing maintenance and upgrades to local public facilities, such as parks, community centers, youth and senior centers, sidewalks and landscaping, recreation facilities, and others.

### General Context / Background

The Housing Department identified community development projects that would create the most impact within a neighborhood. These include street improvements, public facility improvements, housing rehabilitation and code enforcement activities.

### Five-Year Goal



**Section 5: Assessment of Strategic Plan Goals and Objectives**



**Table 45: Action 3.B.1 Remove Public Accessibility Barriers**

Action 3.B.1 Remove public accessibility barriers							
<b>Performance Measure</b>	Number of individuals assisted in low-mod areas						
<b>5-Year Plan Goal</b>							
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-1,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	0	0	14,000	N/A	N/A	14,000	N/A
<b>Actual Annual Outcome</b>	0	0	0	N/A	N/A		N/A

**Table 46: Action 3.B.2 Physical Improvement and Rehabilitation of Public Facilities**

Action 3.B.2 Physical improvement and rehabilitation of public facilities							
<b>Performance Measure</b>	Number of individuals assisted in low-mod areas						
<b>5-Year Plan Goal</b>	28,000						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-1,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5-Year Goal</i>
<b>Annual Plan Goal</b>	5,115	5,115	32,061	NA	NA	42,291	151.0%
<b>Actual Annual Outcome</b>	0	0	0	30,816	8,325	39,141	139.8%

*Accomplishments / Impact*

In FY 2014-2015, CDBG funded five street/neighborhood facility/street improvements. Unfortunately, the project to acquire a mobile library was cancelled due to a determination that it would be subject to the public services cap. Of the remaining four projects, three are in planning phases and one project was completed. The Housing Department also allocated funds for the rehabilitation of multi-family housing structures within two of the place-based neighborhoods in FY 14-15. This project is in the planning and feasibility determination phase.

Several projects from previous years made progress this year, and three were completed. The completion of a community garden and the Bridges Academy field enhancements in the Santee neighborhood met a significant need in the community for additional open space. The community celebrated the opening of garden, which includes 30 plots for resident gardeners in

## Section 5: Assessment of Strategic Plan Goals and Objectives

the Spring of 2015. The projects benefit a total of 5,600 low income residents in the Santee neighborhood.

An art walk project, which included installation of an interactive multimedia art exhibit spanning multiple low-income city blocks to tie schools, public rights-of-way, and other public spaces to the watershed, was completed this year as well. The project included the installation of six art boxes, a mural, 16 painted storm drain inlets, and painted trash receptacles. All projects were painted by students & local artists. This project benefits 2,725 low-income residents in the neighborhood. The completion of three public facility projects this year resulted in achievement of 130% of the goal for physical improvement and rehabilitation of public facilities.

An update on all open and completed projects for FY 14-15 is included in the table below.

### CDBG Funded Neighborhood Facility / Streets Improvement Projects Status

Project	Status	Next Steps
<u>Neighborhood Facility Centers</u>		
1. CDI-12-012 McKinley Neighborhood Center Rehabilitation.	Project is in planning phase. Parks Department and School District staff are working on an agreement for lease terms, use restrictions, operations responsibilities, and use of the center.	Housing Department staff is currently working with the Parks Department and the Franklin McKinley School District on lease terms.
2. CDI-13-011 Mayfair Community Garden Enhancement	Project has been slow to begin due to unanticipated soil studies.	Anticipating work on the project beginning by 8/1/15 and complete project by 12/31/15.
3. CDI-13-015 Santee Community Garden	Project was completed in April 2015, and the beneficiary data has been entered in IDIS.	None

## Section 5: Assessment of Strategic Plan Goals and Objectives

<p>4. CDI-13-016 Santee Community Center &amp; Open Space Improvements (Franklin McKinley School District - Educare and Head Start)</p> <p>5. CDI-14-020 Mobile Library Acquisition</p>	<p>Housing staff are negotiating the contract agreement.</p> <p>Cancelled due to determination that the project would qualify as a public service and all public service funds were allocated to other programs.</p>	<p>Construction is expected to begin in August 2015 and project completion is projected for December 2015</p> <p>None</p>
<p><u>Other Public Facilities</u></p>		
<p>1. CDI-13-012 Five Wounds Bollards Installation</p> <p>2. CDI-13-014 Bridges Academy Field enhancements</p> <p>3. CDI-13-017 Bill Wilson Center Drop-In Center Rehab</p> <p>4. CDI-13-018 Home First (formerly EHC) Boccardo</p>	<p>Project installed two pipe gates, ten bollards and boulders in Olinder Park. Project is complete, but final draw has not been completed in IDIS.</p> <p>Project was completed in May 2015, and the beneficiary data has been entered in IDIS.</p> <p>Project is in planning stage. The original budget was inadequate to cover the proposed scope of the project.</p> <p>Grantee is working</p>	<p>Complete final draw and enter beneficiary data into IDIS.</p> <p>None</p> <p>Housing department staff is re-evaluating the scope and budget of the project with the grantee.</p> <p>Housing staff will work with Grantee to</p>

**Section 5: Assessment of Strategic Plan Goals and Objectives**



<p>ADA &amp; Kitchen Rehab</p> <p>CDI-014-019 Recovery Café Rehab</p> <p>5. CDI-14-021 Five Wounds Art Walk</p>	<p>with a new construction manager to develop a contract.</p> <p>Project is in planning stage. The original budget was inadequate to cover the proposed scope of the project.</p> <p>Project is complete and included the installation of six art boxes, the completion of a mural, 16 painted storm drain inlets, and painted trash receptacles. All projects were painted by students &amp; local artists.</p>	<p>develop the project agreement.</p> <p>Housing department staff is re-evaluating the scope and budget of the project with the grantee.</p> <p>Complete drawdowns and enter beneficiary data in IDIS.</p>
<p><u>Street Improvements</u></p>		
<p>1. CDI-12-006 Five Wounds/Brookwood Terrace Pedestrian Improvements</p> <p>2. CDI-12-013 Five Wounds Trail</p> <p>3. CDI-13-009 FiveWounds/Mayfair LED Streetlights</p>	<p>Project is changing the scope of work and preparation for a bid package.</p> <p>Project delayed awaiting land swap between School District and City</p> <p>Project has completed the installation of 559 streetlights in 2 neighborhoods. Installation of an</p>	<p>Housing department staff will work with Public Works on the bid specifications.</p> <p>Housing Department staff working with Real Estate on a land swap deal</p> <p>Install the remaining LED lights in Five Wounds/Brookwood Terrace</p>

**Section 5: Assessment of Strategic Plan Goals and Objectives**



<p>4. CDI-13-010 Road Humps in Five Wounds Neighborhood</p>	<p>additional 1,058 LED streetlights is underway in the 3rd neighborhood</p> <p>Project has completed the design phase</p>	<p>Housing Staff is working with Transportation department staff to begin preparing for construction work</p>
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Over the past 5 years, CDBG funds have enabled the Housing Department to support several public facility improvement projects that the City would not have otherwise been able to support. Examples of successful projects include rehabilitation the following facilities:

- San José Conservation Corps Cafeteria
- Indian Health Center
- Santa Clara County Blind Center
- St. Elizabeth’s Day Home Preschool

In addition, CDBG funds increased accessibility in low-income neighborhoods with the installation of ADA curbs. Neighborhoods identified streetlights as a priority for several years and CDBG funds have supported the installation of LED streetlights in our place-based neighborhoods as well as other low-income neighborhoods.

The sample of community development projects all met a need identified by community members and verified by City staff. All projects continue to serve low-income clientele or low-income neighborhoods and will for many more years.

**Five-Year Goal**

**Table 47: Action 3.B.3 Code Enforcement Activities that Eliminate Blight and Strengthen Neighborhoods**

## Section 5: Assessment of Strategic Plan Goals and Objectives



Action 3.B.3 Code enforcement activities that eliminate blight and strengthen neighborhoods							
Performance Measure	Number of households / businesses assisted						
5-Year Plan Goal	11,000						
FY 2014-15 Funding Source	CDBG						
Outcome Code	SL-1,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
Annual Plan Goal	2,360	2,360	8,048	6,921	6,921	26,610	241.9%
Actual Annual Outcome	14,707	16,328	3,081	1,598	1,799	37,513	341.0%

### Accomplishments / Impact

In FY 2014-2015, CDBG-funded code enforcement activities occurred exclusively within the three place-based neighborhoods. The focus of the activities was to conduct proactive code enforcement that identified and addressed blighted conditions within the neighborhoods. This work included 1,304 inspections and 1,799 violation notices sent to home owners, resulting in the correction of 4,681 violations. 85% of blight violations were corrected within 60 days and 70% of substandard housing violations verified by inspectors were corrected within 120 days. In addition to the code enforcement activities funded in FY 2014-2015, the City also funded a job training project for homeless individuals that included neighborhood clean-up services operated by the San José Streets Team. This program took place within the three place-based neighborhoods and resulted in the removal of 1,597 cubic yards of trash and debris within the neighborhoods and homeless encampments. Both of these projects coordinated their efforts and were active participants in neighborhood meetings.

Over the past five years, the City has made significant progress on addressing blight conditions in the three place-based neighborhoods. The project has assisted over 37,000 households to date, which is 341% of the 5-year goal. Enhanced code enforcement activities continues to be an effective method for addressing residential blight conditions and the neighborhood clean-up project, carried out by the San José Streets Team, addressed neighborhood concerns about trash and debris in residential areas, as well as in encampments along waterways.

### Leveraging of Resources

Most community development projects are 100% funded by CDBG. The Downtown Streets Team was required to provide a 20% match.

## Strategy 3C: Mitigate lead-based paint hazards

### Need (As identified in the 2010-2015 Consolidated Plan document)

Approximately 45,600 rental units occupied by extremely low-, low-, and moderate-income households in Santa Clara County may contain lead-based paint (LBP)<sup>1</sup>. In addition, approximately 6,000 low- and moderate-income homeowners may occupy units containing LBP. However, homes with lead-based paint do not necessarily pose a health hazard, if the property is in good condition and the paint well-maintained. In fact, there has been a relatively low incidence of lead poisoning among Santa Clara County children. In Santa Clara County in 2006, there were only 65 confirmed cases of elevated blood lead levels among children, accounting for 20 percent of all confirmed cases in the Bay Area that year.

### General Context / Background

The Department of Housing continues to provide lead-based paint (LBP) testing and assessment services on all dwellings built prior to 1978 that receive rehabilitation assistance. In addition to the trained and lead-certified Housing Department staff, the City has a contract with a private environmental consultant to provide testing and assessment services. These services are being provided to comply with Federal regulations 1012 and 1013 of Title X, as well as to ensure a safe living environment for the residents of San José. As a result of funding shifts, the Housing Rehabilitation Program was primarily funded through non-federal funding sources. Although the funding used does not require lead based paint testing or associated remediation the City continued to test homes receiving rehabilitation funding. In 2014-15 the City tested 8 home for lead based paint.

### Five-Year Goal

#### **Table 48: Action 3.C.1 Inspect Affordable Housing for Lead-Based Paint**

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<sup>1</sup> Based on CHAS 2000 data and a U.S. Department of Housing and Urban Development Report, “EPA and HUD Announce Landmark Lead Disclosure Settlement.” January 16, 2002.

<http://www.hud.gov/news/release.cfm?content=pr02-012.cfm>

**Section 5: Assessment of Strategic Plan Goals and Objectives**



Action 3.C.1 Inspect affordable housing for lead-based paint							
<b>Performance Measure</b>	Number of properties inspected						
<b>5-Year Plan Goal</b>	1,215						
<b>FY 2014-15 Funding Source</b>	NSP, Rehab Program, First-time Homebuyer Program						
<b>Outcome Code</b>	SL-1,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	270	114	105	30	50	569	46.8%
<b>Actual Annual Outcome</b>	131	68	71	29	8	307	25.3%

*Accomplishments / Impact*

In Fiscal Year 2014-2015, the City’s Department of Housing tested 8 homes for lead-based paint (LBP). Having limited program intake for much of the year, the majority of completed in 2014-15 projects were those already within the program pipeline and tested for lead the previous year. Over the five year period from July 1, 2010 to June 30, 2015, the City tested 307 homes for lead based paint.

**Five-Year Goal**

**Table 49: Action 3.C.2 Seek Funding Opportunities to Mitigate Lead Hazards**

Action 3.C.2 Seek funding opportunities to mitigate lead hazards							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	SL-1,3, DH-1,2						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

*Accomplishments / Impact*

The Department continues to explore resources and seek additional funding to assist with lead-based paint testing and remediation.



## Section 5: Assessment of Strategic Plan Goals and Objectives

### Leveraging of Resources

In FY 2014-2015 the Housing Department did not identify viable new funding for lead-based paint testing and remediation.

### Strategy 3D: Support a Neighborhood Stabilization Program to strengthen neighborhoods affected by foreclosures

#### Need (As identified in the 2010-2015 Consolidated Plan document)

Between 2007 and 2010, San José has experienced a significant number of homes in foreclosure as a result of the housing downturn caused by subprime lending. This caused a significant reduction in home values, displacement families and households, and increased unemployment. With entire neighborhoods being affected by the foreclosure crisis, San José actively invested to stabilize vulnerable communities and to reduce blight in targeted areas hardest hit by the foreclosure crisis. In FY 2014-15, the economic recovery has restored much of the housing values lost, which means that homes in negative equity situations or in short-sale situations have dropped significantly. Additionally, the rate of foreclosures has returned to pre-recession levels.

#### *Update to the Need (Identified above)*

Federal and local funds have enabled the City to respond to San José's foreclosure challenges. As noted above, the City has run a homebuyer program funded through the NSP 1 (implemented in 2008) and NSP 2 (implemented in 2009) programs in order to provide homebuyer loans and to purchase abandoned/vacant homes in order to make them available to qualifying lower-income households. While certain program requirements made it occasionally challenging to compete with private capital in the acquisition of qualified residential units, the NSP 2 program acquired and rehabilitated 41 homes between 2010 and 2014, meeting the adjusted program goals. In addition to a lending and acquisition/rehabilitation program, the City funded a Housing Counseling program to assist homeowners challenged with possible foreclosures through its CDBG program.

### General Context / Background

Starting in October of 2009, the City of San José began implementation of its award of federal Neighborhood Stabilization Program (NSP1) funds for single-family acquisition, rehabilitation, and resale program under the Housing and Economic Recovery Act, 2008 (HERA). San José

## Section 5: Assessment of Strategic Plan Goals and Objectives

was awarded approximately \$5.6 Million as an entitlement city. Under NSP guidelines, HUD required applicants to identify the greatest areas of need based on 1) the greatest percentage of home foreclosures 2) having the highest percentage of sub-prime loans and 3) likelihood of facing a significant rise in foreclosures. Based on HUD's Foreclosure and Abandonment Risk scores, San José identified the four areas of highest risk at that time. The four areas identified in the NSP 1 application encompass the 95111, 95116, 95122 and 95127 zip codes within San José.

In early 2009, while planning the implementation of the NSP1, the City of San José along with the Housing Trust of Santa Clara County and Neighborhood Housing Services of Silicon Valley formed an NSP 2 Consortium to apply for a federal grant under the American Recovery and Reinvestment Act (ARRA) of 2009. Using the same ranking system in 2009 the NSP2 Consortium identified 35 census tracts within San José as areas of greatest need. In late 2009, the Consortium was awarded a \$25M grant to implement the funding strategies outlined in the Consortium's funding application. As with NSP 1, the overall objective of this grant is to restore neighborhood stability and eliminate blight in the areas severely affected by foreclosure.

The activities outlined under the Consortium's program agreement executed with the Department of Housing and Urban Development include 1) providing homeownership assistance to low and moderate income home buyers purchasing foreclosed homes in the NSP designated areas and 2) acquisition and development or rehabilitation of foreclosed properties in the designated census tracts to be either rented or resold to income eligible families. In accordance with the funding application and Consortium Agreement, the Housing Trust is responsible for implementing and managing the first activity, while the City's Housing Department is responsible for implementing and managing the second activity including the 25% set-aside requirements under this grant. The 25% set-aside requirement mandates that 25% of the overall grant funds are to be used to house households earning 50% AMI. Under the Program Agreement, the Consortium is required to meet a combined goal of 205 assisted units.

### Self-Evaluation

#### *Neighborhood Stabilization Program I (HERA)*

After successfully meeting the expenditure requirements a year in advance, program staff purchased the last NSP1 Property in February 2010. In September 2011, the City sold the 14<sup>th</sup> and final single-family home purchased and rehabilitated through NSP 1. By September of 2012, the City completed rehabilitation of the two four-unit apartment buildings purchased through NSP 1 with the intension of housing residents earning 50% or less than the AMI. After releasing

**FY 2014-15 CAPER**

## Section 5: Assessment of Strategic Plan Goals and Objectives

an RFP to sell the two apartment buildings the City received no viable offers to purchase the buildings. After evaluating options, City staff moved forward with a lease agreement with the local non-profit Downtown Streets Team to operate and house formerly homeless individuals participating in the organizations jobs training program. With the occupancy of the two buildings the City had met the final requirement of the NSP grant. Subsequently City staff began reconciling the grant and program income expenditures and began preparing for grant closeout. During the grant closeout preparation, the City received program income from several small loan repayments. The remaining balance of Program Income was too small to purchase additional property yet significant enough to positively impact other city projects. City staff decided to utilize the balance of NSP 1 Program Income to assist with rehabilitation of three NSP 2 properties. Rehabilitation was completed on the three properties at the end of the 2014-15 fiscal year.

As previously mentioned, in June of 2012 the City leased two four unit apartment buildings purchased through NSP1, to Downtown Streets Team. In February 2014, one of the two buildings sustained significant damage as a result of a fire in one of the four units. City staff has worked in coordination with several other City departments and outside agencies, including the insurer, to restore the building for re-occupancy. The estimated completion and re-occupancy of the building is December 2015. With the fire restoration work beginning in June 2015, City staff has re-initiated the grant closeout process and will coordinate closeout with HUD through the next year.

### *Neighborhood Stabilization Program II (ARRA)*

#### *San José Dream Home Program*

At the end of the 2012-13 fiscal year the NSP 2 Consortium modified the original goals of the NSP2 grant in an effort to adjust to market conditions and community needs. The goals for the City operated Dream Home Program were changed from 64 to 41 single-family homes acquired and rehabilitated. The Housing Trust's Purchase Assistance Loan program goals were also modified from 101 to 51 homebuyer assistance loans. Funding from those programs were reallocated to support development or Rehabilitation of additional multi-family units to serve Very Low income (below 50% AMI) residents.

With the reduced goals of the Dream Home Program, City staff ended the acquisition phase of the program and focused efforts on completing the rehabilitation and resale of the remaining single family properties.. In April 2015 the City sold the last Dream Home property to conclude

## Section 5: Assessment of Strategic Plan Goals and Objectives

the Dream Home Program. Program staff will continue to coordinate with the developer and lead agency to finalize the program data and closeout the program administratively.

### *NSP Set-Aside Requirements*

#### Taylor Oaks Apartments

In October 2010, the NSP 2 Consortium released a Notice of Funding Availability (NOFA) soliciting development entities to submit proposals for acquisition and rehabilitation of one or more multi-family property(s) with the goal of meeting the NSP 25% set-aside requirements. The NOFA resulted in the Consortium awarding funds to a developer to acquire and rehabilitate a 60 unit apartment building on Kollmar Drive in East San José. Renovation of the apartment complex known as the Taylor Oaks apartments was completed in February of 2013. The project included 58 fully renovated apartment units, the addition of a new business center and clubhouse, façade improvements and on-site management. The Taylor Oaks apartments are housing residents earning 50% or less of the AMI or \$53,150 for a family of four (as of March 2015).

#### Ford and Monterey

In September 2010, the NSP 2 Consortium submitted a technical amendment to HUD to expand the program goals to include development of vacant land. Subsequent to HUD's approval, the Consortium approved funding of the Ford and Monterey affordable development. The Consortium contributed approximately \$5 million in NSP 2 funds to the 95 unit development. Ford Road Supportive Housing Development (phase 1) provides 20 apartments for families or individuals with special needs. Ford Family provides 75 apartment units for families earning 50% or less of the area median income. Both projects were complete and fully occupied by November 2014.

#### New NOFA for Multi-family development

With the expansion of the 25% set-aside program the NSP 2 Consortium issued a new Notice of Funding Availability (NOFA) seeking new development or acquisition/rehabilitation opportunities with the balance of uncommitted Program Income. In March 2015 the Consortium utilized the balance of NSP 2 funding (approximately \$5 million) for the Metropolitan, a 102 unit affordable housing development on Monterey Road. The Metropolitan consists of two phase, a North phase of 70 units and a South phase of 30 units. The NSP funds are supporting the North phase of the project. The project is targeted for completion in early 2017.

Not including production from the new NOFA, the Consortium has committed just under \$11 Million to 156 very low-income units, far exceeding the targeted commitment of \$6.25 Million.

## Section 5: Assessment of Strategic Plan Goals and Objectives

The overall NSP 2 Consortium is currently on target to create 288 affordable units through the NSP2 grant, significantly exceeding the original target of 205 units.

### Five-Year Goal

**Table 50: Action 3.D.1 Purchase and Rehabilitate Foreclosed Properties and Resell as Affordable Housing Units**

Action 3.D.1 Purchase and rehabilitate foreclosed properties and resell as affordable housing units							
Performance Measure	Number of units assisted						
5-Year Plan Goal	90						
FY 2014-15 Funding Source	NSP						
Outcome Code	SL-1,3 DH-1,2						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	45	32	31	4		112	124.4%
Actual Annual Outcome	13	16	5	5	2	41	45.6%

### *Accomplishments / Impact*

#### *NSP1*

With the City's NSP1 grant winding down, there is very little activity to report during this reporting period. With most of the program income already fully recycled and utilized to the fullest extent possible for acquisition and rehabilitation, the City does not anticipate the purchase of any additional properties under the NSP1 grant. The small balance of program income will be leveraged to complete the Rehabilitation of up to three NSP2 properties. Once the funds have been full expended the City will begin the grant closeout process. Utilizing NSP1 funds, the City purchased, rehabilitated and sold 14 single family homes to low- and moderate-income homebuyers. It is anticipated that the City will close out the NSP1 grant in 2014-15.

Under the 25% set-aside requirement the City purchased and renovated two four-plex buildings with the intent to sell or rent the units to a service provider assisting the required income target. Renovation of both buildings was completed in 2011. After conducting a long Request for Proposal process, the City leased the two building to a nonprofit service provider called the Downtown Streets Team (DTS). DTS provides housing, job training and other supportive services to previously homeless individuals. The lease is a two year lease with an option to purchase. With the leasing of the two buildings, the City's NSP1 25% set-aside requirements

## Section 5: Assessment of Strategic Plan Goals and Objectives

have been met under this grant. In February 2013, one of the two four-plex buildings experienced a significant fire in one of the four units displacing all of the residents. The clean-up and restoration began immediately. Restoration is expected to be completed before the end of the 2014 calendar year.

### *NSP2*

Housing Department staff continues to implement two of the major components of the NSP2 grant 1) the single family acquisition, rehabilitation and resale program known as the San José Dream Home Program and 2) the 25% set-aside requirement projects targeted to households earning up to 50% of the Area Median Income (AMI).

#### *San José Dream Home Program*

Given the continued recovery in the housing market and challenges acquiring new properties, the NSP2 Consortium re-evaluated the NSP2 program funding strategy in 2012-13. The NSP2 Consortium concluded that the most prudent direction was to shift program funds within the approved grant activities. The production goals of both the Housing Trust's Purchase Assistance Loan (PAL) program and the City's Dream Home Program were reduced. By reducing these program goals, the fund balance can be redirected to support an additional multi-family development or larger scale acquisition/rehab project. As of July 1, 2013 the Dream Home Program stopped acquiring new single family properties.

Program staff continued to manage the rehabilitation and resale of the 7 remaining single-family properties in the 2014-15. Rehabilitation was completed on 5 properties and sold with two properties under construction at the end of the fiscal year.

#### *25% Set-aside Program*

After publishing a Notice of Funding Availability (NOFA) seeking projects fitting the 25% set-aside requirements under the NSP2 grant, the City and NSP Consortium initially selected and approved funding for two multifamily rental projects. The first project funded under this set-aside requirement was the acquisition and rehabilitation of the Taylor Oaks Apartments. Located near East Capitol and Story Road, Taylor Oaks is a 59-unit apartment complex purchased through foreclosure. Construction was completed in the fall of 2012. Taylor Oaks converted from construction loan to permanent financing on 5/24/2013. Final disbursement of \$1,250,000 was used to reduce short-term bond financing prior to conversion. There were two disbursements

## Section 5: Assessment of Strategic Plan Goals and Objectives

for this project: 1) \$4,000,000 at acquisition and 2) \$1,250,000 at conversion, for a total amount disbursed of \$5,250,000.

The second set-aside project partially funded through NSP2 was the construction of 19 new supportive housing units located near Ford and Monterey Roads. The Ford Road Supportive Construction was completed in late 2013 and fully converted to permanent financing.

On November 6, 2012 the City committed an additional \$2,000,000 of NSP2 Program funds to the Ford and Monterey Family development. Adjacent to the Ford Road Supportive Housing Development, the Ford Road Family development will provide an additional 74 VLI units bringing the total NSP2 VLI units to 152. Completion is expected in 2014-15. Additionally, the NSP2 Consortium published a new \$4 million NSP2 NOFA soliciting proposals for new multi-family development or Acquisition Rehab projects. The NOFA will continue to remain open until a viable project is selected.

### Leveraging of Resources

The grant award requires the NSP2 Consortium to provide a funding match of \$2.5 million toward the project. The funding match will be allocated as follows:

**Table 51: NSP2 Programs Funding Status**

Match Source	Program/Activity	Allocated Funding	Expended
HTSCC	New 25% set-aside project	\$300,000	\$0
HTSCC	Dream Home Property Acquisition	\$1,00,000	\$1,200,000
HTSCC	25% set-aside - Taylor Oaks	\$500,000	\$500,000
City	In-kind staffing costs	\$250,000	\$250,540
City	Homebuyer Education costs	\$250,000	\$336,060
<b>Total</b>		<b>\$2,500,000</b>	<b>\$2,286,600</b>

### Five-Year Goal

**Table 52: Action 3.D.2 Provide Support to the City's ForeclosureHelp Initiative**

## Section 5: Assessment of Strategic Plan Goals and Objectives



<b>Performance Measure</b>	Number of individuals assisted						
<b>5-Year Plan Goal</b>	N/A*						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	DH-2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	N/A*	N/A*	200	396	N/A	596	N/A
<b>Actual Annual Outcome</b>	N/A*	N/A*	142	107	N/A	249	N/A

### *Accomplishments / Impact*

The ForeclosureHelp Initiative provided free and objective information to those undergoing or at risk of foreclosure. It was managed by the Housing Trust of Silicon Valley through a consortium of non-profit housing and legal agencies. Through services provided by the ForeclosureHelp Center, clients facing foreclosures received free access to HUD-certified counseling agencies, information and referrals, and identification of other housing solution if necessary. The City stopped funding the ForeclosureHelp Initiative at the end of FY 2013-14 due to the decline in foreclosure filings back to pre-recession levels. As a result, there are no results to report for FY 2014-15. The program served 249 low-income households during two years from FY 12-13 to FY 13-14.

### Five-Year Goal

**Table 53: Action 3.D.3 Provide Support to the City's Don't Borrow Trouble Initiative**

Action 3.D.3 Provide support to the City's Don't Borrow Trouble Initiative							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	DH-2,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program			Concluded program			
<b>Actual Annual Outcome</b>	Continue to implement program			Concluded program			



**Section 5: Assessment of Strategic Plan Goals and Objectives**

*Accomplishments / Impact*

The Don't Borrow Trouble Initiative – whose primary purpose was to educate consumers and to work with borrowers with predatory loans – merged with the ForeclosureHelp Initiative in 2012-13 and was concluded in FY 203-14 along with the Initiative.

**Five-Year Goal**

**Table 54: Action 3.D.4 Research Best Practices and Policies to Respond to the Foreclosure Crisis**

Action 3.D.4 Research best practices and policies to respond to the foreclosure crisis							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2014-15 Funding Source</b>	N/A						
<b>Outcome Code</b>	DH-2,3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

*Accomplishments / Impact*

Housing Department staff monitors the status of foreclosures in San José by updating the Department's website with quarterly statistics on the number of foreclosure filings issued in the City. Since the height of the foreclosure crisis in 2009, the rate of foreclosure filings have returned to pre-recession levels, indicating a significantly improved housing market. However, ongoing data tracking allows City staff to identify new trends.

**Goal 4: Expand economic opportunities for low-income households**

**Strategy 4A: Support economic development activities that promote employment growth, and help lower-income persons secure and maintain a job**

## Section 5: Assessment of Strategic Plan Goals and Objectives

### Need (As identified in the 2010-2015 Consolidated Plan document)

During the five-year Consolidated Plan period, San José and the Santa Clara County were significantly impacted by the economic recession. The California Employment Development Department (EDD) reported a 12.1 percent unemployment rate for Santa Clara County in January 2010. Accordingly, Consolidated Plan Workshop participants that the City assembled in 2010 stated the need for small business development, mentoring, and loan programs. Since then, the County’s unemployment rate as of July 2014 declined to 5.9 percent due to an improving economy. However, this recovery has yielded divided results, with many high-come and low-income jobs produced. As a result funding for workforce development and training focused on those most in need, in particular helping the homeless and formerly individuals to obtain and hold a job. Given the relative scarcity of local funding, these services are often best addressed at a county or regional scale.

### General Context / Background

In 2012-2013, the Department did not fund any economic development activities, due to decreases in funding.

### Five-Year Goal

**Table 55: Action 4.A.1 Funding for Local Employment Development and Workforce Training**

Action 4.A.1 Funding for local employment development and workforce training							
Performance Measure	Number of jobs created						
5-Year Plan Goal	250						
FY 2014-15 Funding Source	CDBG						
Outcome Code	EO-1,3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	54	54	0	50	50	208	83.2%
Actual Annual Outcome	41	41	0	86	60	228	91.2%

### Accomplishments / Impact

In 2014-2015, the Department funded San José Streets Team (SJST), a Community Based Development Organization (CBDO) to assist homeless and formerly homeless individuals to provide job opportunities and gain work experience. In 2014-15, SJST provided employment opportunities for 1090 homeless individuals utilizing CDBG funds. Individuals in the workforce

### FY 2014-15 CAPER

## Section 5: Assessment of Strategic Plan Goals and Objectives

development program also received employment development case management, legal services, and housing placement. In FY 14-15, 55% of program graduates retained employment for at least 3 months and 29 individuals were placed in permanent housing, increasing their chances for successful employment. Additionally, 29% of participants increased their income within six months of graduating from the program.

### Five-Year Goal

**Table 56: Action 4.A.2 Funding for Small Business Development and Training**

Action 4.A.2 Funding for small business development and training							
<b>Performance Measure</b>	Number of individuals assisted						
<b>5-Year Plan Goal</b>	3,000						
<b>FY 2014-15 Funding Source</b>	CDBG						
<b>Outcome Code</b>	EO-1,3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	640	640	N/A	N/A	N/A	1,280	42.7%
<b>Actual Annual Outcome</b>	524	570	N/A	N/A	N/A	1,094	36.5%

### *Accomplishments / Impact*

In 2014-2015, the Department did not fund any economic development activities.

### Leveraging of Resources

Not applicable.

## Goal 5: Promote fair housing choice – Affirmatively Further Fair Housing

Strategy 5A: Conduct outreach to the community regarding fair housing, in order to address local barriers to fair housing

## Section 5: Assessment of Strategic Plan Goals and Objectives

### General Context / Background

The City of San José is committed towards mitigating or eliminating impediments to fair housing choice. Its fair housing effort incorporates three components: (1) recognize that fair housing is a regional issue; (2) leverage partnerships; and (3) strategically focus on the highest impacts especially given the limited and often diminishing resources. As a result, the City of San José funds or partners with regional fair housing agencies that have expertise in this area. Through this strategy, the City of San José met or exceeded each of its fair housing goals in FY 2014-2015.

### Five-Year Goal

**Table 57: Action 5.A.1 Ongoing Education and Outreach Regarding Fair Housing**

Action 5.A.1 Ongoing education and outreach regarding fair housing							
Performance Measure	Number of presentations made						
5-Year Plan Goal	N/A						
FY 2013-14 Funding Source	N/A						
Outcome Code	DH-1						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	52	42	42	56	56	248	N/A
Actual Annual Outcome	56	56	84	52	56	304	N/A

### *Accomplishments / Impact*

The City of San José provides funding to the San José Fair Housing Consortium to provide education and outreach regarding fair housing. The Consortium is composed of five non-profit agencies: Project Sentinel, Fair Housing Law Project and Mental Health Advocacy Project (both programs of the Law Foundation of Silicon Valley), the Asian Law Alliance, Legal Aid Society of Santa Clara County and Senior Adults Legal Assistance. In FY 2014-15, the Consortium provided 56 fair housing presentations and 61 fair housing investigations to 424 unduplicated clients. Presentations are provided in English, as well as Spanish and Vietnamese depending on the location and the needs of the participants. Over 95% of presentation attendees reported more familiarity with the laws governing fair housing as a result of the presentation. Additionally, the City requested from each of the deed-restricted affordable housing developments in its portfolio, information on its fair housing practices, in order to proactively assess the sufficiency of its

## Section 5: Assessment of Strategic Plan Goals and Objectives

procedures. Staff and the Consortium are currently in the process of collecting and reviewing the information.

While improvements in the housing market have benefited homeowners, conversely there appears to be negative impacts on renters. Rents in San José have never been higher and remain one of the highest in the country. This has created economic pressures for landlords to maximize profits and seek rents from the highest bidders. This may cause displacement among renters who can no longer afford increase rents. Anecdotal evidence also suggests that some landlords have converted their rental units into for-sale properties, which reduces the housing stock and may cause displacement. In either case – whether increasing rents or converting rentals into for-sale units – it is important that both landlords and tenants follow legally established practices to ensure the protection of fair housing rights. Staff has received an increased number of calls regarding landlord-tenant issues during this reporting cycle and will continue to monitor to allocate the appropriate level of resources and responses to ensure fair housing conditions. In June 2015, as a result of the challenging rental market, the City Council identified potential modifications to the Rental Rights and Referral Program and the Apartment Rent Ordinance as its second highest priorities for FY 2015-16. Staff has initiated a review process.

### Five-Year Goal

**Table 58: Action 5.A.2 Fair Housing Testing in Rental Units**

Action 5.A.2 Fair Housing testing in rental units							
Performance Measure	Number of tests in rental units						
5-Year Plan Goal	N/A						
FY 2013-14 Funding Source	N/A						
Outcome Code	DH-1						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	0	80	60	60	60	260	N/A
Actual Annual Outcome	134	111	14	18	8	285	N/A

### *Accomplishments / Impact*

In FY 2014-15, the San José Fair Housing Consortium conducted 8 fair housing tests as part of 61 fair housing investigations to determine whether housing discrimination occurred in San José-based rental properties. Of the 8 tests, 4 showed evidence of housing discrimination, 2 showed no evidence and the remaining 2 were inconclusive.

## Section 5: Assessment of Strategic Plan Goals and Objectives

While the number of housing tests decreased this year, the Fair Housing Consortium utilized alternate forms of investigation on several cases. When a test could not be conducted because there was no vacancy at the property and/or where there was an in-place tenant with a claim of housing discrimination, the consortium conducted surveys and/or witness interviews, as well as collected documents.

The Consortium provided brief services for 223 clients, with a view towards resolving any complaints without legal representation and prior to judicial determination or instead of judicial intervention. Lastly, attorneys with the consortium provided legal representations to 83 clients, providing legal advice and legal representation to bona fide complainants where discrimination was found. Legal issues were resolved in over 87% of cases where legal representation was provided, improving the access or availability of housing for the complainant's protected category.

### Strategy 5B: Ensure that City policies and programs promote fair and equal access to housing

#### General Context / Background

Actions 5.B.1 through 5.B.4 are ongoing items that do not have specific quantifiable goals due to the nature of the actions. For example, the City's zoning ordinances and analysis of impediments comply with and facilitate fair housing laws. Therefore, Actions 5.B.1 and 5.B.2 are primarily complaint-driven actions that allow the City to respond to reports of potential violations of fair housing laws. Similarly, Action 5.B.3 provides that the Housing Department provides language assistance on an ongoing basis for San José residents of limited English proficiency. The provision of language services or the need to respond to fair housing complaints is highly variable from year to year. The narrative in the specific performance measures below provide a discussion on the Housing Department's continuing efforts to implement the actions identified under Goal #5B.

#### Five-Year Goal

#### **Table 59: Action 5.B.1 Ensure Local Ordinances are in Compliance with State and Federal Fair Housing Laws**

**Section 5: Assessment of Strategic Plan Goals and Objectives**



Action 5.B.1 Ensure local ordinances are in compliance with State and Federal Fair Housing laws							
Performance Measure	Continue to implement program						
5-Year Plan Goal	N/A						
FY 2013-14 Funding Source	N/A						
Outcome Code	DH-1						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	Continue to implement program						
Actual Annual Outcome	Continue to implement program						

*Accomplishments / Impact*

Regarding Action 5.B.1, City ordinances are designed to be in compliance with State and Federal regulations, including fair housing laws. Due to the significant number of local ordinances in San José, it is not feasible for City staff, given impacted staffing levels, to systematically review each ordinance. Rather, staff implements this action by reviewing ordinances on a case-by-case basis as needed or as identified by City staff or by a third-party or agency. In FY 2010-2011, City staff responded to one case identified by the Fair Housing Law Project regarding the right to practice religion in one’s home. Staff reviewed the City’s ordinance and determined that the ordinance does not restrict the ability of residents to practice religion in their home. No issues regarding fair housing compliance as related to San José’s ordinances were identified or brought to the attention of the Housing Department staff in FY 2014-2015.

**Five-Year Goal**

**Table 60: Action 5.B.2 Ensure Zoning Ordinances have Procedures for Reasonable Accommodation Requests**

Action 5.B.2 Ensure zoning ordinances have procedures for reasonable accomodation requests							
Performance Measure	Continue to implement program						
5-Year Plan Goal	N/A						
FY 2013-14 Funding Source	N/A						
Outcome Code							
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	Continue to implement program						
Actual Annual Outcome	Continue to implement program						

**Section 5: Assessment of Strategic Plan Goals and Objectives**



*Accomplishments / Impact*

City staff continues to work on reasonable accommodation issues as and when they arise. In December 2014 a request to accommodate 12 adults for a sober living environment/group home in R-2 Zoning District was approved. In May 2015 a request to accommodate 12 senior adults with 4 staff in a single family home residential care facility on a 0.14 gross acre site was approved.

**Five-Year Goal**

**Table 61: Action 5.B.3 Language Assistance for Limited-English Speaking Residents**

Action 5.B.3 Language assistance for limited-English speaking residents							
Performance Measure	Continue to implement program						
5-Year Plan Goal	N/A						
FY 2013-14 Funding Source	N/A						
Outcome Code							
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
Annual Plan Goal	Continue to implement program						
Actual Annual Outcome	Continue to implement program						

*Accomplishments / Impact*

To support Action 5.B.3, the Department guided all sub-recipients of federal grant programs funded through the Department through the development and implementation of a Language Access Plan (LAP) that will provide limited English clients access to services. The City maintains a copy of each Agency’s LAP at the City. In FY 2010-2011, each agency was required to submit a report on the actions taken to implement their specific LAPs before the last invoice was approved by the City. In FY 2014-2015, each agency was required, as part of their contract with the City, to continue to implement outreach efforts to all persons without regard to race, sex, color, age, religion, actual or perceived gender identity, sexual orientation, disability, ethnic or national origin, or familial status. This will help ensure that all HUD-funded agencies are marketing and advertising their services to populations with limited English proficiency mark.



## Section 5: Assessment of Strategic Plan Goals and Objectives

The City of San José implements its own LAP through a wide variety of actions. As a general rule, the City translates all documents identified as *vital* or relating to *direct services* provided by the Housing /Department in English, Spanish and Vietnamese. Translations in Chinese and Tagalog are also provided on an as-needed basis. For example, the Housing Department manages the Rental Rights and Referrals Program (RRRP) and provides all of its materials in English, Spanish, and Vietnamese. In FY 2014-2015, Program staff attended 19 public outreach events during this period. The Program’s goal is to provide education to apartment owners and tenants and mobilehome park owners and residents of their rights and responsibilities under the City’s rent control ordinances. Additionally, agendas for meetings held by the Housing Department, including for the Housing Commission, the Rental Rights Commission, and the Mobilehome Commission, announce the availability of language assistance if needed in Spanish, Vietnamese, and Chinese. Finally, all public notices related to the Consolidated Plan, including Substantial Amendments, are translated and published in local ethnic newspapers for Spanish, Vietnamese, Chinese, and Tagalog speakers. The Consolidated Plan and CAPER documents on the website are also accessible to the visually impaired

### Five-Year Goal

**Table 62: Action 5.B.4 Update Local Analysis of Impediments**

Action 5.B.4 Update local Analysis of Impediments							
<b>Performance Measure</b>	Continue to implement program						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2013-14 Funding Source</b>	N/A						
<b>Outcome Code</b>							
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

### *Accomplishments / Impact*

In 2010, City staff completed its 2010-2015 Consolidated Plan and its accompanying Analysis of Impediments to Fair Housing report. No updates have been made to the AI since it was created in 2010. Staff is currently in the process of updating the AI as part of the 2015-20 Consolidated Plan process.

**Section 5: Assessment of Strategic Plan Goals and Objectives**



**Strategy 5C: Plan for and facilitate housing opportunities Citywide**

**General Context / Background**

Strategy 5C to plan for and facilitate housing opportunities Citywide was developed with San José’s existing Dispersion Policy in mind. As indicated in the City’s Consolidated and Annual Action Plans, the Dispersion Policy seeks to locate the development of affordable housing throughout San José to ensure that no single community contains a disproportionate concentration of deed-restricted units. However, with the City’s newly adopted Envision 2040 General Plan, which contains a key goal to focus growth through the creation of urban, transit-oriented “villages”, it has become clear that the Dispersion Policy must be updated to better align with the urban village goal: instead of a policy to disperse affordable housing, the more appropriate goal would be to ensure that these urban transit villages include housing for a range of incomes and typologies. In other words, the policy should emphasize inclusion and diversity instead of dispersion. Staff anticipates updating the Dispersion Policy in FY 2015-16. Additionally, actions 5.C.1 and 5.C.2 below seek to advance the goal of inclusion.

**Five-Year Goal**

**Table 63: Action 5.C.1 Plan for and Facilitate the Development of Complete Mixed-Use and Mixed-Income Communities**

Action 5.C.1 Plan for and facilitate the development of complete mixed-use and mixed-income communities							
<b>Performance Measure</b>	Develop implementation strategies for urban villages / Envision 2040						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2013-14 Funding Source</b>	N/A						
<b>Outcome Code</b>							
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	Continue to implement program						
<b>Actual Annual Outcome</b>	Continue to implement program						

**Accomplishments / Impact**

In 2011, the City Council approved San José’s Envision 2040 General Plan Update. One of Envision 2040’s primary goals is to implement a sustainable land use strategy by focusing development through an urban village strategy. These urban villages exist within the City’s growth boundary and are located primarily near transit stations and along transit corridors, in

## Section 5: Assessment of Strategic Plan Goals and Objectives

downtown, and in infill opportunity locations such as underutilized/vacant parcels and strip retail centers. Instead of a suburban land use pattern that separates uses and emphasizes the automobile as the primary travel mode, urban villages will emphasize compact, transit-oriented, mixed-use communities that locate housing in proximity to jobs, services, and other amenities. In addition to these features, affordable housing must be a key element of the urban village strategy in order to create inclusive mixed-income communities.

The following are key actions staff has taken in 2014-15 to formulate an urban village strategy:

- Continued to participate in the Citywide Urban Village Technical Advisory Committee to develop Urban Village plans and implementation/finance strategies for The Alameda, West San Carlos, and South Bascom.
- Provided support to a study session to City Council in March 2014 on Urban Villages.
- Housing staff participation in community outreach meetings to seek public input on urban village goals and priorities.
- Collaborated with Department of Transportation and external partner to bring Cap & Trade funding for transit-oriented affordable housing development to San José.
- Exploration of new sources of affordable housing funding in light of significant reductions in federal, State, and local sources. Supported AB 1335 for a permanent source for affordable housing funding
- Successfully developed a housing impact fee, which was approved by City Council November 2014.
- Successfully defended a challenge to the citywide Inclusionary Housing Ordinance by the California Building Industry Association. The California Supreme Court validated the ordinance on June 15, 2015.
- Increased staff participation in the HUD Regional Housing the Workforce process as a co-chair of the Housing Work Group.
- Continue to update the City's Housing Investment Plan.

Staff will continue these efforts going forward. These processes have been iterative and non-linear, as the formulation of new strategies, especially related to complex policies and land use goals, involve extensive coordination, discovery of new information, market realities, political will, and shifts in cultural attitudes. However, staff is committed to full and active participation in these processes to ensure the creation of an urban village strategy that includes affordable

## Section 5: Assessment of Strategic Plan Goals and Objectives

housing. Staff anticipates that several new Urban Village plans will be completed during the next fiscal year.

### Five-Year Goal

**Table 64: Action 5.C.2 Plan for and Facilitate Transit-Oriented Developments**

Action 5.C.2 Plan for and facilitate transit-oriented developments							
<b>Performance Measure</b>	Develop implementation strategies for urban villages / Envision 2040						
<b>5-Year Plan Goal</b>	N/A						
<b>FY 2013-14 Funding Source</b>	N/A						
<b>Outcome Code</b>							
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>			Continue to implement program				
<b>Actual Annual Outcome</b>	Continue to implement program						

### *Accomplishments / Impact*

The City seeks to create mixed-use, mixed-income urban villages near transit stations and along major transit corridors. As such, Action 5.C.2 shares the same actions and processes as Action 5.C.1. It is important to emphasize the need for affordable housing to be located in proximity to transit infrastructure. Studies show that lower-income households take public transit at a disproportionately higher rate than above moderate-income households. Additionally, as market demand for urban, transit-oriented development increases, the cost of such housing will also increase, with the potential effect of displacing existing or pricing out potential lower-income households. Therefore, in addition to policies to include affordable housing opportunities in transit-oriented development, staff explored anti-displacement strategies as part of the City's Urban Village strategy. Additionally, staff has completed the update of the State-required 2014-23 Housing Element and is exploring a variety of strategies to achieve equitable, urban development. These strategies are noted on pages 16-18 of the Housing Element Work plan and seek to facilitate equal access to housing through updating the Assessment of Impediments to Fair Housing, continued partnering with nonprofits focused on affirmatively furthering Fair Housing throughout the City, exploring opportunities for education and outreach on Fair Housing, and reviewing the Zoning code with regard to the definition of Supportive Housing and findings for Reasonable Accommodation. The City will also update its dispersion policy to align with the Envision 2040 General Plan, assess the efficacy of the existing rent control ordinance, review the Rental Rights and Referral program for opportunities to improve, and explore other

## Section 5: Assessment of Strategic Plan Goals and Objectives

preservation tools and policies for affordable rental apartments. Finally, the City will explore policies requiring tenant relocation benefits as well as anti-displacement policies and programs including but not limited to financing, land use, and acquisition.

## Goal 6: Promote environmental sustainability

Strategy 6A: Encourage the installation of energy- and water-efficiency measures in new and existing homes

Need (As identified in the 2010-2015 Consolidated Plan document)

With energy efficiency, water conservation, and greenhouse gas reduction all growing policy concerns, local jurisdictions must further efforts to support environmentally-sustainable residential development. Moreover, existing homes should be upgraded to improve their energy and water efficiency.

### General Context / Background

In FY 2014-2015, the City continued to use CDBG funds for the installation of energy-saving LED streetlights within the three place-based neighborhoods. These lights both save energy and increase visibility—and hopefully, safety—in low- and moderate-income areas by providing brighter lighting. CDBG funding is utilized in conjunction with other funding and supports the City’s strategy to eventually convert all streetlights to LED.

### Five-Year Goal

**Table 65: Action 6.A.1 Energy Efficiency in Multi-Family New Homes**

Action 6.A.1 Energy efficiency in multi-family new homes							
<b>Performance Measure</b>	Number of lower-income units committed, meeting Build It Green standards						
<b>5-Year Plan Goal</b>	946						
<b>FY 2013-14 Funding Source</b>	HOME, Affordable Housing Investment Fund						
<b>Outcome Code</b>	SL-3						
	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Total To- Date</i>	<i>% of 5- Year Goal</i>
<b>Annual Plan Goal</b>	813	0	249	397	233	1,692	178.9%
<b>Actual Annual Outcome</b>	354	74	211	680	0	1,319	139.4%

## Section 5: Assessment of Strategic Plan Goals and Objectives

### *Accomplishments / Impact*

All new and newly affordable homes produced under the City’s New Construction programs are required to conform to the City’s Green Building Policy, revised by the City Council on March 6, 2007. This policy establishes sustainability as a City priority. It incorporates environmentally sensitive site planning, resource efficient building materials and superior indoor environmental quality. The 680 apartments to which the City committed funds and facilitated financing in Table 1.A.1 will all meet green building standards.

### Five-Year Goal

**Table 66: Action 6.A.2 Direct Investment in Energy-Efficiency in Owner-Occupied Housing - Rehabilitated Homes**

Action 6.A.2 Direct investment in energy-efficiency in owner-occupied housing - Rehabilitated homes							
Performance Measure	Number of units meeting Build It Green standards						
5-Year Plan Goal	250						
FY 2013-14 Funding Source	CDBG						
Outcome Code	SL-3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	50	18	50	12		130	52.0%
Actual Annual Outcome	39	16	16	10		81	32.4%

### *Accomplishments / Impact*

As shown in Action 6.A.2, 10 homes participating in the Housing Rehabilitation Program in the past year received energy efficiency upgrades in conjunction with other housing repairs or improvements. This number represents projects that were funded in full or in part with CDBG funding.

### Leveraging of Resources

The leveraged benefits resulting from the implementation of the City’s Green Building Policy include lower energy and water costs, using building materials with fewer chemicals that have less of an impact on the environment, enhanced health, long term economic benefits to the community and reducing the impact on the environment.

In 2010-11 the Housing Department accepted a \$370,000 Innovator Pilot grant from PG&E to implement a Municipal Whole House Rehab Pilot Program. The Program was implemented from

**FY 2014-15 CAPER**

## Section 5: Assessment of Strategic Plan Goals and Objectives

2010 to 2013. All City administered Rehabilitation projects in 2014-15 were funded with non-federal funding. Over the four year period from July 1, 2010 to June 30, 2014, CDBG funded projected assisted with energy efficiency measures on 81 homes in San Jose.

### Five-Year Goal

**Table 67: Action 6.A.2 Direct Investment in Energy-Efficiency in Owner-Occupied Housing – Homebuyer Assistance Programs**

Action 6.A.2 Direct investment in energy-efficiency in owner-occupied housing - Homebuyer Assistance programs							
Performance Measure	Number of units meeting Build It Green standards						
5-Year Plan Goal	35						
FY 2013-14 Funding Source	HOME, Affordable Housing Investment Fund						
Outcome Code	SL-3						
	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15	Total To- Date	% of 5- Year Goal
Annual Plan Goal	5	37	0	0	0	42	120.0%
Actual Annual Outcome	30	5	20	1	0	56	160.0%

### *Accomplishments / Impact*

All new construction homes purchased by lower-income homebuyers using BEGIN funds conform to the City’s Green Building Policy. Developers of projects containing new construction homes proposed to be funded by the Department using BEGIN funds are given fee reductions during the development process based on the green features contained in the development. During Fiscal Year 2014-2015, 4 BEGIN loans were approved and closed.

### Five-Year Goal

**Table 68: Action 6.A.3 CDBG Sponsored Energy Efficiency Improvements**



## Section 5: Assessment of Strategic Plan Goals and Objectives



Action 6.A.3 CDBG sponsored energy efficiency improvements							
<b>Performance Measure</b>	Number of energy efficiency improvements						
<b>5-Year Plan Goal</b>	1,600						
<b>FY 2013-14 Funding Source</b>	CDBG						
<b>Outcome Code</b>	SL-3						
	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Total To- Date</b>	<b>% of 5- Year Goal</b>
<b>Annual Plan Goal</b>	325	0	544		1,040	1,909	119.3%
<b>Actual Annual Outcome</b>	0	497	0	559		1,056	66.0%

### *Accomplishments / Impact*

In FY 12-13, the City funded an LED retrofit project for streetlights within the three place-based neighborhoods with CDBG funds. In FY 13-14 the City completed the conversion of 559 streetlights to LED in two of the three place-based neighborhoods (Mayfair and Santee). The project continued this year in the third and final place-based neighborhood, Five Wounds/Brookwood Terrace, and the installation of 1,058 additional LED streetlights is underway and expected to be complete in FY 15-16. With the expected completion of the additional 1,058 streetlights in FY 15-16, the City will reach 132% of the 5-year goal.

### Leveraging of Resources

The leveraged benefits resulting from the implementation of the City’s Green Building Policy include lower energy and water costs, using building materials with fewer chemicals that have less of an impact on the environment, enhanced health, long term economic benefits to the community and reducing the impact on the environment.

**Section 6:**

**Housing Support Activities /  
Removing Barriers to Affordable  
Housing**

## Section 6: Housing Support Activities

The following chart highlights additional accomplishments made by the City of San José in the removal of barriers to affordable housing during Fiscal Year 2014-2015

### 6.1 Public Policies to Foster and Maintain Affordable Housing

<i>Annual Goal</i>	<i>Annual Accomplishment</i>
<p>Continue implementation of a public outreach effort for affordable housing</p>	<p><b>Complete/Ongoing:</b> The City implements a Citizen Participation Plan (CPP) and a Language Access Plan (LAP) to facilitate public engagement for affordable housing related items, including development proposals, policy development, funding priorities, and public review of housing plans and reports. The CPP provides criteria and a process for federally-related housing items, while the LAP provides a framework for facilitating the inclusion of those with limited English proficiency into the public process. Through targeted outreach and provision of key materials produced in up to five languages - English, Spanish, Chinese, Vietnamese, and Tagalog - the Department seeks to increase engagement with San José’s diverse communities. Additionally, the City sponsors and participates in workshops and community events that provide a forum for increasing the public’s awareness of what affordable housing is, who live in affordable housing and why it’s important to our community and economic growth.</p> <p>Working with the San José community, Department staff regularly participates in public events that include, but are not limited to, Affordable Housing Week, First Time Homebuyer workshops and community fairs. The Department strives to create public awareness on the many programs and services provided to residents, as well as share information on topics of interest, including housing statistics, affordable housing listings, mobilehomes, Renters Insurance, fair housing, predatory lending, and foreclosures. Specific outreach forums include:</p> <ul style="list-style-type: none"> <li>• City Council study sessions on housing needs and strategies and homeless encampments</li> <li>• Homebuyer Outreach to the Public: Eight-hour Certified Homebuyer</li> </ul>

**Section 6: Housing Support Activities**



<b>Annual Goal</b>	<b>Annual Accomplishment</b>
	<p>Education Classes / Project Sentinel – approximately one class per month and one multi-lingual class per quarter.</p> <ul style="list-style-type: none"> <li>• Attended 19 neighborhood and community meetings to provide information on Housing Department services including Rental Rights and Referrals and Foreclosure Prevention.</li> </ul>
<p>Provide an ongoing, dedicated source of revenue for affordable housing efforts and direct homeless services</p>	<p><b>Ongoing:</b> The Housing Department actively explores and participates in efforts to secure dedicated affordable housing funds at the local, State, and federal levels and is consistent with the City’s <i>Five-Year Housing Investment Plan (2007-12)</i> to increase the funding available for affordable housing. In FY 2014-15, staff took the following actions:</p> <ul style="list-style-type: none"> <li>• Completed housing impact fee, which was approved by City Council in November 2014</li> <li>• Support legislation and programs to fund affordable housing programs: <ul style="list-style-type: none"> <li>○ AB 1335 that would create a dedicated revenue source for affordable housing</li> <li>○ AB 90 for State receipt of national housing trust fund dollars</li> <li>○ AB 35/SB 377 to improve the State low-income housing tax credit program</li> </ul> </li> <li>• Collaborate with internal and external partners on bringing Cap &amp; Trade funding to San José</li> <li>• Support legislative and advocacy efforts to maintain funding levels for HOME.</li> </ul> <p>While the City is not a direct homeless service provider, it remains an active participant in Destination: Home – an effort to end homelessness in ten years – which is advocating for new and an increase in existing funding sources for affordable housing for the homeless, such as focused use of federal rental vouchers.</p>
<p>Educate residents on the life-threatening hazard of fixed window</p>	<p><b>Ongoing:</b> The Department of Planning, Building, and Code Enforcement (PBCE) continues to inspect multifamily dwellings for the ability of window bars to be released for egress. The City requires the</p>

## Section 6: Housing Support Activities



Annual Goal	Annual Accomplishment
bars, and encourage replacement bars on sleeping-room windows	remediation of all fixed window bars in sleeping rooms or rooms that could realistically be used for sleeping purposes. The Housing Department’s Rehabilitation Program prioritizes the remediation of fixed window bars as an eligible expense either as a stand-alone repair item, or in conjunction with other health and safety repairs.

## 6.2 Actions to Eliminate Gaps in Institutional Structure

Annual Goal	Annual Accomplishment
Advocate changes in federal laws to improve San José’s position in applying for scarce public dollars (such as modifying the eligibility requirements of certain federal programs that are based on age of housing stock or poverty level, which tend to give priority to older urban centers in the East, regardless of other need factors, such as expensive housing markets)	Ongoing: The Housing Department continues to advocate for federal regulations and policies that would improve San José’s position in applying for scarce public dollars. An examples is advocating for changes to the HOME program that are able to be administered with current and projected funding levels, and consistent with our local pattern of usage for project commitments.
Improve coordination between local, State, and Federal Housing agencies to facilitate improved funding availability, create uniform income	<b>Ongoing:</b> The Housing Department maintains an ongoing dialogue with elected officials through the City’s Intergovernmental Relations Office, legislative program, and federal and State representatives. The Housing Department’s solid working relationships with federal and State housing agencies, and elected officials enables it to actively participate in discussions impacting City housing programs and policies. Housing Department staff manages and coordinate legislation and

## Section 6: Housing Support Activities



Annual Goal	Annual Accomplishment
<p>qualifications and similar guidelines</p>	<p>advocacy, resulting in efficient and effective participation and coordination on the State and federal legislative processes.</p>
<p>Improve San José's position in applying for scarce public dollars for affordable housing</p>	<p>Complete and Ongoing: The Housing Department continues to seek funding for affordable housing through the following strategies:</p> <ul style="list-style-type: none"> <li>• <b>Housing Trust Fund</b> – The City of San José established a Housing Trust Fund in June 2003. The fund is currently being utilized for homelessness response activities.</li> <li>• <b>Legislation</b> – See above.</li> <li>• <i>Housing Element</i>— The City of San José continued to implement its Housing Element for 2007-14, which was certified by the State in July 2009. The Housing Element outlines specific tasks and efforts the city will undertake in the current planning period to remove barriers to the development of and access to affordable housing. During the 2007-14 period, the City permitted the development of 16,029 total housing units, including 2,956 restricted affordable apartments and affordable housing constituted about 18% of the City's overall residential production. San José's commitment to and accomplishments in affordable housing allow it to qualify for State housing and community development funds, and to be competitive for additional regional transportation dollars. In the Fall of 2013, City staff began planning for the 2014-23 housing element cycle and held numerous community meetings and public hearings to produce a representative final document. The Housing Element was adopted by the City Council in January 2015 and certified by the State on April 30, 2015.</li> <li>• A housing project in the City of San José received \$4 million from the State's Cap and Trade Affordable Housing and Sustainable Communities Program (AHSC). The goal of the program is to ensure that Californians of diverse income levels have access to more livable, affordable communities and quality public transit – all as a means to reduce carbon pollution and fight climate change. The funds will be utilized to create a bike storage and maintenance area, streetscape improvements for better access to the nearby Diridon</li> </ul>

## Section 6: Housing Support Activities



Annual Goal	Annual Accomplishment
	<p>Transit Station and the provision of subsidized Eco Passes to all the residents of the housing project located at 777 Park Avenue</p>
<p>Implement a first-time homebuyer program</p>	<p><b>Completed and Ongoing:</b> The Housing Department offers the WelcomeHOME first-time homebuyer program, which uses CalHOME funds, for lower-income households to purchase homes citywide. Funds are made available to assist low- and moderate-income homebuyers with downpayment assistance loans to be used towards newly constructed units. Additionally, the City obtains funds from the State’s Building Equity &amp; Growth in Neighborhoods (BEGIN) program to provide downpayment assistance for qualified first-time homebuyers interested in purchasing affordable units in newly constructed high-rises. The City also offers additional down payment assistance through the San José Dream Home Program which uses NSP2 funding. Through this program, private contracted developers purchase foreclosed homes in targeted census tract neighborhoods, renovate homes to meet health and safety codes, and resell to low- and moderate-income households. The City anticipates winding down the homebuyer programs going forward due to reduced demand for the products and the need to strategically allocate increasingly limited resources to other housing priorities.</p>
<p>Develop processes and procedures to maximize the delivery of housing services and to improve coordination between various City Departments as part of the City Council’s direction to increase production by 50%</p>	<p><b>Complete and Ongoing:</b> To promote smooth approval processes for affordable housing developments, Housing Department staff works closely with staff from other departments such as Planning, Building and Code Enforcement and Parks and Recreation on issues of direct concern to project feasibility and approvals. Overall, production is capped by amount of subsidy funding available.</p>

## Section 6: Housing Support Activities



Annual Goal	Annual Accomplishment
<p>Implement an aggressive surplus land acquisition program, and use this land for affordable housing.</p>	<p><b>Complete and Ongoing:</b> The Housing Department pursues properties that are surplus to the needs of the City, County or other State and governmental agencies, and provides assistance in the acquisition of privately-owned vacant parcels. Over the last decade, the Housing Department has purchased a total of 15 surplus properties using the former Redevelopment Agency’s 20% Housing Fund. Following are updates on previous parcel purchases:</p> <ul style="list-style-type: none"> <li>• The City committed HOME funds, closed financing on, and oversaw construction on its 0.43-acre parcel on the corner of East St. John Street and North 4<sup>th</sup> Street. The site will house a 102-unit affordable housing project, Donner Lofts Apartments, to which the City committed HOME funds in 2014-15.</li> <li>• The City oversaw construction on its 0.54-acre property on 6<sup>th</sup> Street between Taylor and Jackson which will create a 75-unit affordable apartment project for seniors, Japantown Seniors Apartments. This development, funded by HOME funds, is on a long-term ground lease and expects to complete construction November 2015.</li> <li>• Development of a six-acre parcel on Evans Lane that the City owns continued on hold in 2014-2015. The site is now anticipated to house transitional homes for the homeless for a period of five years, after which time it will be developed with permanent affordable housing uses.</li> </ul> <p>Staff renegotiated terms for a development by Habitat for Humanity East Bay/Silicon Valley of a single low-income for-sale home located on a 5,500 square-foot lot at 868 Delmas Avenue which was formerly owned by the City. Development is expected to move ahead next year after City approval of an approximate \$300,000 grant in fall 2015. The Housing Department purchased the site from the Valley Transit Authority in August 2006 and transferred ownership to Habitat in March 2008. Habitat remediated the site after locating significant</p>



## Section 6: Housing Support Activities



Annual Goal	Annual Accomplishment
	contamination in 2010, and has since been fundraising to start construction.

### 6.3 Homelessness

Annual Goal	Annual Accomplishment
Continue to support the implementation of a jobs program and focus on job development for the homeless in San José	<p><b>Complete and Ongoing:</b></p> <p>The City has been a strong partner of Destination: Home, which focuses its resources on the chronically homeless. The Housing 1000 Campaign targets chronically homeless individuals with severe and persistent disabling conditions, most of whom are not employable but reliant on Social Security Disability Insurance benefits. Thus, recognizing a need for job development for employable homeless persons, the City has prioritized this target population for the HOME Tenant-Based Rental Assistance Program. In exchange for affordable housing coupons, participating households and homeless service agency partners commit to job training, search and placement.</p> <p>In March 2014, the City, through Destination: Home, funded an employment strategy consultant to conduct research and analysis to inform the development of an overall employment strategy for homeless populations in Santa Clara County. The plan will be completed in December 2014 to drive and support the county’s overall employment strategy. The goal is to gain an understanding of what it will take to implement the strategy, including identification of key partners,</p>

**Section 6: Housing Support Activities**



Annual Goal	Annual Accomplishment
	<p>delineation of major milestones and metrics, and discussion of all system barriers and financial implications. Destination: Home will lead the effort to implement the plan in FY 2015-2016.</p> <p>The City worked actively as a partner in the past year in the Santa Clara County Workforce Investment Network. In July 2000, San José, in partnership with seven surrounding cities, created the San José Silicon Valley Workforce Investment Network (WIN) to act as Silicon Valley's regional Workforce Investment Board (WIB). The strategies and vision of the California Workforce Investment Boards are carried out through a network of One-Stop Career Centers which offer businesses, job seekers and youth with innovative employment and training services. San José's Career Center, the Silicon Valley WIN – Work2Future provides access to workforce experts and community partners that are dedicated to helping business and job seekers succeed. Although their target population is broad, homeless individuals can participate in the program. Locally managed, WIN brings together job seekers, local employers, educators, labor representatives, and program administrators to sustain and maximize the relationships between employers and the region's prospective labor market. Because the homeless population has a number of barriers that may make it challenging to successfully participate in the WIN model, the City expanded its partnership with San José Streets Team (an affiliate of Downtown Streets Team) in FY 2014-15 to provide appropriate job development, coupled with permanent supportive housing, for a targeted homeless population in San José. San José Streets Team specializes in working with the homeless population and addressing their particular special needs for job placement. This expanded endeavor not only included San José Streets Team's receiving designation as a Community Based Development Organization, but also becoming a lead in the Place-Based Rapid Rehousing Program. Both efforts increased opportunities for the agency and for San José's employable homeless population in specific areas of San José, including in one of its largest homeless encampments.</p>

**Section 6: Housing Support Activities**



Annual Goal	Annual Accomplishment
<p>Develop a Five-Year Homeless Strategy for the City of San José</p>	<p><b>Complete and Ongoing:</b></p> <p>In 2003, the Mayor and City Council adopted a Ten-Year Homeless Strategy describing the City’s plan to end chronic homelessness in San José. Specifically, the Homeless Strategy outlines the extent of the homeless problem in San José, describes City programs and policies related to homelessness, and proposes policies and actions for the City to take towards the goal of eliminating chronic homelessness in San José within ten years, including prevention, rapid re-housing, wraparound services, and proactive efforts.</p> <p>In 2005, the Santa Clara County Board of Supervisors adopted the community’s Ten Year Plan to End Homelessness, which mirrored the City’s Homeless Strategy by recommending the focus be on prevention through effective discharge planning, the provision of permanent and affordable supportive housing, outreach, and access to benefits and employment opportunities.</p> <p>In 2008, the County’s Blue Ribbon Commission on Ending Homelessness and Solving the Affordable Housing Crisis formed Destination: Home, a public-private partnership, to implement their goals and objectives. These included focusing on permanent supportive housing, improving access to services through outreach and effective discharge planning, as well as implementing both a Medical Respite Facility and a “One Stop” Homelessness Prevention Center.</p> <p>There was not one entity that monitors the community’s plan as a whole to end homelessness. Since all plans follow overlapping strategies that focus on permanent supportive and affordable housing, the City worked with Destination: Home in FY 2014-2015 to develop a new community-wide strategic plan to end homelessness. The process was led by Destination: Home and created in April – August 2014. The plan exists to create a community-wide roadmap to ending homelessness for the</p>

## Section 6: Housing Support Activities



Annual Goal	Annual Accomplishment
	<p>next five years (2015 – 2020). It will guide government, non-profit organizations, and other community members as they make decisions about funding, programs, priorities, and needs. The San José City Council adopted the Plan on February 3, 2015 (San José was the first city in Santa Clara County to do so). The San José Mayor, Sam Liccardo, has voiced that ending homelessness is one of his priorities while in office.</p>

### 6.4 Seniors

Annual Goal	Annual Accomplishment
<p>Pursue the establishment of a centralized waiting list for all subsidized senior housing</p>	<p><b>Ongoing:</b> In FY 2014-2015, the City continued to successfully contract with the Non-Profit Industries, Inc. for operation of the countywide housing locator services website <a href="http://www.scchousingsearch.org">www.scchousingsearch.org</a>. The website provides residents with timely and comprehensive information on affordable housing available throughout the county, and provides search criteria specific to many populations including seniors. Since its launch in FY 2010-2011, City staff has worked with property management companies that are operating the City’s subsidized affordable rental projects to list available units on the website. Going forward, all City subsidized apartments are required to utilize this website.</p>

# **Section 7:**

# **Monitoring and Compliance**

## Section 7: Monitoring and Compliance

### 7.1 Monitoring

In FY 2014-2015, monitoring was conducted through review of monthly or quarterly invoices, quarterly performance reports and onsite or remote review of both programmatic and financial supporting documentation. These efforts allowed city staff to identify any performance or financial issues that required intervention. When identified, staff provided technical assistance to the sub-recipient to determine ways in which to correct the problem. When problems were not corrected, issues were forwarded to management for follow-up, occasionally developing Corrective Action Plans to support the recommended improvements. Additionally, staff members provide ongoing, proactive assistance to agencies when there is staff turnover or changes in grant regulations or requirements. As a result of this work, city staff was able to immediately address any problems and take the corrective steps necessary to prevent future reoccurrence.

#### Rental Housing

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

#### TBRA Program

The Health Trust provided housing search services, application review and approval, inspections and other services related to TBRA. City staff monitors/reviews reimbursement requests, eligibility of rent increases, client income changes, household changes and other related issues that affect subsidy levels. The City also enters into a Memorandum of Agreement with agencies that provide TBRA clients with case management services.

### 7.2 Compliance

#### Affirmative Marketing

The City reviews the marketing plans of HOME-funded projects and checks for property management companies' compliance with affirmative marketing requirements and their procedures prior to the initial lease-up of a property. Staff also checks on compliance annually if there are changes to the property management plan. To meet affirmative marketing requirements, project sponsors or their property management companies typically mail notices to nonprofits serving income-eligible clients and place advertisements in local newspapers announcing the availability of units. City Council offices also highlight units' availability through their

## **Section 7: Monitoring and Compliance**

newsletters to constituents, as does the Housing Department's website. Typically, project sponsors receive several times the number of eligible applicants as there are affordable units to fill. Eligible applicants who do not receive a unit are put on a waiting list that is maintained indefinitely and updated every six months. As new applicants learn of existing properties and contact those property management companies, they are added to property waiting lists.

## **Section 3 and MBE/WBE Requirements**

The Housing Department has a policy that states, in part, that when developers, contractors, or sub-recipients solicit bids from subcontractors, they will include a statement that women and minority owned business are strongly encouraged to apply. Further, in every contract/agreement, the cross-cutting federal requirements related to Section 3 and MBE/WBE is included. The Housing Department will also make extra efforts to ensure that minority and women owned businesses are aware of new NOFAs and the City's Rehabilitation Program will maintain an updated list of MBE and WBE contractors from which homeowners can choose.

**Section 8:**

**HUD Tables**



**Section 8: HUD Tables**

Outcome Performance Measurements

(Table 1C, 2C, 3A)

**Goal #1 - Affordable Housing for lower-income and special needs households**

<i>Action</i>	<i>Performance Measure</i>	<i>Outcome Code**</i>	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Cumulative Total</i>	<i>Five-Year Goal</i>	<i>% Achieved</i>
<b>1.A.1 - Production and technical assistance for affordable rental housing</b>		DH 1.2								
Production Goal	# lower-income units with funding commitments		354	74	36	669	0	1,133	129	878.3%
Inclusionary Goal	# lower-income units with recorded restrictions		0	0	185	331	0	516	150	344%
<b>1.B.1 - Direct financial assistance to help lower-income households</b>	# non-duplicated lower-income homebuyers assisted	DH 2	39	65	21	1	0	126	357	35.3%

Section 8: HUD Tables



<i>Action</i>	<i>Performance Measure</i>	<i>Outcome Code**</i>	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Cumulative Total</i>	<i>Five-Year Goal</i>	<i>% Achieved</i>
purchase homes										
<b>1.B.2 - Financial literacy and home-buyer education programs</b>	#l lower-income households participating in classes and counseling sessions	DH 2,3	422	514	675	380	218	2,209	2,285	96.7%
<b>1.C.1 - Rehabilitation assistance for lower-income homeowners inclusive of all funding sources</b>	# lower income home-owners assisted	SL 3	391	435	543	411	312	2,092	1,271	164.6%
<b>1.C.2 - Rehabilitation assistance for lower-income homeowners through the CDBG program only (subset of 1.C.1 above)</b>	# lower incomehome-owners assisted	SL 3	266	239	288	229	215	1,022	1,237	123.7%

**Section 8: HUD Tables**

<b>Action</b>	<b>Performance Measure</b>	<b>Outcome Code**</b>	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Cumulative Total</b>	<b>Five-Year Goal</b>	<b>% Achieved</b>
<b>1.C.3 - Pursue funding opportunities for infrastructure improvements in lower-income mobilehome parks</b>	Continue to implement	SL 1,2,3	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A
<b>1.D.1 - Housing goal for seniors, disabled and special needs individuals</b>										
Production Goal (subset of 1.A.1 above)	# lower-income units with funding commitments	DH 1,2,3	143	23	0	92	0	258	29	889.7%
Rehabilitation Goal	# home-owners assisted	SL 3	190	33	200	21	168	612	254	240.9%
<b>1.D.2 - Pursue funding opportunities to improve condition of housing stock for</b>	Continue to Implement	SL 1,2,3	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	N/A

**Section 8: HUD Tables**

<i>Action</i>	<i>Performance Measure</i>	<i>Outcome Code **</i>	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Cumulative Total</i>	<i>Five-Year Goal</i>	<i>% Achieved</i>
lower-income renters										

Section 8: HUD Tables



**Goal #2 - Support activities to end homelessness in San José and Santa Clara County**

<i>Action</i>	<i>Performance Measure</i>	<i>Outcome Code **</i>	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Cumulative Total</i>	<i>Five-Year Goal</i>	<i>% Achieved</i>
<b>2.A.1 - TBRA assistance to chronically homeless</b>	# unduplicated households served	SL 1,2,3	65	211	240	211	188	915	285	321.1%
<b>2.A.2 - Short-term emergency shelter program</b>	# individuals assisted	DH 1	7,830	14,104	N/A	N/A	N/A	21,934	6,000	365.6%
<b>2.A.3 - Emergency rental assistance program</b>	# individuals assisted	DH 2	1,496	685	N/A	N/A	N/A	2,181	2,000	109.1%
<b>2.A.4 - Programs that provide vital services to homeless individuals*</b>	# individuals assisted	SL 1,2,3								
Homeless Services*			7,998	N/A	1682	2,000	1,278	12,958	30,000	43.2%
CDBG*			18,783	16,437	N/A	1,145	N/A	36,365	16,000	227.3%
<b>2.A.5 - Support Destination:Home</b>	Continue to implement	SL 1,2,3	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A
<b>2.A.6 - Seek additional resources for county-wide efforts to end homelessness</b>	Continue to implement	SL 1,2,3	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A
<b>2.A.7 - Seek funding for housing services for recently emancipated youth</b>	Continue to implement	SL 1,2,3	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A

**Section 8: HUD Tables**

**Goal #3 - Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods**

<i>Action</i>	<i>Performance Measure</i>	<i>Outcome Code**</i>	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Cumulative Total</i>	<i>Five-Year Goal</i>	<i>% Achieved</i>
<b>3.A.1,2 - Assist lower-income residents with basic/essential services and maintain self sufficiency</b>	# individuals assisted	SL 1,3								
Homeless Services			18,673	0	N/A	N/A	N/A	18,673	30,000	62.2%
CDBG			14,630	31,255	1360	1,782	963	49,990	71,000	70.4%
<b>3.A.3 - Assist lower-income residents to access healthcare**</b>	# individuals assisted	SL 1,3	3,269	3,517	577	786	780	8,929	22,000	40.6%
<b>3.A.4 - Assist lower-income residents to access legal services***</b>	# individuals assisted	SL 1,3	1,718	1,604	N/A	N/A	N/A	3,322	7,000	47.5%
<b>3.B.1 - Remove public accessibility barriers</b>	# individuals assisted in low-mod areas	SL 1,3	0	0	0	0	0	0	-	N/A
<b>3.B.2 - Physical improvement and rehabilitation of public facilities</b>	# individuals assisted in low-mod areas	SL 1,3	0	0	0	30,816	8,325	39,141	28,000	139.8%

## Section 8: HUD Tables

<b>Action</b>	<b>Performance Measure</b>	<b>Outcome Code**</b>	<b>Year 1 2010-11</b>	<b>Year 2 2011-12</b>	<b>Year 3 2012-13</b>	<b>Year 4 2013-14</b>	<b>Year 5 2014-15</b>	<b>Cumulative Total</b>	<b>Five-Year Goal</b>	<b>% Achieved</b>
<b>3.B.3 - Code enforcement activities that eliminate blight and strengthen neighborhoods</b>	# households / businesses assisted	SL 1,3	14,707	16,328	3,081	1,598	1,799	37,513	11,000	341%
<b>3.C.1 - Inspect affordable housing for lead-based paint</b>	# properties inspected	SL 1,3	131	68	71	29	8	307	1,215	25.3%
<b>3.C.2 - Seek funding opportunities to mitigate lead hazards</b>	Continue to implement	SL 1,3; DH 1,2	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A
<b>3.D.1 - Purchase and rehabilitate foreclosed properties and resell as affordable housing units</b>	# units assisted	SL 1,3; DH 1,2	13	16	5	5	2	41	90	45.6%
<b>3.D.2 - Provide support to the City's ForeclosureHelp Initiative</b>	# individuals assisted	DH 2,3	Continue to Implement	Continue to Implement	142	107	N/A	249	N/A	N/A
<b>3.D.3 - Provide support to the Don't Borrow Trouble campaign</b>	Continue to implement	DH 2,3	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A
<b>3.D.4 - Research best practices and policies to respond to the foreclosure crisis</b>	Continue to implement	DH 2,3	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A

## Section 8: HUD Tables

\* 3.A.1 Assist low-income residents with basic/essential services and 3.A.2 Assist low-income residents to maintain self sufficiency have been combined. Also CDBG program no longer funds this goal. However, kindergarten readiness and 3<sup>rd</sup> grade literacy program funding will be reflected here, going forward.

\*\* 3.A.3 Assist low-income residents access healthcare services is no longer funded through the CDBG program. However, the goal has been modified to include Senior Services including the Meals on Wheels program.

\*\*\* 3.A.4 Assist low-income residents access legal services is now funded through Goal # 5 – Fair Housing Activities



**Section 8: HUD Tables**

**Goal #4 - Support economic development activities that promote employment growth and that help lower-income residents secure and maintain a job**

<i>Action</i>	<i>Performance Measure</i>	<i>Outcome Code **</i>	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Cumulative Total</i>	<i>Five-Year Goal</i>	<i>% Achieved</i>
<b>4.A.1 - Funding for local employment development and workforce training</b>	# jobs created	EO 1,3	41	41	0	86	60	228	250	91.2%
<b>4.A.2 - Small business development and training</b>	# individuals assisted	EO 1,3	524	570	N/A	N/A	N/A	1094	3,000	36.5%

**Goal #5 - Promote fair housing choice - Affirmatively furthering fair housing**

<i>Action</i>	<i>Performance Measure</i>	<i>Outcome Code **</i>	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Cumulative Total</i>	<i>Five-Year Goal</i>	<i>% Achieved</i>
<b>5.A.1 - Ongoing education and outreach regarding fair housing</b>	# presentations made	DH 1	56	56	84	52	56	304	N/A	N/A
<b>5.A.2 - Fair housing testing in local apartment complexes</b>	# tests in local apartment complexes	DH 1	134	111	14	18	8	285	N/A	N/A
<b>5.B.1 - Ensure local ordinances are in compliance with State and federal fair housing</b>	Continue to implement	DH 1	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A

## Section 8: HUD Tables

<i>Action</i>	<i>Performance Measure</i>	<i>Outcome Code **</i>	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Cumulative Total</i>	<i>Five-Year Goal</i>	<i>% Achieved</i>
laws										
<b>5.B.2 - Ensure zoning ordinances have procedures for reasonable accommodation requests</b>	Continue to implement	DH 1	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A
<b>5.B.3 - Language assistance for limited-English speaking residents</b>	Continue to implement	DH 1	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A
<b>5.B.4 - Update local Analysis of Impediments</b>	Continue to implement	DH 1	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A
<b>5.C.1 - Plan for and facilitate the development of complete mixed-use and mixed-income communities</b>	Continue to implement	DH 1	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A
<b>5.C.2 - Plan for and facilitate transit-oriented developments</b>	Continue to implement	DH 1	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to Implement	Continue to implement	N/A

Section 8: HUD Tables



Goal #6- Promote environmental sustainability

<i>Action</i>	<i>Performance Measure</i>	<i>Outcome Code **</i>	<i>Year 1 2010-11</i>	<i>Year 2 2011-12</i>	<i>Year 3 2012-13</i>	<i>Year 4 2013-14</i>	<i>Year 5 2014-15</i>	<i>Cumulative Total</i>	<i>Five-Year Goal</i>	<i>% Achieved</i>
<b>6.A.1 - Energy efficiency in multifamily new homes</b>	# completed affordable units meeting Build It Green standards	SL 3	354	74	211	680	0	1,319	946	139.4 %
<b>6.A.2 - Direct investment of energy efficiency in owner-occupied housing</b>		SL 3								
Rehabilitated Homes	# units meeting Build It Green standards		39	16	16	10	0	81	250	32.4%
Inclusionary/Homebuyer assistance programs	# new construction green homes purchased by lower-income homebuyers		30	5	20	1	0	56	35	160%
<b>6.A.3 - CDBG sponsored energy efficiency improvements</b>	# energy efficiency improvements	SL 3	0	497	0	559	0	1,056	1,600	66%

## Section 8: HUD Tables

\* Outcome/Objective Codes

\*\* Outcome codes based on U.S. Department of Housing and Urban Development guidelines

	<b>Availability /Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

# **Section 9: Attachments**

## **Section 9: Attachments**



- 1. Public Comments**
- 2. Certifications**
- 3. Additional Information**

## Section 9: Attachments

### 1. Public Comments

#### Public Comments on the Draft 2013-2014 CAPER and City Responses

##### Summary of Public Hearing

September 10, 2015

Housing and Community Development Advisory Commission

<u>Comment</u>	<u>Response</u>
Commissioner Alex Shoor commented that he is appreciative of the neighborhood organizations and events being funded and would like to see more of these type of activities funded in the future, specifically community clean-ups and dumpster days.	City staff thanked the Commissioner and noted the input.
Commissioner Davlyn Jones commented that funding is needed to assist people with moderate incomes to move into mobilehomes.	Staff responded that federal funding can only be used for lower-income households and that assisting moderate-income households is not an eligible use of federal funding. Staff is continuing to seek other opportunities to support mobilehome residents maintain housing within the City's mobilehome communities.

##### Summary of Public Hearing

September 15, 2015

San José City Council

<u>Comment</u>	<u>Response</u>
Councilmember Peralez asked how the the homeless services programs are tracked and measured	Staff responded that there are multiple benchmarks such as national objectives, Five-Year goals, Contract performance

## Section 9: Attachments

	measurements and Contract outcome measurements
--	---

### Other Public Comments (Public Comment period from 8/24/15 to 9/10/15)

*No comments were received.*



## **Section 9: Attachments**

### **2. Certifications**

The City of San José certifies that its annual FY 2014-15 Program Year Consolidated Annual Performance and Evaluation Report (CAPER) complies with the general and program-specific requirements described under 24 CFR 91.520 of the Consolidated Plan/Action Plan regulations.

In addition, the FY 2014-15 Annual Action Plan proposed activities and projects assisted with CDBG, HOME, HOPWA, and ESG Program funds were implemented successfully and addressed priority needs, goals, and strategies reflected in the City's Consolidated Plan, which is consistent with the National Affordable Housing Act (NAHA).

## **Section 9: Attachments**

### **3. Additional Information**

**The following additional information covers these programs:**

- 1. PUBLIC NOTICE & PUBLICATIONS**
- 2. HOME PROGRAM REPORTS**
- 3. HOPWA PROGRAM ATTACHMENTS**
- 4. MBE/WBE REPORT**

# 1. Public Notice & Publications

Section 9: Attachments



**San Jose Mercury News**

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**PROOF OF PUBLICATION  
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IN THE STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA**

**FILE NO. P.Sonora**

In the matter of

**San Jose Mercury News**

The undersigned, being first duly sworn, deposes and says: That at all times hereinafter mentioned affiant was and still is a citizen of the United States, over the age of eighteen years, and not a party to or interested in the above entitled proceedings; and was at and during all said times and still is the principal clerk of the printer and publisher of the San Jose Mercury News, a newspaper of general circulation printed and published daily in the City of San Jose, County of Santa Clara, State of California as determined by the court's decree dated June 27, 1952, Case Numbers 84096 and 84097, and that said San Jose Mercury News is and was at all times herein mentioned a newspaper of general circulation as that term is defined by Sections 6000; that at all times said newspaper has been established, printed and published in the said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned. Said decree has not been revoked, vacated or set aside.

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

8/21/2015

Dated at San Jose, California  
August 21, 2015

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

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

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# Section 9: Attachments



## NOTICE OF AVAILABILITY OF THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) AND SCHEDULE OF PUBLIC HEARINGS

THIS NOTICE is to announce the availability of the FY 2014-15 Consolidated Annual Performance and Evaluation Report (CAPER) for public review beginning August 24, 2015. The CAPER is an annual report on the City's expenditure of federal funds and its progress in meeting the housing and community development goals outlined in the City's federally-required Consolidated Plan, and covers the Community Development Block Grant (CDBG) Program, HOME Investment Partnership Program (HOME), the Emergency Solutions Grant (ESG) Program, and the Housing Opportunities for People with AIDS (HOPWA) Program.

The following is the schedule for the public review process and approval of the documents:

Date	Action
August 24, 2015	Release of draft documents for public review City of San José Housing Department 200 East Santa Clara St., 12 <sup>th</sup> Floor San José, CA 95113 Tel No: 408-535-3860 <a href="http://www.sanjoseca.gov/CAPER">www.sanjoseca.gov/CAPER</a>
August 24, 2015 - September 10, 2015	Public review and comment period
September 10, 2015	Housing and Community Development Advisory Commission Public Hearing 200 East Santa Clara St., Wing 118-119 San José, CA 95113 5:45 PM
September 15, 2015	City Council Public Hearing and Consideration of Plan Approval City Council Chambers, San José City Hall, 200 East Santa Clara St. San José, CA 95113 1:30 PM

The public is invited to attend any of the meetings listed above or to provide written comment to the City of San José Housing Department, 200 E. Santa Clara Street, San José, CA 95113, Attn: James Stagi. Comments may also be submitted via e-mail to [james.stagi@sanjoseca.gov](mailto:james.stagi@sanjoseca.gov) or via telephone at (408) 535-8238. The meeting locations are accessible to persons with disabilities. For persons with speech/hearing impairments or for persons requiring interpreter assistance, please call (408) 294-9337 (TTY) as soon as possible, at least three business days before the meeting.

**Para residentes que hablan Español:** Este anuncio es con respecto al documento CAPER 2014-15. El CAPER es un informe anual sobre el gasto de los fondos federales y el progreso de la Ciudad para cumplir las metas de vivienda y desarrollo comunitario estipuladas en Plan Consolidado de la Ciudad federalmente requerido. Para más información por favor llame a Eric Calleja al 408-975-2650

**Cho cư-dân nói bằng tiếng Việt:** Bản thông báo này là liên quan đến báo cáo hàng năm "CAPER" 2014-15. Dữ liệu "CAPER" là một bản báo cáo hàng năm về sự chi tiêu tiền tài trợ liên bang và những nỗ lực của thành phố trong việc đáp ứng các mục tiêu về nhu cầu gia cư và phát triển cộng đồng theo như yêu cầu của liên bang và để được đề ra trong Kế Hoạch Hợp Nhất của thành phố. Để biết thêm thông tin, xin vui lòng liên hệ với Therese Trần tại số điện-thoại (408)793-5549.

**對於華語的聖荷西市民:** 2014-15 市府聯邦資金費用的綜合年度報告。陳述市府依據聯邦對城市綜合計畫的要求，在住房與社區發展目標上所達成的年度進展概況。若需詳細資料，請聯絡 蔡碧 Ann Tu (408)975-4450

**PARA SA RESIDENTE NA ANG WIKANG TAGALOG:** Pinarawa tungkol sa "CAPER" sa taong 2014-15. Ang "CAPER" ay kasulatan ng gobyerno ng "housing and community development" para sa isang tron na plano ng San Jose ukol sa salapi ng expenditure at mga pangangailangan ng komunidad. Para sa karagdagang impormasyon, tawagan si Arlene Silverio sa 408-793-5542

**Section 9: Attachments**



**NOTICE OF AVAILABILITY OF THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) AND SCHEDULE OF PUBLIC HEARINGS**

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PAPER	SENT
SPANISH	7/28/15
PUBLISH	8/21/15
AGENDA	PROOF
HOPWA 9/10/15	
CCPH 9/15/15	

The public is invited to attend any of the meetings listed above or to provide written comment to the City of San José Housing Department, 200 E. Santa Clara Street, San José, CA 95113, Attn: James Stagi. Comments may also be submitted via e-mail to [james.stagi@sanjoseca.gov](mailto:james.stagi@sanjoseca.gov) or via telephone at (408) 535-8238. The meeting locations are accessible to persons with disabilities. For persons with speech/hearing impairments or for persons requiring interpreter assistance, please call (408) 294-9337 (TTY) as soon as possible, at least three business days before the meeting.

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**CITY OF SAN JOSE**  
 CAPITAL OF SILICON VALLEY  
**PAUNAWA NG PAGKAKARON NG CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) AT ISKEDYUL NG MGA PAMPUBLIKONG PAGDINIG**

IPINAAALAM ng paunawang ito ang pagkakaroon ng FFY 2014-15 Consolidated Annual Performance and Evaluation Report (CAPER) para sa pampublikong pagsusuri simula Agosto 24, 2015. Ang CAPER ay isang taunang ulat sa paggasta ng mga pederal na pondo ng Lungsod at pag-unlad nito sa pagtugon sa mga pabahay at mga layunin ng pag-unlad ng komunidad na nakabalangkas sa pederal-na pinag-utos na Pinagsamang Plano at sinasakop ang Community Development Block Grant (CDBG) Program, HOME Investment Partnership Program (HOME), the Emergency Solutions Grant (ESG) Program, at ang Housing Opportunities for People with AIDS (HOPWA) Program.

Ang sumusunod ay ang mga iskedyul para sa mga proseso at pag-apruba ng mga dokumento sa pampublikong pagsusuri:

PETSA	AKSYON
Agosto 24, 2015	Paglabas ng draft na dokumento para pampublikong pagsusuri. Lungsod ng San Jose Housing Department 200 East Santa Clara St., 12th Floor San Jose, CA 95113 Tel No: 408-535-3660 <a href="http://www.sanjoseca.gov/CAPER">www.sanjoseca.gov/CAPER</a>
Agosto 24, 2015 - Setyembre 10, 2015	Panahon ng pampublikong pagsusuri at komento
Setyembre 10, 2015	Pampublikong Pagdinig ng Housing and Community Development Advisory Commission 200 East Santa Clara St., Wing 118-119 San Jose, CA 95113. 5:45 PM
Setyembre 16, 2015	Pampublikong Pagdinig ng City Council at Pasasalang-alang ng Pag-apruba ng Plano! City Council Chambers, San Jose City Hall, 200 East Santa Clara St. San Jose, CA 95113. 1:30 PM

Ang publiko ay inilimbihan na dumalo sa alinman sa mga pulong na nakalista sa itaas o magbigay ng nakasulat na puna sa Lungsod ng San Jose Housing Department, 200 E. Santa Clara Street, San Jose, CA 95113, Attn: James Stagi. Ang mga komento ay maaari ring isinumite sa pamamagitan ng e-mail sa [james.stagi@sanjoseca.gov](mailto:james.stagi@sanjoseca.gov) o sa pamamagitan ng telepono sa (408) 535-8238. Ang mga lokasyon ng pulong ay naa-access sa mga taong may mga kapansanan. Para sa mga taong may mga kapansanan sa pananalita / pandinig o para sa mga taong nangangailangan ng tulong ng interpreter, mangyaring tumawag sa (408) 294-9337 (TTY) sa lalong madaling panahon, hindi bababa sa tatlong araw ng negosyo bago ang pulong.

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陳萬水待人親切，三年前突然辭世，宋一度意志消沉。七夕思妻，宋楚瑜昨早與幕僚談到陳萬水，淚水盈眶，頻頻以手帕拭淚，他說「早上還特地跟她問好，希望萬水曉得，宋楚瑜會永遠記得她。」



## 馬「金熊蛋糕」送周美青

記者楊湘鈞／台北21日電

七夕情人節，恰巧也是馬英九總統與夫人周美青結婚38周年，馬在臉書「放閃」，還送了一個「金熊（冰啤酒）蛋糕」給「小青」。

馬英九與周美青在美國留學時，有次途經動物園，周美青突然指著遠處一塊招牌說：「那邊有金熊，我們過去看看！」他心想：「原來熊還有金的呀？」興致勃勃走近一看，發現招牌寫Cold Beer（冰啤酒），不是Gold Bear（金熊），兩人笑成一團。

七夕情人節，也是馬英九與周美青結婚38周年，馬送「小青」  
「金熊（冰啤酒）蛋糕」。  
(翻攝自馬英九臉書)



## 綜合年度實施和評估報告(CAPER) 及公聽會日期公告

### 茲公告2014-2015財政年度綜合年度實施和評估報告

(CAPER)將於8月24日2015年開始供公眾閱覽。The CAPER是本市按照聯邦要求的綜合計劃所描繪的聯邦經費運用和進展的年度報告，以達到房屋政策和社區發展目標，它包括有Community Development Block Grant (CDBG) Program, HOME Investment Partnership Program (HOME), the Emergency Solutions Grant (ESG) Program, and the Housing Opportunities for People with AIDS (HOPWA) Program。

下列是公眾閱覽日程及待審文件：

Date	Action
8月24, 2015	草案開放供公眾閱覽 City of San Jose Housing Department 200 East Santa Clara St., 12th Floor San Jose, CA 95113 Tel. No: 408-535-3860 www.sanjoseca.gov/CAPER
8月24, 2015 – 9月10, 2015	公眾閱覽及評論階段
9月10, 2015	房屋和社區發展委員會公聽會 200 East Santa Clara St., Wing 118-119 San Jose, CA 95113 5:45 PM
9月15, 2015	市議會公開聽證暨計劃審核 City Council Chambers, San Jose City Hall, 200 East Santa Clara St. San Jose, CA 95113 1:30 PM

歡迎各界人士參加上列會議或提供書面意見給聖荷西市房屋發展局 City of San Jose Housing Department, 200 E. Santa Clara Street, San Jose, CA 95113, Attn: James Stagi, 書面意見亦可經由電子郵件提出, 電郵地址: james.stagi@sanjoseca.gov 或電話 (408) 535-8238。會議場所有殘障出入設施, 如有聽講障礙人士或需翻譯協助者, 請儘早電 (408) 294-9337 (TTY); 最晚需在會議 前三個工作日前提出。

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**THÔNG BÁO VỀ BẢN BÁO CÁO VÀ LƯỢNG ĐỊNH HOẠT ĐỘNG THƯỜNG NIÊN HỢP NHẤT VÀ LỊCH TRÌNH CÁC BUỔI ĐIỀU TRẦN CÔNG KHAI**

Nay thông báo rằng Bản Báo Cáo và Lượng Định Hoạt Động Thường Niên Hợp Nhất (CAPER) sẽ có cho công chúng xem xét bắt đầu từ ngày **24 tháng 8, 2015**. CAPER là bản báo cáo hàng năm về việc Thành phố chi tiêu những ngân khoản liên bang và tiến trình trong việc đạt các mục tiêu về gia cư và phát triển cộng đồng đề ra trong Kế Hoạch Hợp Nhất của Thành Phố mà liên bang đòi hỏi, và bao gồm Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), the Emergency Shelter Grant (ESG), và Chương trình Housing Opportunities for Persons with AIDS (HOPWA).

Dưới đây là thời biểu của tiến trình cho công chúng xem xét và thông qua các bản báo cáo:

Ngày	Về việc
<b>24 tháng 8, 2015</b>	Phổ biến bản thảo cho công chúng xem xét Sở Gia Cư Thành phố San Jose 200 East Santa Clara St., Lầu 12 San Jose, CA 95113 Điện thoại: 408-535-3860 <a href="http://www.sanjoseca.gov/CAPER">www.sanjoseca.gov/CAPER</a>
<b>24 tháng 8, 2015 đến 10 tháng 9, 2015</b>	Thời gian công chúng xem xét và góp ý
<b>10 tháng 9, 2015</b>	Điều trần công khai: Ủy Ban Cố Vấn Gia Cư và Phát Triển Cộng Đồng 200 East Santa Clara St., phòng Cảnh 118-119 San Jose, CA 95113 5:45 chiều
<b>15 tháng 9, 2015</b>	Điều trần công khai và Cầu xét chấp thuận Kế hoạch Phòng hội Hội đồng Thành phố San Jose 200 East Santa Clara St. San Jose, CA 95113 1 giờ 30 chiều

Kính mời quý vị tham dự những buổi điều trần ghi trên và gửi ý kiến đóng góp về Sở Gia Cư Thành Phố, 200 E. Santa Clara Street, San Jose, CA 95113, Attn: James Stagi. Ý kiến cũng có thể được gửi bằng email đến [james.stagi@sanjoseca.gov](mailto:james.stagi@sanjoseca.gov) hay gọi điện thoại về số (408) 535-8238. Các địa điểm hội họp rất dễ dàng cho những người bị khuyết tật. Những người có trở ngại trong việc nghe/nói, khiếm thính hay cần thông dịch viên xin gọi (408) 294-9337 càng sớm càng tốt nhưng ít nhất phải 3 ngày trước ngày buổi điều trần diễn ra.

khách sạn 5 tầng".  
 Hàng chục sông bạc phục vụ cho con bạc VN, trong khi đó, người dân CPC bị cấm cờ bạc một cách nghiêm ngặt.

Ngày 6-4-2012, Cục Cảnh sát Hình sự VN cho biết, ước tính trung bình mỗi ngày có trên 3,000 người Việt sang CPC đánh bạc, phần lớn đều thua cháy túi, đưa đến những hệ lụy nhức nhối cho gia đình và xã hội.

8.2. Vừa bảo vệ biên giới vừa phá hoại xã hội Việt Nam

Hun Sen tung ra một chiêu mà đạt được hai mục đích: bảo vệ biên giới và phá hoại văn hoá, xã hội, gia đình và cả kinh tế VN nữa.

25 sông bạc, khách sạn, mãi dâm phục vụ

ở Củ Chi, sau nhiều ngày xả láng ở casino, đã sạch túi, nợ chủ sông 110 triệu đồng, bị bắt giam trong "phòng chết" hành hạ, chờ tiền chuộc mạng.

Con gái 13 tuổi tên Nguyễn Thị Thúy Kiều thuật lại như sau, em đang ở trường thì nhận được điện thoại của cha. Cha em khóc nức nở yêu cầu em đem cầm chiếc xe đạp, mang tiền sang chuộc cha.

Ông Lâm hướng dẫn cận kề đường đi nước bước đến sông bạc. Tuy nhiên, trên đường đi, em Thúy Kiều bị người lái xe ôm và một thanh niên của casino lừa gạt lấy 300,000 đồng.

Khi Thúy Kiều bị giam giữ, thì người cha biệt vô âm tín.

Ngày 28-12-2012, bà Đinh Thị Hoa, 42 tuổi:

Độc nhân long Hun Sen lợi hai thật. Chơi cạn tài ráo máng với quan thầy VN đã dựng ông lên cầm quyền mới có ngày nay.

**9\* Tổng quát về nước Campuchia và nhà nước độc tài của Hun Sen**

9.1. Nước Campuchia Quốc vương Norodom Sihamoni \* Cung điện Hoàng Gia ở Phnompenh

Di sản của thế giới "Điệu múa Hoàng gia

Vương quốc Campuchia diện tích 181,040km2. Dân số 14,805,385 (2011). Thủ đô là Phnom Penh. Theo chế độ quân chủ lập hiến, nhà vua giữ chức vụ tượng trưng. Quốc vương hiện nay là Norodom Sihamoni (Con

## **2.HOME Program Reports**

# Section 9: Attachments



## Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	Starting	Ending	
	10/01/2014	09/30/2015	09/30/2015

### Part I Participant Identification

1. Participant Number M-14-MC-06-0215	2. Participant Name City of San Jose		
3. Name of Person completing this report Eric L. Calleja	4. Phone Number (Include Area Code) 408-975-2650		
5. Address 200 East Santa Clara Street, T-12	6. City San Jose	7. State CA	8. Zip Code 95113

### Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
\$2,353,088.32	\$5,960,886.21	\$5,111,898.32	\$310,233.62	\$3,202,076.21

### Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
<b>A. Contracts</b>					
1. Number	1	0	0	0	0
2. Dollar Amount	\$100,000				
<b>B. Sub-Contracts</b>					
1. Number	0				
2. Dollar Amount	0				
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
<b>C. Contracts</b>					
1. Number	0	0	0		
2. Dollar Amount					
<b>D. Sub-Contracts</b>					
1. Number					
2. Dollar Amounts					

## Section 9: Attachments



### Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0	0	0	0	0	0
2. Dollar Amount						

### Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired	0	0
2. Businesses Displaced	0	0
3. Nonprofit Organizations Displaced	0	0
4. Households Temporarily Relocated, not Displaced	0	0

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number	0	0	0	0	0	0
6. Households Displaced - Cost	0	0	0	0	0	0

# Section 9: Attachments



## HOME Match Report

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB Approval No. 2506-0171  
(exp. 8/31/2009)

<b>Part I Participant Identification</b>			Match Contributions for <b>Federal Fiscal Year (yyyy)</b> 2014	
1. Participant No. (assigned by HUD) M-14-MC-06-0215	2. Name of the Participating Jurisdiction City of San Jose		3. Name of Contact (person completing this report) Eric L. Calleja	
5. Street Address of the Participating Jurisdiction 200 E. Santa Clara Street, T-12			4. Contact's Phone Number (include area code) 408-975-2650	
6. City San Jose	7. State CA	8. Zip Code 95113		

<b>Part II Fiscal Year Summary</b>		
1. Excess match from prior Federal fiscal year		\$ 14,297,326.36
2. Match contributed during current Federal fiscal year (see Part III 9.)		\$ 2,441,795.29
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$ 16,739,121.65
4. Match liability for current Federal fiscal year		\$ 1,439,575.65
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$ 15,299,546

<b>Part III Match Contribution for the Federal Fiscal Year</b>								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated Labor	8. Bond Financing	9. Total Match
Homesafe	4/1/2015		\$68,821.46					\$68,821.46
Kings Crossing	4/1/2015		\$119,282.80					\$119,282.80
The Verandas	4/1/2015		\$169,536.31					\$169,536.31
Markham Plaza I	4/1/2015		\$216,748.26					\$216,748.26
Markham Plaza II	4/1/2015		\$210,181.30					\$210,181.30
Archer Studios	4/1/2015		\$196,999.60					\$196,999.60
Plaza Del Sol	4/1/2015		\$93,268.75					\$93,268.75
N. 4th Street	4/1/2015		\$404,068.73					\$404,068.73
Willow Glen Sr.	4/1/2015		\$119,864.94					\$119,864.94
Curtner Gardens	4/1/2015		\$206,140.00					\$206,140.00
Canoas Terrace	4/1/2015		\$264,943.70					\$264,943.70

## Section 9: Attachments



Name of the Participating Jurisdiction City of San Jose								Federal Fiscal Year (yyyy) 2014
1. Project No. or Other ID	2. Date of Contribution (mm-dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated Labor	8. Bond Financing	9. Total Match
Edenvale	4/1/2015		\$371,939.40					\$371,939.40

## Section 9: Attachments



Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

### Instructions for the HOME Match Report

#### Applicability:

The HOME Match Report is part of the HOME APR and must be filled out by every participating jurisdiction that incurred a match liability. Match liability occurs when FY 1993 funds (or subsequent year funds) are drawn down from the U.S. Treasury for HOME projects. A Participating Jurisdiction (PJ) may start counting match contributions as of the beginning of Federal Fiscal Year 1993 (October 1, 1992). A jurisdiction not required to submit this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME Match Report if it wishes. The match would count as excess match that is carried over to subsequent years. The match reported on this form must have been contributed during the reporting period (between October 1 and September 30).

#### Timing:

This form is to be submitted as part of the HOME APR on or before December 31. The original is sent to the HUD Field Office. One copy is sent to the

Office of Affordable Housing Programs, CGHF  
Room 7176, HUD, 451 7th Street, S.W.  
Washington, D.C. 20410.

The participating jurisdiction also keeps a copy.

#### Instructions for Part II:

1. **Excess match from prior Federal fiscal year:** Excess match carried over from prior Federal fiscal year.
2. **Match contributed during current Federal fiscal year:** The total amount of match contributions for all projects listed under Part III in column 9 for the Federal fiscal year.

3. **Total match available for current Federal fiscal year:** The sum of excess match carried over from the prior Federal fiscal year (Part II, line 1) and the total match contribution for the current Federal fiscal year (Part II, line 2). This sum is the total match available for the Federal fiscal year.

4. **Match liability for current Federal fiscal year:** The amount of match liability is available from HUD and is provided periodically to PJs. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals 25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capacity building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (50%) of match if it meets one of two statutory distress criteria, indicating "fiscal distress," or else a full reduction (100%) of match if it meets both criteria, indicating "severe fiscal distress." The two criteria are poverty rate (must be equal to or greater than 125% of the average national family poverty rate to qualify for a reduction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.

5. **Excess match carried over to next Federal fiscal year:** The total match available for the current Federal fiscal year (Part II, line 3) minus the match liability for the current Federal fiscal year (Part II, line 4). Excess match may be carried over and applied to future HOME project match liability.

#### Instructions for Part III:

1. **Project No. or Other ID:** "Project number" is assigned by the C/M System when the PJ makes a project setup call. These projects involve at least some Treasury funds. If the HOME project does not involve Treasury funds, it must be identified with "other ID" as follows: the fiscal year (last two digits only), followed by a number (starting from "01" for the first non-Treasury-funded project of the fiscal year), and then at least one of the following abbreviations: "SF" for project using shortfall funds, "PI" for projects using program income, and "NON" for non-HOME-assisted affordable housing. Example: 93.01.SF, 93.02.PI, 93.03.NON, etc.

Shortfall funds are non-HOME funds used to make up the difference between the participation threshold and the amount of HOME funds allocated to the PJ; the participation threshold requirement applies only in the PJ's first year of eligibility. [§92.102]

Program income (also called "repayment income") is any return on the investment of HOME funds. This income must be deposited in the jurisdiction's HOME account to be used for HOME projects. [§92.503(b)]

## Section 9: Attachments



Non-HOME-assisted affordable housing is investment in housing not assisted by HOME funds that would qualify as "affordable housing" under the HOME Program definitions. "NON" funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(b)]

2. **Date of Contribution:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.
3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment the jurisdiction provides to a project. Therefore all repayment, interest, or other return on investment of the contribution must be deposited in the PJ's HOME account to be used for HOME projects. The PJ, non-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ's HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match if it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECHO units to accommodate eligible tenants, a project reserve account for replacements, a project reserve account for unanticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]
4. **Foregone Taxes, Fees, Charges:** Taxes, fees, and charges that are normally and customarily charged but have been waived, foregone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the

post-improvement property value. For those taxes, fees, or charges given for future years, the value is the present discounted cash value. [§92.220(a)(2)]

5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]
6. **Required Infrastructure:** The cost of investment, not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(a)(4)]
7. **Site preparation, Construction materials, Donated labor:** The reasonable value of any site-preparation and construction materials, not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site-preparation for, or construction or rehabilitation of, affordable housing. The value of site-preparation and construction materials is determined in accordance with the PJ's cost estimate procedures. The value of donated or voluntary labor is determined by a single rate ("labor rate") to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]
8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a State or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PJ's total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding

bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.

9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.

#### Ineligible forms of match include:

1. Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
2. Interest rate subsidy attributable to the Federal tax-exemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
3. Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
4. Sweat equity [§92.220(b)(4)]
5. Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
6. Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92.220(a)(2)]
7. Administrative costs



## **3.HOPWA Program Attachments**



# **Housing Opportunities for Persons with AIDS (HOPWA) Program**

## **Consolidated Annual Performance and Evaluation Report (**CAPER**) Measuring Performance Outcomes**

## Section 9: Attachments



OMB Number 2506-0133 (Expiration Date: 12/31/2017)

The CAPER report for HOPWA formula grantees provides annual information on program accomplishments that supports program evaluation and the ability to measure program beneficiary outcomes as related to: maintain housing stability; prevent homelessness; and improve access to care and support. This information is

### Housing Opportunities for Person with AIDS (HOPWA) Consolidated Annual Performance and Evaluation Report (CAPER) Measuring Performance Outputs and Outcomes

completing and reviewing the collection of information. Grantees are required to report on the activities undertaken only; thus there may be components of these reporting requirements that may not be applicable. This

**Transgender:** Transgender is defined as a person who identifies with, or presents as, a gender that is different from his/her gender at birth.

OMB Number 2506-0133 (Expiration Date: 10/31/2017)

#### Part 1: Grantee Executive Summary

##### 1. Grantee Information

<b>HUD Grant Number</b> CAH14F0004		<b>Operating Year for this report</b> <i>From (mm/dd/yy)</i> 07/01/14 <i>To (mm/dd/yy)</i> 06/30/15		
<b>Grantee Name</b> City of San Jose				
<b>Business Address</b>		200 East Santa Clara Street, 12 <sup>th</sup> floor		
<b>City, County, State, Zip</b>		San Jose	Santa Clara	CA 95113
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>		94-6000419		
<b>DUN &amp; Bradstreet Number (DUNS):</b>		063541874	<b>Central Contractor Registration (CCR):</b> Is the grantee's CCR status currently active? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide CCR Number: Registered Under DUNS # 063541874	
<b>*Congressional District of Grantee's Business Address</b>		16		
<b>*Congressional District of Primary Service Area(s)</b>		11 14 15 16 17		
<b>*City(ies) and County(ies) of Primary Service Area(s)</b>		Cities: Hollister, San Juan Bautista, Campbell, Cupertino, Gilroy, Los Gatos, Morgan Hill, Mt. View, Palo Alto, San Jose, Santa Clara, Saratoga, Sunnyvale Counties: Santa Clara, San Benito		

## Section 9: Attachments

<p><b>Organization's Website Address</b> www.sjhousing.org</p>	<p><b>Is there a waiting list(s) for HOPWA Housing Subsidy Assistance Services in the Grantee service Area?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <b>If yes, explain in the narrative section what services maintain a waiting list and how this list is administered.</b></p>
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\* Service delivery area information only needed for program activities being directly carried out by the grantee.

## Section 9: Attachments

### 2. Project Sponsor Information

#### Project Sponsor #1

<b>Project Sponsor Agency Name</b> The Health Trust, AIDS Services		<b>Parent Company Name, if applicable</b> The Health Trust	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Leslie Perez-Ortiz		
<b>Email Address</b>	<a href="mailto:lesliep@healthtrust.org">lesliep@healthtrust.org</a>		
<b>Business Address</b>	Sobrato Center for Non-profits – San Jose, 1400 Parkmoor Ave., Suite 230		
<b>City, County, State, Zip,</b>	San Jose, Santa Clara County, CA, 95126		
<b>Phone Number (with area code)</b>	408-961-9835		
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	94-6050231	<b>Fax Number (with area code)</b> 408-961-9856	
<b>DUN &amp; Bradstreet Number (DUNs):</b>	011506016		
<b>Congressional District of Project Sponsor's Business Address</b>	15		
<b>Congressional District(s) of Primary Service Area(s)</b>	11,14,15,16		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	<b>Cities:</b> . Gilroy, Milpitas, Morgan Hill, Mt. View, San Jose, Santa Clara, Sunnyvale	<b>Counties:</b> Santa Clara	
<b>Total HOPWA contract amount for this Organization for the operating year</b>	\$796,755		
<b>Organization's Website Address</b>  www.healthtrust.org			
<b>Is the sponsor a nonprofit organization?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		<b>Does your organization maintain a waiting list?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <b>If yes, explain in the narrative section how this list is administered.</b>	

## Section 9: Attachments



### Project Sponsor #2

<b>Project Sponsor Agency Name</b> County of San Benito Health and Human Services Agency		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>		Enrique Arreola, Deputy Director	
<b>Email Address</b>		earreola@cosb.us	
<b>Business Address</b>		1111 San Felipe Road, Suite #108	
<b>City, County, State, Zip,</b>		Hollister, San Benito County, CA, 95023	
<b>Phone Number (with area code)</b>		831-637-9293	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>		94-6000-530	<b>Fax Number (with area code)</b> 831-637-0996
<b>DUN &amp; Bradstreet Number (DUNs):</b>		784683757	
<b>Congressional District of Project Sponsor's Business Address</b>		17	
<b>Congressional District(s) of Primary Service Area(s)</b>		17	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>		Cities: Hollister, San Juan Bautista	
<b>Total HOPWA contract amount for this Organization for the operating year</b>		\$49,729	Counties: San Benito
<b>Organization's Website Address</b>  www.cosb.us		<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <b>If yes, explain in the narrative section how this list is administered.</b>	
<b>Is the sponsor a nonprofit organization?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <b>If yes, explain in the narrative section how this list is administered.</b>	

## Section 9: Attachments

### 3. Administrative Subrecipient Information

Subrecipient Name		Parent Company Name, <i>if applicable</i>		
Name and Title of Contact at Subrecipient				
Email Address				
Business Address				
City, State, Zip, County				
Phone Number (with area code)			Fax Number (include area code)	
Employer Identification Number (EIN) or Tax Identification Number (TIN)				
DUN & Bradstreet Number (DUNs):				
North American Industry Classification System (NAICS) Code				
Congressional District of Subrecipient's Business Address				
Congressional District of Primary Service Area				
City (ies) <u>and</u> County (ies) of Primary Service Area(s)	Cities:		Counties:	
Total HOPWA Subcontract Amount of this Organization for the operating year				

## Section 9: Attachments

### 4. Program Subrecipient Information

Complete the following information for each subrecipient organization providing HOPWA-funded services to client households. These organizations would hold a contract/agreement with a project sponsor(s) to provide these services. For example, a subrecipient organization may receive funds from a project sponsor to provide nutritional services for clients residing within a HOPWA facility-based housing program. Please note that subrecipients who work directly with client households must provide performance data for the grantee to include in Parts 2-7 of the CAPER.

*Note: Please see the definition of a subrecipient for more information.*

*Note: Types of contracts/agreements may include: grants, sub-grants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders.*

*Note: If any information is not applicable to the organization, please report N/A in the appropriate box. Do not leave boxes blank.*

Sub-recipient Name				Parent Company Name, if applicable
Name and Title of Contact at Contractor/ Sub-contractor Agency				
Email Address				
Business Address				
City, County, State, Zip				
Phone Number (included area code)				Fax Number (include area code)
Employer Identification Number (EIN) or Tax Identification Number (TIN)				
DUN & Bradstreet Number (DUNs)				
North American Industry Classification System (NAICS) Code				
Congressional District of the Sub-recipient's Business Address				
Congressional District(s) of Primary Service Area				
City(ies) and County(ies) of Primary Service Area	Cities:			Counties:
Total HOPWA Subcontract Amount of this Organization for the operating year				



## Section 9: Attachments

### 5. Grantee Narrative and Performance Assessment

#### a. Grantee and Community Overview

Provide a one to three page narrative summarizing major achievements and highlights that were proposed and completed during the program year. Include a brief description of the grant organization, area of service, the name(s) of the program contact(s), and an overview of the range/type of housing activities provided. This overview may be used for public information, including posting on HUD's website. *Note: Text fields are expandable.*

*The City of San Jose's Housing Department is located in Santa Clara County, California. San José is the tenth largest City in the nation and the third largest City in California with a population of approximately 1,015,785 persons in 2014. In FY 2014-15 the City received a HOPWA formula allocation of \$872,691 from the Department of Housing and Urban Development (HUD). The HOPWA allocation also includes funds for San Benito County, a rural county south of Santa Clara County, with a population of 58,267 in 2013.*

*The City has contracted with the Health Trust and the San Benito County Health and Human Services Agency to provide services to individuals living with HIV/AIDS.*

*The fatality rate due to HIV/AIDS has significantly declined since 1995. Many people with HIV/AIDS are living longer, healthier lives, and therefore require assistance for a longer period of time. These individuals are increasingly lower-income and homeless, have more mental health and substance abuse issues, and require basic services such as housing and food in order to ensure they adhere to the medications necessary to prolong their lives. During FY 2014-2015, the City's HOPWA programs provided tenant-based rental subsidies, supportive services, and housing placement assistance to 95 persons and helped foster independence for people living with HIV/AIDS in the Counties of Santa Clara and San Benito. The HOPWA programs promote permanence, independence, and dignity, and improve the overall quality of these residents' lives.*

*In addition to the formula allocation, in FY 2013-14 the City's renewal application for \$1.3 million for the Housing Opportunities for Persons with AIDS (HOPWA) Permanent Supportive Housing (PSH) in partnership with the Health Trust was approved for an additional three years (through FY 2015-16). This funding supports affordable housing opportunities and supportive services to very low- and low-income Santa Clara County residents living with HIV/AIDS. It also provides funds for resource identification to establish, coordinate and develop housing assistance resources. The funds were allocated in approximately three equal amounts for each program year with the exception of the resource identification funds, which were allocated primarily in the second year. The City's HOPWA program is directed by Kathryn Kaminski and she can be reached via email at [Kathryn.kaminski@sanjoseca.gov](mailto:Kathryn.kaminski@sanjoseca.gov) or via telephone at 408-793-5534.*

#### *b. Annual Performance under the Action Plan*

Provide a narrative addressing each of the following four items:

**1. Outputs Reported.** Describe significant accomplishments or challenges in achieving the number of housing units supported and the number households assisted with HOPWA funds during this operating year compared to plans for this assistance, as approved in the Consolidated Plan/Action Plan. Describe how HOPWA funds were distributed during your program year among different categories of housing and geographic areas to address needs throughout the grant service area, consistent with approved plans.

## **Section 9: Attachments**

### The Health Trust AIDS Services Program (THTAS)

During FY 2014-15, The Health Trust AIDS Services (THTAS) served a total of 168 unduplicated clients with financial assistance and/or supportive services. Ninety unduplicated clients were served with HOPWA formula funds, exceeding the annual goal of 85. Clients were assisted through housing subsidies and through support services in the form of placement assistance and case management.

Of the 90 unduplicated clients served with HOPWA formula funds in Santa Clara County, 76 households were assisted with housing subsidies, 7 households received permanent housing placement assistance in the form of housing deposits or other move-in costs, and 32 households received supportive services.

One of the challenges of housing the very low income clients that make up the majority of THTAS clientele is the fact that they are competing with everyone else for the few available units on the open market in one of the most expensive housing areas in the nation. According to RealFacts, San Jose's average rent in FY 14-15 increased 11% year over year to an all-time high of \$2,407 per month.

The subsidies and support services were distributed throughout Santa Clara County: 89% of clients assisted live in the City of San Jose with the others distributed from Mountain View in the North to Gilroy in the South, and Milpitas, Sunnyvale and Santa Clara in between.

Clients receiving a housing subsidy are contacted at least quarterly by the housing case management specialist assigned to their case. The main purposes of these scheduled contacts are to monitor the client's housing retention as well as conduct the required annual recertification process. The annual recertification consists of unit inspections to ensure the residence continues to meet housing quality standards and the verification of the annual household income and review of family composition to ensure that they continue to be eligible in this program. Clients are encouraged to contact housing staff if, and when, they encounter difficulties that prevent them from meeting their obligations as tenants – such as the inability to pay their share of rent for any reason. Additional contacts may involve facilitating resolution of client/landlord issues, processing of rent increase notices, or helping to resolve difficulties between clients and those with whom they share the home or apartment. Client contacts are reported to medically-case managed clients' case managers, as they are integral to the coordinated care provided to housing clients who need the extra assistance the nurses and social workers provide.

Clients not receiving a housing subsidy but who need help maintaining their housing are also assisted by case managers represented by Benefits Specialists, Medical Social Workers and Registered Nurses. The level of assistance is driven by the clients' medical, psychosocial and/or financial acuity.

The Housing for Health program maintains a wait list which is managed by the Housing Program Coordinator. Potentially eligible households are added to the list as of the date the referral for housing assistance is made. Referrals are accepted from AIDS Services staff, other HIV/AIDS service agencies or medical care providers, as well as self-referrals from AIDS Services clients. In addition to the date of referral, the wait list also tracks priority and preference for assistance for each household listed, e.g., homeless individuals have the highest priority for assistance, followed by households at risk of homelessness. The system of priority and preference for a housing subsidy is intended to be fluid and adjustable as clients' circumstances change. For example, a household that was

## Section 9: Attachments

homeless at the time of referral may be stably housed and not have a priority for receiving a subsidy at the time assistance becomes available. As funds become available, clients are contacted by the Housing Program Coordinator; information is updated and proper verification of income and circumstances that would grant them preferred status is obtained. This system of priority also ensures that the limited funds available are effectively utilized to assist those with the highest needs first.

### San Benito County

During FY 2014-15, San Benito County served 5 unduplicated clients compared to a goal of 10. The County fell short in meeting both its TBRA and supportive services goals. This was the result of the County's small population (58,000 according to the 2014 ACS data) which makes it difficult to predict how many persons will request assistance from the program. Assistance was provided in the form of rental assistance, food vouchers and dental assistance. In order to increase the number of persons served by the program in FY 2014-15, San Benito County continued its outreach efforts. However, the outreach effort did not result in an increase in persons served by San Benito County's program.

All eligible households received services, thereby eliminating the need for wait lists. Because there is not a large client turnover rate, limiting the program's capacity to distribute direct client services has not been necessary. Two (2) clients received housing subsidies, 5 received food vouchers and 1 client received dental assistance. Twenty-nine (29) rental assistance claims, 30 food vouchers, and 1 dental assistance claim was processed.

**2. Outcomes Assessed.** Assess your program's success in enabling HOPWA beneficiaries to establish and/or better maintain a stable living environment in housing that is safe, decent, and sanitary, and improve access to care. Compare current year results to baseline results for clients. Describe how program activities/projects contributed to meeting stated goals. If program did not achieve expected targets, please describe how your program plans to address challenges in program implementation and the steps currently being taken to achieve goals in next operating year. If your program exceeded program targets, please describe strategies the program utilized and how those contributed to program successes.

### The Health Trust AIDS Services Program (THTAS)

At the end of FY14-15, 93% of clients receiving a HOPWA housing subsidy remained in stable housing, exceeding the annual goal of 90%. In addition, 88% of clients receiving support services obtained or maintained benefits or income, compared to a goal of 85%.

Experience has shown that providing subsidies and housing deposits alone does not guarantee housing permanence, especially among the clients that THTAS serves. As a result of the challenges such as very low client incomes, bad credit and rental histories, criminal justice histories, multiple diagnoses related to HIV disease process coupled with mental health and substance abuse issues, many of the households served by this program are unable to remain housed without considerable supportive assistance. The intensive efforts of the Housing Case Management Specialists, Nurse and Social Work Medical Case Managers, and Benefits Specialists are essential to achieving the following client goals: 1) attain and maintain stable housing, 2) attain and maintain income and benefits, and 3) access medical care. Because of these efforts, THTAS continues to maintain a high rate of stable housing for its clients receiving HOPWA subsidies.

## Section 9: Attachments

### San Benito County

In FY 2014-15, 100% of HOPWA clients receiving services were able to maintain stable housing and avoid homelessness and therefore improve their access to care. This exceeded the program stated goal of 75%. Project staff was able to serve all local clients seeking services.

**3. Coordination.** Report on program coordination with other mainstream housing and supportive services resources, including the use of committed leveraging from other public and private sources that helped to address needs for eligible persons identified in the Consolidated Plan/Strategic Plan.

### The Health Trust AIDS Services Program (THTAS)

The Health Trust AIDS Services program has an excellent working relationship with all available housing and support service agencies in Santa Clara County. The continuum of care for the AIDS community in Santa Clara County has historically been well coordinated, and the AIDS Services case managers have experience working with other AIDS organizations, charities, clinics and medical facilities.

In addition to the HOPWA funds expended, clients on this project may receive service through the Ryan White Care Act, County general fund, and private and corporate donations for medical and non-medical case management, benefits counseling, home health, emergency financial assistance, medical transportation, short term housing assistance and food. Case management for several HOPWA-subsidized clients was provided by HOPWA PSH. The use of these funds provided a broad range of basic and essential case management needs for the homeless and much needed services for those at risk who would be unable to remain housed without ongoing supportive services.

Housing program staff have also developed and established collaborative professional working relationships with many nonprofit housing providers who manage low-income housing tax credit properties. These nonprofit housing providers include Charities Housing Corporation, Eden Housing Corporation, Mid-Peninsula Housing Coalition, Housing for Independent People, and the Ecumenical Association for Housing. Additionally, collaborative relationships have been established with the State Parole office to coordinate the smooth transition of HIV/AIDS clients being released from prison into the Santa Clara County community and with Santa Clara County in assisting the homeless with HIV/AIDS obtain medical care and housing

### San Benito County

The San Benito County Health and Human Services Agency (HHS) administers the HOPWA program through the Department of Community Services and Workforce Development (CSWD). Under this department, services are coordinated with other programs. For example, CSWD receives funds from the State Low Income Heating and Energy Assistance Program (LIHEAP). CSWD also receives other safety net services such as transportation, utilities (water/sewer and garbage) and renter's assistance through other sources which are also available to eligible HOPWA clients. The Case Manager coordinates additional services with other community based organizations. Lastly, San Benito County is a partner with the San Benito/Salinas/Monterey County Continuum of Care (COS).

**4. Technical Assistance.** Describe any program technical assistance needs and how they would benefit program beneficiaries.

## Section 9: Attachments

Regularly scheduled technical assistance meetings (perhaps on a bi-annual basis) with the grantee, project sponsors, and HUD representatives (or HUD Technical Assistance Providers) would be very beneficial. This type of meeting would facilitate a more thorough discussion of specific program issues and reporting requirements as well as learn of any updates to the program. Regional meetings with other HOPWA grantees and sponsors may be beneficial.

### *c. Barriers and Trends Overview*

Provide a narrative addressing items 1 through 3. Explain how barriers and trends affected your program's ability to achieve the objectives and outcomes discussed in the previous section.

1. Describe any barriers (including regulatory and non-regulatory) encountered in the administration or implementation of the HOPWA program, how they affected your program's ability to achieve the objectives and outcomes discussed, and, actions taken in response to barriers, and recommendations for program improvement. Provide an explanation for each barrier selected.

<input checked="" type="checkbox"/> HOPWA/HUD Regulations	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/> Housing Availability	<input type="checkbox"/> Rent Determination and Fair Market Rents
<input type="checkbox"/> Discrimination/Confidentiality	<input checked="" type="checkbox"/> Multiple Diagnoses	<input type="checkbox"/> Eligibility	<input type="checkbox"/> Technical Assistance or Training
<input checked="" type="checkbox"/> Supportive Services	<input checked="" type="checkbox"/> Credit History	<input checked="" type="checkbox"/> Rental History	<input checked="" type="checkbox"/> Criminal Justice History
<input checked="" type="checkbox"/> Housing Affordability	<input type="checkbox"/> Geography/Rural Access	<input type="checkbox"/> Other, please explain further	

### The Health Trust AIDS Services Program (THTAS)

**HOPWA/HUD Regulations.** Any specific communications regarding differences between HOPWA and HUD regulations would be appreciated. It would be beneficial to get clear guidance on pressing issues that arise such as the usage of medical marijuana in subsidized housing, as it is becoming a universal prescription to address various health needs.

**Supportive Services.** In an effort to assist the clients in getting housed and retaining their housing, the supportive services provided can be very intensive, especially for the homeless, in order to address the various barriers that many often face. It is difficult, at times, to provide the necessary support to clients in the program due to the staffing levels that are provided as part of the contract. The heavy caseloads only allow for staff to continually assist clients as emergencies and crisis occur rather than focusing on working with the client to address the barriers and challenges that can manifest itself into housing retention issues or concerns.

### **Housing Availability/Affordability.**

As discussed in section 1, the Bay area housing market continues to be one of the most expensive in the nation. As the market rate unit prices increase, it is becoming more challenging to find landlords willing to work with the lower program rents, and in several cities in Santa Clara County, subsidized rents are non-existent for our clients. Low-Income Housing Tax Credit properties may become the only ones offering units priced at or below the HUD Fair Market Rent level. However, these properties have their own eligibility criteria that often deny clients due to extensive credit and criminal history. Due to the demand of affordable units, the wait lists for these subsidized properties continue to grow with wait times of at least one year, which are not beneficial to the

## Section 9: Attachments

homeless clients who are struggling with their health conditions and are in dire need of housing. Housing staff must continually and tirelessly work with clients and landlords to find any available housing. More often than not, when a unit is available, it may be available only for a matter of hours. To address this issue we have assigned a dedicated housing specialist to continuously search for available units and stay in close contact with the landlords. Despite these challenges THT continues to maintain an excellent level support services to keep clients stably housed and continue the competitive search for available units.

**Client Barriers.** A large percentage of the clients assisted by the program have multiple barriers for renting either on their own or with a subsidy. These barriers are inter-related and include **1) multiple diagnoses; 2) credit history; 3) rental history; and 4) criminal justice history.** Clients' multiple diagnoses, in addition to their HIV/AIDS status, include mental health and/or substance use/abuse issues. The combination of mental health issues and substance use/abuse prevents clients from using their better judgment in following house rules, paying rent on time, or getting along with others with whom they share a home or apartment. Since the difficulties mentioned above can result in eviction notices to clients, support services are crucial.

Many properties require that criminal and credit checks are conducted and, therefore, many of our clients are unable to rent at those locations, further restricting the number of units available to them during the housing search process. In other instances, program staff must use their powers of persuasion to convince landlords to rent to clients by emphasizing that case management support is available and provided as needed on an ongoing basis to resolve issues immediately as they arise. Regular meetings with the housing staff and case managers ensure that housing clients receive the assistance, guidance, and support needed for successful long-term tenancies and improved health and in the case of our homeless clients, intensive housing and medical social worker staff time is needed to assist the client in assimilating to a more structured environment.

To alleviate the difficulties clients with criminal records experience in renting, and to safeguard their housing stability, AIDS Services and housing staff refer clients, whenever possible, to appropriate legal aid agencies for help in expunging criminal records and/or in clearing poor credit and rental histories.

### San Benito County

The program was challenged to recruit a few more clients. Outreach efforts were made through different venues, but did not result in the enrollment of additional clients. Staff will continue to provide outreach to this population. As a small rural community, it is very challenging to identify eligible clients.

2. Describe any trends in the community that may affect the way in which the needs of persons living with HIV/AIDS are being addressed, and provide any other information important to the future provision of services to this population.

As the demand for housing in the Bay area continues to rise, the difficulties in finding available units at or below the Fair Market Rent will persist. Additionally, due to the lower fair market rents in an expensive county, it is difficult to find landlords that are willing to rent to clients who have poor credit or criminal backgrounds. This has been the trend in the community that affects not just the clients in this program, but across other HUD housing programs.

## Section 9: Attachments

The management of HIV/AIDS has dramatically improved over the course of time thanks to the availability of newer, better and more tolerated drugs that have recently become available. Following medication regimes increases life expectancy, thus allowing many of the clients to pursue educational and employment goals. However, due to the housing program not having a time limit or self-sufficiency requirements, many are unmotivated to increase their income, as it directly impacts their rental portion, or they may no longer be income eligible for the program. There are many clients that have been on the program for a number of years with a lack of progress towards self-sufficiency. If the program were to end for any reason, they could easily become homeless despite the years of assistance in the program. Since there is no time restriction, the wait list continues to get longer as clients are extending their stay in the program while there are those who are willing and capable of taking advantage of this program opportunity to get back on their feet and to eventually graduate from the subsidy.

3. Identify any evaluations, studies, or other assessments of the HOPWA program that are available to the public.

None

### **d. Unmet Housing Needs: An Assessment of Unmet Housing Needs**

In Chart 1, provide an assessment of the number of HOPWA-eligible households that require HOPWA housing subsidy assistance but are not currently served by any HOPWA-funded housing subsidy assistance in this service area.

In Row 1, report the total unmet need of the geographical service area, as reported in *Unmet Needs for Persons with HIV/AIDS*, Chart 1B of the Consolidated or Annual Plan(s), or as reported under HOPWA worksheet in the Needs Workbook of the Consolidated Planning Management Process (CPMP) tool.

*Note: Report most current data available, through Consolidated or Annual Plan(s), and account for local housing issues, or changes in HIV/AIDS cases, by using combination of one or more of the sources in Chart 2.*

If data is collected on the type of housing that is needed in Rows a. through c., enter the number of HOPWA-eligible households by type of housing subsidy assistance needed. For an approximate breakdown of overall unmet need by type of housing subsidy assistance refer to the Consolidated or Annual Plan (s), CPMP tool or local distribution of funds. Do not include clients who are already receiving HOPWA-funded housing subsidy assistance.

Refer to Chart 2, and check all sources consulted to calculate unmet need. Reference any data from neighboring states' or municipalities' Consolidated Plan or other planning efforts that informed the assessment of Unmet Need in your service area.

*Note: In order to ensure that the unmet need assessment for the region is comprehensive, HOPWA formula grantees should include those unmet needs assessed by HOPWA competitive grantees operating within the service area.*

### **1. Planning Estimate of Area's Unmet Needs for HOPWA-Eligible Households**

1. Total number of households that have unmet housing subsidy assistance need.	280
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## Section 9: Attachments

<p>2. From the total reported in Row 1, identify the number of households with unmet housing needs by type of housing subsidy assistance:</p> <p>a. Tenant-Based Rental Assistance (TBRA)</p> <p>b. Short-Term Rent, Mortgage and Utility payments (STRMU)</p> <ul style="list-style-type: none"> <li>• Assistance with rental costs</li> <li>• Assistance with mortgage payments</li> <li>• Assistance with utility costs.</li> </ul> <p>c. Housing Facilities, such as community residences, SRO dwellings, other housing facilities</p>	<p>280</p>
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## Section 9: Attachments

### 2. Recommended Data Sources for Assessing Unmet Need (check all sources used)

<b>X</b>	<b>= Data as reported in the area Consolidated Plan, e.g. Table 1B, CPMP charts, and related narratives</b>
	= Data established by area HIV/AIDS housing planning and coordination efforts, e.g. Continuum of Care
	= Data from client information provided in Homeless Management Information Systems (HMIS)
	= Data from project sponsors or housing providers, including waiting lists for assistance or other assessments on need including those completed by HOPWA competitive grantees operating in the region.
	= Data from prisons or jails on persons being discharged with HIV/AIDS, if mandatory testing is conducted
	= Data from local Ryan White Planning Councils or reported in CARE Act Data Reports, e.g. number of clients with permanent housing
	= Data collected for HIV/AIDS surveillance reporting or other health assessments, e.g. local health department or CDC surveillance data

**End of PART 1**

## Section 9: Attachments

### PART 2: Sources of Leveraging and Program Income

#### 1. Sources of Leveraging

Report the source(s) of cash or in-kind leveraged federal, state, local or private resources identified in the Consolidated or Annual Plan and used in the delivery of the HOPWA program and the amount of leveraged dollars. In Column [1], identify the type of leveraging. Some common sources of leveraged funds have been provided as a reference point. You may add Rows as necessary to report all sources of leveraged funds. Include Resident Rent payments paid by clients directly to private landlords. Do NOT include rents paid directly to a HOPWA program as this will be reported in the next section. In Column [2] report the amount of leveraged funds expended during the operating year. Use Column [3] to provide some detail about the type of leveraged contribution (e.g., case management services or clothing donations). In Column [4], check the appropriate box to indicate whether the leveraged contribution was a housing subsidy assistance or another form of support.

*Note: Be sure to report on the number of households supported with these leveraged funds in Part 3, Chart 1, Column d.*

#### A. Source of Leveraging Chart

[1] Source of Leveraging	[2] Amount of Leveraged Funds	[3] Type of Contribution	[4] Housing Subsidy Assistance or Other Support
Public Funding			
Ryan White-Housing Assistance	\$ 4,098	STRMU	<input checked="" type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Ryan White-Other	\$545,583	Non-medical Case Management and Housing	<input type="checkbox"/> Housing Subsidy Assistance <input checked="" type="checkbox"/> Other Support
Housing Choice Voucher Program			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Low Income Housing Tax Credit			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
HOME			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Shelter Plus Care			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Emergency Solutions Grant			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Public:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
State of California: Low Income Heating Energy Assistance Program	\$525	Utility Assistance	<input type="checkbox"/> Housing Subsidy Assistance <input checked="" type="checkbox"/> Other Support
Other Public:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support

## Section 9: Attachments

Other Public:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Public:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Private Funding			
Grants			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
In-kind Resources			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Private:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Private:			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Other Funding			
Grantee/Project Sponsor/Subrecipient (Agency) Cash			<input type="checkbox"/> Housing Subsidy Assistance <input type="checkbox"/> Other Support
Resident Rent Payments by Client to Private Landlord	\$222,107		
<b>TOTAL (Sum of all Rows)</b>	<b>\$772,313</b>		

## Section 9: Attachments

### 2. Program Income and Resident Rent Payments

In Section 2, Chart A., report the total amount of program income and resident rent payments directly generated from the use of HOPWA funds, including repayments. Include resident rent payments collected or paid directly to the HOPWA program. Do NOT include payments made directly from a client household to a private landlord.

*Note: Please see report directions section for definition of program income. (Additional information on program income is available in the HOPWA Grantee Oversight Resource Guide).*

#### A. Total Amount Program Income and Resident Rent Payment Collected During the Operating Year

<b>Program Income and Resident Rent Payments Collected</b>		<b>Total Amount of Program Income (for this operating year)</b>
1.	Program income (e.g. repayments)	\$1,615
2.	Resident Rent Payments made directly to HOPWA Program	0
3.	<b>Total Program Income and Resident Rent Payments (Sum of Rows 1 and 2)</b>	\$1,615

#### B. Program Income and Resident Rent Payments Expended To Assist HOPWA Households

In Chart B, report on the total program income and resident rent payments (as reported above in Chart A) expended during the operating year. Use Row 1 to report Program Income and Resident Rent Payments expended on Housing Subsidy Assistance Programs (i.e., TBRA, STRMU, PHP, Master Leased Units, and Facility-Based Housing). Use Row 2 to report on the Program Income and Resident Rent Payment expended on Supportive Services and other non-direct Housing Costs.

<b>Program Income and Resident Rent Payment Expended on HOPWA programs</b>		<b>Total Amount of Program Income Expended (for this operating year)</b>
1.	Program Income and Resident Rent Payment Expended on Housing Subsidy Assistance costs	\$1,615
2.	Program Income and Resident Rent Payment Expended on Supportive Services and other non-direct housing costs	0
3.	<b>Total Program Income Expended (Sum of Rows 1 and 2)</b>	\$1,615

**Section 9: Attachments**



**End of PART 2**

**Section 9: Attachments**



**PART 3: Accomplishment Data Planned Goal and Actual Outputs**

In Chart 1, enter performance information (goals and actual outputs) for all activities undertaken during the operating year supported with HOPWA funds. Performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local, or private funds for the purposes of providing housing assistance and support to persons living with HIV/AIDS and their families.

*Note: The total households assisted with HOPWA funds and reported in PART 3 of the CAPER should be the same as reported in the annual year-end IDIS data, and goals reported should be consistent with the Annual Plan information. Any discrepancies or deviations should be explained in the narrative section of PART 1.*

**1. HOPWA Performance Planned Goal and Actual Outputs**

<b>HOPWA Performance Planned Goal and Actual</b>		[1] Output: Households				[2] Output: Funding	
		HOPWA Assistance		Leveraged Households		HOPWA Funds	
		a.	b.	c.	d.	e.	f.
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual
<b>HOPWA Housing Subsidy Assistance</b>		[1] Output: Households				[2] Output: Funding	
1.	Tenant-Based Rental Assistance	81	78			\$562,689	\$506,716
2a.	<b>Permanent Housing Facilities:</b> Received Operating Subsidies/Leased units (Households Served)						
2b.	<b>Transitional/Short-term Facilities:</b> Received Operating Subsidies/Leased units (Households Served) (Households Served)						
3a.	<b>Permanent Housing Facilities:</b> Capital Development Projects placed in service during the operating year (Households Served)						
3b.	<b>Transitional/Short-term Facilities:</b> Capital Development Projects placed in service during the operating year (Households Served)						
4.	Short-Term Rent, Mortgage and Utility Assistance				25		
5.	Permanent Housing Placement Services	5	7			\$10,000	\$2,114
6.	Adjustments for duplication (subtract)		-4				
7.	<b>Total HOPWA Housing Subsidy Assistance</b> (Columns a. – d. equal the sum of Rows 1-5 minus Row 6; Columns e. and f. equal the sum of Rows 1-5)	86	81	25	25	\$572,689	\$508,830
<b>Housing Development (Construction and Stewardship of facility based housing)</b>		[1] Output: Housing Units				[2] Output: Funding	
8.	Facility-based units; Capital Development Projects not yet opened (Housing Units)						
9.	Stewardship Units subject to 3 or 10 year use agreements						
10.	<b>Total Housing Developed</b> (Sum of Rows 8 & 9)						
<b>Supportive Services</b>		[1] Output Households				[2] Output: Funding	
11a.	Supportive Services provided by project sponsors/subrecipient that also delivered HOPWA housing subsidy assistance	82	36			\$216,999	\$88,812

## Section 9: Attachments

11b.	Supportive Services provided by project sponsors/subrecipient that only provided supportive services.					
12.	Adjustment for duplication (subtract)					
13.	<b>Total Supportive Services</b> (Columns a. – d. equal the sum of Rows 11 a. & b. minus Row 12; Columns e. and f. equal the sum of Rows 11a. & 11b.)		36		\$216,999	\$88,812
	<b>Housing Information Services</b>	[1] Output Households			[2] Output: Funding	
14.	Housing Information Services					
15.	<b>Total Housing Information Services</b>					

## Section 9: Attachments

Grant Administration and Other Activities		[1] Output Households				[2] Output: Funding	
16.	Resource Identification to establish, coordinate and develop housing assistance resources						
17.	Technical Assistance (if approved in grant agreement)						
18.	Grantee Administration (maximum 3% of total HOPWA grant)					\$26,180	\$20,280
19.	Project Sponsor Administration (maximum 7% of portion of HOPWA grant awarded)					\$56,796	\$49,441
20.	<b>Total Grant Administration and Other Activities (Sum of Rows 16 – 19)</b>					\$82,976	\$69,721
<b>Total Expended</b>						<b>[2] Outputs: HOPWA Funds Expended</b>	
						<b>Budget</b>	<b>Actual</b>
21.	<b>Total Expenditures for program year (Sum of Rows 7, 10, 13, 15, and 20)</b>					\$872,664	\$667,363

### 2. Listing of Supportive Services

Report on the households served and use of HOPWA funds for all supportive services. Do NOT report on supportive services leveraged with non-HOPWA funds.

**Data check:** Total unduplicated households and expenditures reported in Row 17 equal totals reported in Part 3, Chart 1, Row 13.

Supportive Services		[1] Output: Number of <u>Households</u>	[2] Output: Amount of HOPWA Funds Expended
1.	Adult day care and personal assistance		
2.	Alcohol and drug abuse services		
3.	Case management	34	\$87,294
4.	Child care and other child services		
5.	Education		
6.	Employment assistance and training		
7.	Health/medical/intensive care services, if approved Note: Client records must conform with 24 CFR §574.310		
8.	Legal services		
9.	Life skills management (outside of case management)		
10.	Meals/nutritional services	4	1,300
11.	Mental health services		
12.	Outreach		
13.	Transportation		



## Section 9: Attachments

14.	Other Activity (if approved in grant agreement). <b>Specify:</b> Dental assistance	1	218
15.	<b>Sub-Total Households receiving Supportive Services (Sum of Rows 1-14)</b>	39	
16.	<b>Adjustment for Duplication (subtract)</b>	3	
17.	<b>TOTAL Unduplicated Households receiving Supportive Services (Column [1] equals Row 15 minus Row 16; Column [2] equals sum of Rows 1-14)</b>	36	\$88,812

### 3. Short-Term Rent, Mortgage and Utility Assistance (STRMU) Summary

In Row a., enter the total number of households served and the amount of HOPWA funds expended on Short-Term Rent, Mortgage and Utility (STRMU) Assistance. In Row b., enter the total number of STRMU-assisted households that received assistance with mortgage costs only (no utility costs) and the amount expended assisting these households. In Row c., enter the total number of STRMU-assisted households that received assistance with both mortgage and utility costs and the amount expended assisting these households. In Row d., enter the total number of STRMU-assisted households that received assistance with rental costs only (no utility costs) and the amount expended assisting these households. In Row e., enter the total number of STRMU-assisted households that received assistance with both rental and utility costs and the amount expended assisting these households. In Row f., enter the total number of STRMU-assisted households that received assistance with utility costs only (not including rent or mortgage costs) and the amount expended assisting these households. In row g., report the amount of STRMU funds expended to support direct program costs such as program operation staff.

**Data Check:** The total households reported as served with STRMU in Row a., column [1] and the total amount of HOPWA funds reported as expended in Row a., column [2] equals the household and expenditure total reported for STRMU in Part 3, Chart 1, Row 4, Columns b. and f., respectively.

**Data Check:** The total number of households reported in Column [1], Rows b., c., d., e., and f. equal the total number of STRMU households reported in Column [1], Row a. The total amount reported as expended in Column [2], Rows b., c., d., e., f., and g. equal the total amount of STRMU expenditures reported in Column [2], Row a.

Housing Subsidy Assistance Categories (STRMU)		[1] Output: Number of <u>Households Served</u>	[2] Output: Total HOPWA Funds Expended on STRMU during Operating Year
a.	<b>Total Short-term mortgage, rent and/or utility (STRMU) assistance</b>		
b.	<u>Of the total STRMU reported on Row a</u> , total who received assistance with mortgage costs ONLY.		
c.	<u>Of the total STRMU reported on Row a</u> , total who received assistance with mortgage and utility costs.		

**Section 9: Attachments**

d.	Of the total STRMU reported on Row a, total who received assistance with rental costs ONLY.		
e.	Of the total STRMU reported on Row a, total who received assistance with rental and utility costs.		
f.	Of the total STRMU reported on Row a, total who received assistance with utility costs ONLY.		
g.	Direct program delivery costs (e.g., program operations staff time)		

**End of PART 3**

## Section 9: Attachments

### Part 4: Summary of Performance Outcomes

In Column [1], report the total number of eligible households that received HOPWA housing subsidy assistance, by type.

In Column [2], enter the number of households that continued to access each type of housing subsidy assistance into next operating year. In Column [3], report the housing status of all households that exited the program.

**Data Check:** The sum of Columns [2] (Number of Households Continuing) and [3] (Exited Households) equals the total reported in Column[1].

**Note:** Refer to the housing stability codes that appear in Part 5: Worksheet - Determining Housing Stability Outcomes.

### Section 1. Housing Stability: Assessment of Client Outcomes on Maintaining Housing Stability (Permanent Housing and Related Facilities)

#### A. Permanent Housing Subsidy Assistance

	[1] Output: Total Number of Households Served	[2] Assessment: Number of Households that Continued Receiving HOPWA Housing Subsidy Assistance into the Next Operating Year	[3] Assessment: Number of Households that exited this HOPWA Program; their Housing Status after Exiting		[4] HOPWA Client Outcomes
			1	2	
Tenant-Based Rental Assistance	81	70	Emergency Shelter/Streets	2	<i>Unstable Arrangements</i>
			2 Temporary Housing	3	<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
			3 Private Housing	3	<i>Stable/Permanent Housing (PH)</i>
			4 Other HOPWA		
			5 Other Subsidy		
			6 Institution		
			7 Jail/Prison	1	<i>Unstable Arrangements</i>
			8 Disconnected/Unknown		
			9 Death	2	<i>Life Event</i>
Permanent Supportive Housing Facilities/ Units			Emergency Shelter/Streets		<i>Unstable Arrangements</i>
			2 Temporary Housing		<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
			3 Private Housing		<i>Stable/Permanent Housing (PH)</i>
			4 Other HOPWA		
			5 Other Subsidy		
			6 Institution		
			7 Jail/Prison		<i>Unstable Arrangements</i>
			8 Disconnected/Unknown		
			9 Death		<i>Life Event</i>

#### B. Transitional Housing Assistance

## Section 9: Attachments

	[1] Output: Total Number of Households Served	[2] Assessment: Number of Households that Continued Receiving HOPWA Housing Subsidy Assistance into the Next Operating Year	[3] Assessment: Number of Households that exited this HOPWA Program; their Housing Status after Exiting	[4] HOPWA Client Outcomes
Transitional/ Short-Term Housing Facilities/ Units			1 Emergency Shelter/Streets	<i>Unstable Arrangements</i>
			2 Temporary Housing	<i>Temporarily Stable with Reduced Risk of Homelessness</i>
			3 Private Housing	<i>Stable/Permanent Housing (PH)</i>
			4 Other HOPWA	
			5 Other Subsidy	
			6 Institution	<i>Unstable Arrangements</i>
			7 Jail/Prison	
			8 Disconnected/unknown	
			9 Death	<i>Life Event</i>
B1: Total number of households receiving transitional/short-term housing assistance whose tenure exceeded 24 months				

### Section 2. Prevention of Homelessness: Assessment of Client Outcomes on Reduced Risks of Homelessness

#### (Short-Term Housing Subsidy Assistance)

Report the total number of households that received STRMU assistance in Column [1].

In Column [2], identify the outcomes of the households reported in Column [1] either at the time that they were known to have left the STRMU program or through the project sponsor or subrecipient's best assessment for stability at the end of the operating year.

Information in Column [3] provides a description of housing outcomes; therefore, data is not required.

At the bottom of the chart:

- In Row 1a., report those households that received STRMU assistance during the operating year of this report, and the prior operating year.
- In Row 1b., report those households that received STRMU assistance during the operating year of this report, and the two prior operating years.

**Data Check:** The total households reported as served with STRMU in Column [1] equals the total reported in Part 3, Chart 1, Row 4, Column b.

**Data Check:** The sum of Column [2] should equal the number of households reported in Column [1].

#### Assessment of Households that Received STRMU Assistance

[1] Output: Total number of households	[2] Assessment of Housing Status	[3] HOPWA Client Outcomes

**Section 9: Attachments**



	<b>Maintain Private Housing <u>without</u> subsidy</b> <i>(e.g. Assistance provided/completed and client is stable, not likely to seek additional support)</i>		<i>Stable/Permanent Housing (PH)</i>
	<b>Other Private Housing without subsidy</b> <i>(e.g. client switched housing units and is now stable, not likely to seek additional support)</i>		
	Other HOPWA Housing Subsidy Assistance		
	Other Housing Subsidy (PH)		
	<b>Institution</b> <i>(e.g. residential and long-term care)</i>		
	Likely that additional STRMU is needed to maintain current housing arrangements		<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
	<b>Transitional Facilities/Short-term</b> <i>(e.g. temporary or transitional arrangement)</i>		
	<b>Temporary/Non-Permanent Housing arrangement</b> <i>(e.g. gave up lease, and moved in with family or friends but expects to live there less than 90 days)</i>		
	Emergency Shelter/street		<i>Unstable Arrangements</i>
	Jail/Prison		
	Disconnected		
	Death		<i>Life Event</i>
1a. Total number of those households that received STRMU Assistance in the operating year of this report that also received STRMU assistance in the prior operating year (e.g. households that received STRMU assistance in two consecutive operating years).			
1b. Total number of those households that received STRMU Assistance in the operating year of this report that also received STRMU assistance in the two prior operating years (e.g. households that received STRMU assistance in three consecutive operating years).			

## Section 9: Attachments

### Section 3. HOPWA Outcomes on Access to Care and Support

#### 1a. Total Number of Households

*Line [1]: For project sponsors/subrecipients that provided HOPWA housing subsidy assistance during the operating year identify in the appropriate row the number of households that received HOPWA housing subsidy assistance (TBRA, STRMU, Facility-Based, PHP and Master Leasing) and HOPWA funded case management services. Use Row c. to adjust for duplication among the service categories and Row d. to provide an unduplicated household total.*

*Line [2]: For project sponsors/subrecipients that did NOT provide HOPWA housing subsidy assistance identify in the appropriate row the number of households that received HOPWA funded case management services.*

*Note: These numbers will help you to determine which clients to report Access to Care and Support Outcomes for and will be used by HUD as a basis for analyzing the percentage of households who demonstrated or maintained connections to care and support as identified in Chart 1b. below.*

<b>Total Number of Households</b>	
<b>1. For Project Sponsors/Subrecipients that provided HOPWA Housing Subsidy Assistance:</b> Identify the total number of households that received the following <u>HOPWA-funded</u> services:	
a. Housing Subsidy Assistance (duplicated)-TBRA, STRMU, PHP, Facility-Based Housing, and Master Leasing	81
b. Case Management	34
c. Adjustment for duplication (subtraction)	-23
<b>d. Total Households Served by Project Sponsors/Subrecipients with Housing Subsidy Assistance (Sum of Rows a.b. minus Row c.)</b>	<b>92</b>
<b>2. For Project Sponsors/Subrecipients did NOT provide HOPWA Housing Subsidy Assistance:</b> Identify the total number of households that received the following <u>HOPWA-funded</u> service:	
a. HOPWA Case Management	
<b>b. Total Households Served by Project Sponsors/Subrecipients without Housing Subsidy Assistance</b>	

#### 1b. Status of Households Accessing Care and Support

*Column [1]: Of the households identified as receiving services from project sponsors/subrecipients that provided HOPWA housing subsidy assistance as identified in Chart 1a., Row 1d. above, report the number of households that demonstrated access or maintained connections to care and support within the program year.*

*Column [2]: Of the households identified as receiving services from project sponsors/subrecipients that did NOT provide HOPWA housing subsidy assistance as reported in Chart 1a., Row 2b., report the number of households that demonstrated improved access or maintained connections to care and support within the program year.*

*Note: For information on types and sources of income and medical insurance/assistance, refer to Charts below.*

Categories of Services Accessed	[1] For project sponsors/subrecipients that provided HOPWA housing subsidy assistance, identify the households who demonstrated the following:	[2] For project sponsors/subrecipients that did NOT provide HOPWA housing subsidy assistance, identify the households who demonstrated the following:	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing	71		<i>Support for Stable Housing</i>
2. Had contact with case manager/benefits counselor consistent	81		<i>Access to</i>

## Section 9: Attachments

with the schedule specified in client's individual service plan (may include leveraged services such as Ryan White Medical Case Management)			<i>Support</i>
3. Had contact with a primary health care provider consistent with the schedule specified in client's individual service plan	80		<i>Access to Health Care</i>
4. Accessed and maintained medical insurance/assistance	81		<i>Access to Health Care</i>
5. Successfully accessed or maintained qualification for sources of income	78		<i>Sources of Income</i>

### Chart 1b., Line 4: Sources of Medical Insurance and Assistance include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> <li>MEDICAID Health Insurance Program, or use local program name</li> <li>MEDICARE Health Insurance Program, or use local program name</li> </ul>	<ul style="list-style-type: none"> <li>Veterans Affairs Medical Services</li> <li>AIDS Drug Assistance Program (ADAP)</li> <li>State Children's Health Insurance Program (SCHIP), or use local program name</li> </ul>	<ul style="list-style-type: none"> <li>Ryan White-funded Medical or Dental Assistance</li> </ul>
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### Chart 1b., Row 5: Sources of Income include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> <li>Earned Income</li> <li>Veteran's Pension</li> <li>Unemployment Insurance</li> <li>Pension from Former Job</li> <li>Supplemental Security Income (SSI)</li> </ul>	<ul style="list-style-type: none"> <li>Child Support</li> <li>Social Security Disability Income (SSDI)</li> <li>Alimony or other Spousal Support</li> <li>Veteran's Disability Payment</li> <li>Retirement Income from Social Security</li> <li>Worker's Compensation</li> </ul>	<ul style="list-style-type: none"> <li>General Assistance (GA), or use local program name</li> <li>Private Disability Insurance</li> <li>Temporary Assistance for Needy Families (TANF)</li> <li>Other Income Sources</li> </ul>
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### 1c. Households that Obtained Employment

*Column [1]: Of the households identified as receiving services from project sponsors/subrecipients that provided HOPWA housing subsidy assistance as identified in Chart 1a., Row 1d. above, report on the number of households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA-funded Job training, employment assistance, education or related case management/counseling services.*

*Column [2]: Of the households identified as receiving services from project sponsors/subrecipients that did NOT provide HOPWA housing subsidy assistance as reported in Chart 1a., Row 2b., report on the number of households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA-funded Job training, employment assistance, education or case management/counseling services.*

**Note:** This includes jobs created by this project sponsor/subrecipients or obtained outside this agency.

## Section 9: Attachments

**Note:** Do not include jobs that resulted from leveraged job training, employment assistance, education or case management/counseling services.

Categories of Services Accessed	[1] For project sponsors/subrecipients that provided HOPWA housing subsidy assistance, identify the households who demonstrated the following:	[2] For project sponsors/subrecipients that did NOT provide HOPWA housing subsidy assistance, identify the households who demonstrated the following:
Total number of households that obtained an income-producing job	8	

**End of PART 4**



## Section 9: Attachments



**PART 5: Worksheet - Determining Housing Stability Outcomes (optional)**

1. This chart is designed to assess program results based on the information reported in Part 4 and to help Grantees determine overall program performance. Completion of this worksheet is optional.

Permanent Housing Subsidy Assistance	Stable Housing (# of households remaining in program plus 3+4+5+6)	Temporary Housing (2)	Unstable Arrangements (1+7+8)	Life Event (9)
Tenant-Based Rental Assistance (TBRA)				
Permanent Facility-based Housing Assistance/Units				
Transitional/Short-Term Facility-based Housing Assistance/Units				
<b>Total Permanent HOPWA Housing Subsidy Assistance</b>				
Reduced Risk of Homelessness: Short-Term Assistance	Stable/Permanent Housing	Temporarily Stable, with Reduced Risk of Homelessness	Unstable Arrangements	Life Events
Short-Term Rent, Mortgage, and Utility Assistance (STRMU)				
<b>Total HOPWA Housing Subsidy Assistance</b>				

### Background on HOPWA Housing Stability Codes

#### Stable Permanent Housing/Ongoing Participation

3 = Private Housing in the private rental or home ownership market (without known subsidy, including permanent placement with families or other self-sufficient arrangements) with reasonable expectation that additional support is not needed.

4 = Other HOPWA-funded housing subsidy assistance (not STRMU), e.g. TBRA or Facility-Based Assistance.

5 = Other subsidized house or apartment (non-HOPWA sources, e.g., Section 8, HOME, public housing).

6 = Institutional setting with greater support and continued residence expected (e.g., residential or long-term care facility).

#### Temporary Housing

## Section 9: Attachments

2 = Temporary housing - moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, or temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center).

### Unstable Arrangements

1 = Emergency shelter or no housing destination such as places not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station, or anywhere outside).

7 = Jail /prison.

8 = Disconnected or disappeared from project support, unknown destination or no assessments of housing needs were undertaken.

### Life Event

9 = Death, i.e., remained in housing until death. This characteristic is not factored into the housing stability equation.

**Tenant-based Rental Assistance:** Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as reported under: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item: 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Permanent Facility-Based Housing Assistance:** Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Transitional/Short-Term Facility-Based Housing Assistance:** Stable Housing is the sum of the number of households that (i) continue in the residences (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Other Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Tenure Assessment.** A baseline of households in transitional/short-term facilities for assessment purposes, indicate the number of households whose tenure exceeded 24 months.

**STRMU Assistance:** Stable Housing is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation that additional support is not needed in order to maintain permanent housing living situation (as this is a time-limited form of housing support) as reported under housing status: Maintain Private Housing with subsidy; Other Private with Subsidy; Other HOPWA support; Other Housing Subsidy; and Institution. Temporarily Stable, with Reduced Risk of Homelessness is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period or left their current housing arrangement for a transitional facility or other temporary/non-permanent housing arrangement and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year, as reported under housing status: Likely to maintain current housing arrangements, with additional STRMU assistance;

## Section 9: Attachments

Transitional Facilities/Short-term; and Temporary/Non-Permanent Housing arrangements Unstable Situation is the sum of number of households reported under housing status: Emergency Shelter; Jail/Prison; and Disconnected.

**End of PART 5**

## Section 9: Attachments



### **PART 6: Annual Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)**

The Annual Certification of Usage for HOPWA Facility-Based Stewardship Units is to be used in place of Part 7B of the CAPER if the facility was originally acquired, rehabilitated or constructed/developed in part with HOPWA funds but no HOPWA funds were expended during the operating year. Scattered site units may be grouped together on one page.

Grantees that used HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten (10) years. If non-substantial rehabilitation funds were used they are required to operate for at least three (3) years. Stewardship begins once the facility is put into operation.

*Note: See definition of Stewardship Units.*

#### 1. General information

HUD Grant Number(s)	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6;  <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name	

#### 2. Number of Units and Non-HOPWA Expenditures

Facility Name:	Number of Stewardship Units Developed with HOPWA funds	Amount of Non-HOPWA Funds Expended in Support of the Stewardship Units during the Operating Year
Total Stewardship Units (subject to 3- or 10- year use periods)		

#### 3. Details of Project Site

Project Sites: Name of HOPWA-funded project	
Site Information: Project Zip Code(s)	
Site Information: Congressional District(s)	
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list <input type="checkbox"/> Not confidential; information can be made available to the public
<b>If the site is not confidential:</b> Please provide the contact information, phone, email address/location, if business address is different from facility address	

## Section 9: Attachments

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official of the organization that continues to operate the facility:</b>	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>	<b>Contact Phone (with area code)</b>

**End of PART 6**

### Part 7: Summary Overview of Grant Activities

#### A. Information on Individuals, Beneficiaries, and Households Receiving HOPWA Housing Subsidy Assistance (TBRA, STRMU, Facility-Based Units, Permanent Housing Placement and Master Leased Units ONLY)

*Note: Reporting for this section should include ONLY those individuals, beneficiaries, or households that received and/or resided in a household that received HOPWA Housing Subsidy Assistance as reported in Part 3, Chart 1, Row 7, Column b. (e.g., do not include households that received HOPWA supportive services ONLY).*

#### Section 1. HOPWA-Eligible Individuals who Received HOPWA Housing Subsidy Assistance

##### a. Total HOPWA Eligible Individuals Living with HIV/AIDS

In Chart a., provide the total number of eligible (and unduplicated) low-income individuals living with HIV/AIDS who qualified their household to receive HOPWA housing subsidy assistance during the operating year. This total should include only the individual who qualified the household for HOPWA assistance, NOT all HIV positive individuals in the household.

<b>Individuals Served with Housing Subsidy Assistance</b>	<b>Total</b>
Number of individuals with HIV/AIDS who qualified their household to receive HOPWA housing subsidy assistance.	81

##### Chart b. Prior Living Situation

In Chart b., report the prior living situations for all Eligible Individuals reported in Chart a. In Row 1, report the total number of individuals who continued to receive HOPWA housing subsidy assistance from the prior operating

## Section 9: Attachments

year into this operating year. In Rows 2 through 17, indicate the prior living arrangements for all new HOPWA housing subsidy assistance recipients during the operating year.

**Data Check:** The total number of eligible individuals served in Row 18 equals the total number of individuals served through housing subsidy assistance reported in Chart a. above.

Category		Total HOPWA Eligible Individuals Receiving Housing Subsidy Assistance
1.	<u>Continuing</u> to receive HOPWA support from the prior operating year	74
<b>New Individuals who received HOPWA Housing Subsidy Assistance support during Operating Year</b>		
2.	Place not meant for human habitation (such as a vehicle, abandoned building, bus/train/subway station/airport, or outside)	3
3.	Emergency shelter (including hotel, motel, or campground paid for with emergency shelter voucher)	
4.	Transitional housing for homeless persons	
5.	<b>Total number of new Eligible Individuals who received HOPWA Housing Subsidy Assistance with a Prior Living Situation that meets HUD definition of homelessness (Sum of Rows 2 – 4)</b>	3
6.	Permanent housing for formerly homeless persons (such as Shelter Plus Care, SHP, or SRO Mod Rehab)	
7.	Psychiatric hospital or other psychiatric facility	
8.	Substance abuse treatment facility or detox center	
9.	Hospital (non-psychiatric facility)	
10.	Foster care home or foster care group home	
11.	Jail, prison or juvenile detention facility	
12.	Rented room, apartment, or house	4
13.	House you own	
14.	Staying or living in someone else's (family and friends) room, apartment, or house	
15.	Hotel or motel paid for without emergency shelter voucher	
16.	Other	
17.	Don't Know or Refused	
18.	<b>TOTAL Number of HOPWA Eligible Individuals (sum of Rows 1 and 5-17)</b>	81

### c. Homeless Individual Summary

In Chart c., indicate the number of eligible individuals reported in Chart b., Row 5 as homeless who also are homeless Veterans and/or meet the definition for Chronically Homeless (See Definition section of CAPER). The totals in Chart c. do not need to equal the total in Chart b., Row 5.

Category	Number of Homeless Veteran(s)	Number of Chronically Homeless
HOPWA eligible individuals served with		1

## Section 9: Attachments

<b>HOPWA Housing Subsidy Assistance</b>		
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### Section 2. Beneficiaries

In Chart a., report the total number of HOPWA eligible individuals living with HIV/AIDS who received HOPWA housing subsidy assistance (*as reported in Part 7A, Section 1, Chart a.*), and all associated members of their household who benefitted from receiving HOPWA housing subsidy assistance (resided with HOPWA eligible individuals).

*Note: See definition of HOPWA Eligible Individual*

*Note: See definition of Transgender.*

*Note: See definition of Beneficiaries.*

**Data Check:** The sum of each of the Charts b. & c. on the following two pages equals the total number of beneficiaries served with HOPWA housing subsidy assistance as determined in Chart a., Row 4 below.

#### a. Total Number of Beneficiaries Served with HOPWA Housing Subsidy Assistance

<b>Individuals and Families Served with HOPWA Housing Subsidy Assistance</b>	<b>Total Number</b>
1. Number of individuals with HIV/AIDS who qualified the household to receive HOPWA housing subsidy assistance (equals the number of HOPWA Eligible Individuals reported in Part 7A, Section 1, Chart a.)	81
2. Number of ALL other persons <b>diagnosed</b> as HIV positive who reside with the HOPWA eligible individuals identified in Row 1 and who benefitted from the HOPWA housing subsidy assistance	5
3. Number of ALL other persons <b>NOT diagnosed</b> as HIV positive who reside with the HOPWA eligible individual identified in Row 1 and who benefitted from the HOPWA housing subsidy	18
<b>4. TOTAL number of ALL <u>beneficiaries</u> served with Housing Subsidy Assistance (Sum of Rows 1,2, &amp; 3)</b>	104

## Section 9: Attachments

### b. Age and Gender

In Chart b., indicate the Age and Gender of all beneficiaries as reported in Chart a. directly above. Report the Age and Gender of all HOPWA Eligible Individuals (those reported in Chart a., Row 1) using Rows 1-5 below and the Age and Gender of all other beneficiaries (those reported in Chart a., Rows 2 and 3) using Rows 6-10 below. The number of individuals reported in Row 11, Column E. equals the total number of beneficiaries reported in Part 7, Section 2, Chart a., Row 4.

HOPWA Eligible Individuals (Chart a, Row 1)						
		A.	B.	C.	D.	E.
		Male	Female	Transgender M to F	Transgender F to M	TOTAL (Sum of Columns A-D)
1.	Under 18	0	0	0		0
2.	18 to 30 years	0	0	0		0
3.	31 to 50 years	23	9	3		35
4.	51 years and Older	36	9	1		46
5.	<b>Subtotal (Sum of Rows 1-4)</b>	59	18	4		81
All Other Beneficiaries (Chart a, Rows 2 and 3)						
		A.	B.	C.	D.	E.
		Male	Female	Transgender M to F	Transgender F to M	TOTAL (Sum of Columns A-D)
6.	Under 18	1	6			7
7.	18 to 30 years	6	3			9
8.	31 to 50 years	2	3			5
9.	51 years and Older	2	0			2
10.	<b>Subtotal (Sum of Rows 6-9)</b>	11	12			23
Total Beneficiaries (Chart a, Row 4)						
11.	<b>TOTAL (Sum of Rows 5 &amp; 10)</b>	68	30	4		104



## Section 9: Attachments

### c. Race and Ethnicity\*

In Chart c., indicate the Race and Ethnicity of all beneficiaries receiving HOPWA Housing Subsidy Assistance as reported in Section 2, Chart a., Row 4. Report the race of all HOPWA eligible individuals in Column [A]. Report the ethnicity of all HOPWA eligible individuals in column [B]. Report the race of all other individuals who benefitted from the HOPWA housing subsidy assistance in column [C]. Report the ethnicity of all other individuals who benefitted from the HOPWA housing subsidy assistance in column [D]. The summed total of columns [A] and [C] equals the total number of beneficiaries reported above in Section 2, Chart a., Row 4.

Category		HOPWA Eligible Individuals		All Other Beneficiaries	
		[A] Race [all individuals reported in Section 2, Chart a., Row 1]	[B] Ethnicity [Also identified as Hispanic or Latino]	[C] Race [total of individuals reported in Section 2, Chart a., Rows 2 & 3]	[D] Ethnicity [Also identified as Hispanic or Latino]
1.	American Indian/Alaskan Native	2	2	0	
2.	Asian	6	0	6	
3.	Black/African American	17	1	4	
4.	Native Hawaiian/Other Pacific Islander				
5.	White	38	19	12	12
6.	American Indian/Alaskan Native & White				
7.	Asian & White				
8.	Black/African American & White	1	1	1	
9.	American Indian/Alaskan Native & Black/African American	2	1		
10.	Other Multi-Racial	15	15		
11.	Column Totals (Sum of Rows 1-10)	81	39	23	12

**Data Check:** Sum of Row 11 Column A and Row 11 Column C equals the total number HOPWA Beneficiaries reported in Part 3A, Section 2, Chart a., Row 4.

\*Reference (data requested consistent with Form HUD-27061 Race and Ethnic Data Reporting Form)

### Section 3. Households

#### Household Area Median Income

Report the area median income(s) for all households served with HOPWA housing subsidy assistance.

**Data Check:** The total number of households served with HOPWA housing subsidy assistance should equal Part 3C, Row 7, Column b and Part 7A, Section 1, Chart a. (Total HOPWA Eligible Individuals Served with HOPWA Housing Subsidy Assistance).

**Note:** Refer to [http://www.huduser.org/portal/datasets/il/il2010/select\\_Geography\\_mfi.odn](http://www.huduser.org/portal/datasets/il/il2010/select_Geography_mfi.odn) for information on area median income in your community.

Percentage of Area Median Income		Households Served with HOPWA Housing Subsidy Assistance
1.	0-30% of area median income (extremely low)	79

**Section 9: Attachments**

2.	31-50% of area median income (very low)	2
3.	51-80% of area median income (low)	
4.	<b>Total (Sum of Rows 1-3)</b>	81

## Section 9: Attachments

### Part 7: Summary Overview of Grant Activities

#### B. Facility-Based Housing Assistance

Complete one Part 7B for each facility developed or supported through HOPWA funds.

**Do not complete this Section for programs originally developed with HOPWA funds but no longer supported with HOPWA funds.** If a facility was developed with HOPWA funds (subject to ten years of operation for acquisition, new construction and substantial rehabilitation costs of stewardship units, or three years for non-substantial rehabilitation costs), but HOPWA funds are no longer used to support the facility, the project sponsor or subrecipient should complete Part 6: Annual Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY).

Complete Charts 2a., Project Site Information, and 2b., Type of HOPWA Capital Development Project Units, for all Development Projects, including facilities that were past development projects, but continued to receive HOPWA operating dollars this reporting year.

#### 1. Project Sponsor/Subrecipient Agency Name (Required)

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#### 2. Capital Development

##### 2a. Project Site Information for HOPWA Capital Development of Projects (For Current or Past Capital Development Projects that receive HOPWA Operating Costs this reporting year)

*Note: If units are scattered-sites, report on them as a group and under type of Facility write "Scattered Sites."*

Type of Development this operating year	HOPWA Funds Expended this operating year <i>(if applicable)</i>	Non-HOPWA funds Expended <i>(if applicable)</i>	Name of Facility:
<input type="checkbox"/> New construction	\$	\$	<b>Type of Facility [Check <u>only one</u> box.]</b> <input type="checkbox"/> Permanent housing <input type="checkbox"/> Short-term Shelter or Transitional housing <input type="checkbox"/> Supportive services only facility
<input type="checkbox"/> Rehabilitation	\$	\$	
<input type="checkbox"/> Acquisition	\$	\$	
<input type="checkbox"/> Operating	\$	\$	

## Section 9: Attachments

a.	Purchase/lease of property:	Date (mm/dd/yy):
b.	Rehabilitation/Construction Dates:	Date started: <span style="float: right;">Date Completed:</span>
c.	Operation dates:	Date residents began to occupy: <input type="checkbox"/> Not yet occupied
d.	Date supportive services began:	Date started: <input type="checkbox"/> Not yet providing services
e.	Number of units in the facility:	HOPWA-funded units = <span style="float: right;">Total Units =</span>
f.	Is a waiting list maintained for the facility?	<input type="checkbox"/> Yes <span style="float: right;"><input type="checkbox"/> No</span> <i>If yes, number of participants on the list at the end of operating year</i>
g.	What is the address of the facility (if different from business address)?	
		<input type="checkbox"/> Yes, protect information; do not publish list <input type="checkbox"/> No, can be made available to the public

### 2b. Number and Type of HOPWA Capital Development Project Units (For Current or Past Capital Development Projects that receive HOPWA Operating Costs this Reporting Year)

For units entered above in 2a. please list the number of HOPWA units that fulfill the following criteria:

	Number Designated for the Chronically Homeless	Number Designated to Assist the Homeless	Number Energy-Star Compliant	Number 504 Accessible
Rental units constructed (new) and/or acquired <u>with or without</u> rehab				
Rental units rehabbed				
Homeownership units constructed (if approved)				

### 3. Units Assisted in Types of Housing Facility/Units Leased by Project Sponsor or Subrecipient

Charts 3a., 3b. and 4 are required for each facility. In Charts 3a. and 3b., indicate the type and number of housing units in the facility, including master leased units, project-based or other scattered site units leased by the organization, categorized by the number of bedrooms per unit.

*Note: The number units may not equal the total number of households served.*

**Please complete separate charts for each housing facility assisted. Scattered site units may be grouped together.**

#### 3a. Check one only

- Permanent Supportive Housing Facility/Units
- Short-term Shelter or Transitional Supportive Housing Facility/Units

## Section 9: Attachments

### 3b. Type of Facility

Complete the following Chart for all facilities leased, master leased, project-based, or operated with HOPWA funds during the reporting year.

#### Name of Project Sponsor/Agency Operating the Facility/Leased Units:

Type of housing facility operated by the project sponsor/subrecipient	Total Number of <u>Units</u> in use during the Operating Year Categorized by the Number of Bedrooms per Units					
	SRO/Studio/0 bdrm	1 bdrm	2 bdrm	3 bdrm	4 bdrm	5+bdrm
a. Single room occupancy dwelling						
b. Community residence						
c. Project-based rental assistance units or leased units						
d. ---						

### 4. Households and Housing Expenditures

Enter the total number of households served and the amount of HOPWA funds expended by the project sponsor/subrecipient on subsidies for housing involving the use of facilities, master leased units, project based or other scattered site units leased by the organization.

Housing Assistance Category: Facility Based Housing	Output: Number of Households	Output: Total HOPWA Funds Expended during Operating Year by Project Sponsor/subrecipient
a. Leasing Costs		
b. Operating Costs		
c. Project-Based Rental Assistance (PBRA) or other leased units		
d. Other Activity (if approved in grant agreement) <u>Specify:</u>		
e. Adjustment to eliminate duplication (subtract)		
f. TOTAL Facility-Based Housing Assistance (Sum Rows a. through d. minus Row e.)		



**Housing Opportunities for Persons with AIDS  
(HOPWA) Program**

**Annual Progress Report (APR)  
Measuring Performance Outcomes**

## Section 9: Attachments



OMB Number 2506-0133 (Expiration Date: 12/31/2017)

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The APR report for HOPWA competitively selected grantees provides annual information on program accomplishments that supports program evaluation and the ability to measure program beneficiary outcomes related to: maintain housing stability; prevent homelessness; and improve access to care and support. The public reporting burden for the collection of information is estimated to average 56 hours per manual response, or less if an automated data collection and retrieval system is in use, along with 60 hours for record keeping, including the time for reviewing instructions, searching existing data sources, gathering

**Section 9: Attachments**



**Housing Opportunities for Persons with AIDS (HOPWA)**

**Annual Progress Report – Measuring Performance Outcomes**

**PART 1: Grantee Summary**

OMB Number 2506-0133 (Expiration Date: 10/31/2017)

**1. Grantee Information**

<b>HUD Grant Number</b> CA-H13-0005		<b>Operating Year for this report</b> <i>From (mm/dd/yy)</i> 07/07/14 <i>To (mm/dd/yy)</i> 07/06/15  <input type="checkbox"/> Yr 1; <input checked="" type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> ExtYr		
<b>Grantee Name</b> City of San Jose		<b>Parent Company if applicable</b> NA		
<b>Type of HOPWA Grant</b> <input checked="" type="checkbox"/> Competitive <input type="checkbox"/> Formula				
<b>Business Address</b>		200 East Santa Clara Street, 12 <sup>th</sup> floor		
<b>City, State, Zip, County</b>		San Jose	CA	95113      County of Santa Clara
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>		94-6000419		
<b>DUN &amp; Bradstreet Number (DUNS)</b>		063541874	<b>Central Contractor Registration (CCR):</b> <b>Is the grantee's CCR status currently active?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>If yes, provide CCR Number:</b> <b>063541874</b>	
<b>Congressional District of Grantee's Business Address</b>		16		
<b>*Congressional District(s) of Primary Service Area</b>		11    14    15    16		
<b>*City(ies) and County(ies) of Primary Service Area</b>		<b>Cities::</b> Gilroy, Los Gatos, Milpitas, Morgan Hill, Mt. View, San Jose, Santa Clara, Sunnyvale		<b>Counties:</b> Santa Clara
<b>Organization's Website Address</b> <a href="http://www.sjhousing.org">www.sjhousing.org</a> (Dept. of Housing)		<b>Is there a waiting list(s) for HOPWA Housing Subsidy Assistance Services in the Grantee service Area?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>If yes, explain in the narrative section what services maintain a waiting list and how this list is administered.</b>		
<b>Is the grantee a nonprofit organization?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <i>Please check if yes and a faith-based organization?</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization?</i> <input type="checkbox"/>				

**\* Service delivery area information only needed for program activities being directly carried out by the grantee.**



## Section 9: Attachments

*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.*

**Warning:** HUD will refer for prosecution false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

<p><b>Name and Title of Authorized Official</b></p> <p>Jacky Morales-Ferrand, Interim Director</p>	<p><b>Signature &amp; Date (mm/dd/yy)</b></p>
<p><b>Name and Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i></p> <p>Kathryn Kaminski, Development Officer</p>	<p><b>Email Address</b></p> <p>Kathryn.kaminski@sanjoseca.gov</p>
<p><b>Phone Number (include area code)</b></p> <p>(408) 793-5534</p>	<p><b>Fax Number (include area code)</b></p> <p>(408) 289-9418</p>

## Section 9: Attachments

### 2. Administrative Subrecipient Information

Provide information on each Subrecipient organization with a contract/agreement of \$25,000 or greater to assist the project sponsor with evaluations or other administrative services but no services directly to client households. **Agreements include:** grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. These elements address requirements in the Federal Financial Accountability and Transparency Act of 2006 (Public Law 109-282).

*Note: This chart does not apply to organizations that provide direct services to clients, defined by CFR 574.3, in providing housing and other support to beneficiaries. Subrecipients who provide direct services should complete the Subrecipient Chart in Part 5A: Summary of Project Sponsor/Subrecipient Information. Additionally, if the grantee undertakes service delivery activities directly, complete the respective performance sections (Part 5A-5E) for all activities conducted by the grantee*

*Note: If any information is not applicable to your organization, please report N/A in the appropriate box.*

*Note: Please see the definitions for project sponsor and subrecipient for distinction.*

Organization		Parent Company (if applicable)	
Name <u>and</u> Title of Contact at Sub-recipient Organization			
Email Address			
Business Address			
City, State, Zip, County			
Phone Number (include area code)		Fax Number (include area code)	
Employer Identification Number (EIN) or Tax Identification Number (TIN)			
DUN & Bradstreet Number (DUNs)			
North American Industry Classification System (NAICS) Code			
Congressional District of Sub-recipient's Business Address			
Congressional District(s) of Primary Service Area			
City(ies) <u>and</u> County(ies) of Primary Service Area		Cities:	Counties:
Total HOPWA Subcontract Amount of this Organization for the operating year			

**End of Part 1**

**Part 2: Grantee Narrative and Performance Assessment**

Use the Grantee Narrative and Performance Assessment (items A through D) to succinctly describe in a one to three page narrative how activities enabled client households to improve housing stability, increased access to care and support, and reduced their risk of homelessness. Describe the organization of the HOPWA Program and how the program interacts with other housing and supportive service programs in the community and/or state. The narrative should detail program accomplishments, barriers to achieving stated performance goals, technical assistance needs and innovative outreach and support strategies utilized by project sponsors or partner organizations to achieve program goals. In addition, provide information on any evaluations of the project’s accomplishments conducted during the operating year. This narrative will be used for public information, including posting on HUD’s web page.

**A. Outputs Reported.** Describe program accomplishments including the number of housing units supported and the number households assisted with HOPWA funds during this operating year. Include a comparison between proposed (as approved in the grant agreement) and actual accomplishments, as demonstrated in Part 3: Overview of Grant Activities. In the narrative, describe how the different types of housing assistance are coordinated to serve clients. If your organization has a waiting list, please explain how it is administered.

In FY14-15 a total of eighty (80) households were assisted with this HOPWA competitive grant (HOPWA PSH) in the form of rental subsidies (TBRA) and support services, including case management. All 80 households received case management, while fifteen (15) households received housing subsidies. These results meet the contract goal of providing rental subsidies to

## Section 9: Attachments

14-15 households at any one time and exceeded the contract goal of assisting 75 households with support services/case management.

The subsidies and support services were distributed throughout Santa Clara County. The majority (86%) of clients assisted live in the city of San Jose with the others distributed in Gilroy, Los Gatos, Milpitas, Mountain View, Santa Clara and Sunnyvale.

Clients receiving a housing subsidy are contacted at least annually by the housing services staff person assigned to their case. The purposes of these scheduled contacts are to conduct annual unit inspections and ensure that the residence continues to meet housing quality standards, and to complete an annual income review and housing subsidy eligibility re-certification for each client. Clients are encouraged to contact housing staff if, and when, they encounter difficulties that prevent them from meeting their obligations as tenants, such as inability to pay their share of rent for any reason. Additional contacts may involve facilitating resolution of client/landlord issues, including processing of rent increase notices, or helping to resolve difficulties between clients and those with whom they share the home or apartment. As PSH clients are required to participate in case management at some level, the clients' case managers are kept informed about all housing contacts, as case management is integral to the coordinated care provided to housing clients who need the extra assistance. Those on Level II (Social Work) and Level III (nursing) maintain regular contact with the medical social worker assigned to their case at least every 60-90 days.

Clients not receiving a housing subsidy but who need help maintaining their housing are also assisted by PSH -funded case managers represented by Benefits Specialists, Medical Social Workers and Registered Nurses. The level of assistance is driven by the clients' medical, psychosocial, and/or financial acuity.

The Housing Program maintains a wait list managed by the Housing Program Coordinator. Potentially eligible households are added to the list based on the date the referral for housing assistance is made. Referrals are accepted from AIDS Services staff, other HIV/AIDS service agencies or medical care providers, as well as self-referrals from AIDS Services clients. In addition to the date of referral, the wait list also tracks priority and preference for assistance for each household listed, e.g., homeless individuals have the highest priority for assistance, followed by households at risk of homelessness. The system of priority and preference for a housing subsidy is intended to be fluid and adjustable as clients' circumstances change. For

## Section 9: Attachments

example, a household that was homeless at the time of referrals may be stably housed and not have a priority for receiving a subsidy at the time assistance becomes available. As funds become available, clients are contacted by the housing staff; information is updated and proper verification of income and circumstances that would grant them preferred status is obtained. This system of priority also ensures that the limited funds available are effectively utilized to assist those who are most in need first.

**B. Outcomes Assessed.** Assess your program's success in enabling HOPWA beneficiaries to establish and/or better maintain a stable living environment in housing that is safe, decent, and sanitary, and improve access to care. Compare current year results to baseline results for clients. Describe how program activities/projects contributed to meeting stated goals. If program did not achieve expected targets, please describe how your program plans to address challenges in program implementation and the steps currently being taken to achieve goals in next operating year. If your program exceeded program targets, please describe strategies the program utilized and how those contributed to program successes.

A review of the Housing program database showed that 98% of clients receiving a PSH subsidy maintained housing stability in FY14-15, exceeding the goal of 85%. For all clients receiving support services, 91% remained housed at the end of the measurement year. Also, as noted in the section above, the units occupied by clients were inspected by housing program staff initially and at least once annually to ensure they were safe, decent, sanitary, and met the housing needs of clients as required. Ninety-eight (98%) of all project clients receiving support services accessed routine medical care available to them during the year. The stated program goals were exceeded during the fiscal year due to the ongoing, coordinated team efforts of the case management and housing staff. They consistently maintained regular contact with clients to ensure their needs were met in a timely fashion so that issues were immediately addressed rather than allowing them to become overwhelming over time. These efforts will continue during FY15-16 to ensure program goals are achieved.

**C. Barriers and Recommendations.** Describe any barriers (including regulatory and non-regulatory) encountered in the administration or implementation of the HOPWA program, how

**Section 9: Attachments**

they affected your program’s ability to achieve the objectives and outcomes discussed, and actions taken in response to barriers, as well as recommendations for program improvement. You may select more than one from the following list. Specify a barrier for each explanation or description.

<input checked="" type="checkbox"/> HOPWA/HUD Regulations	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/> Housing Availability	<input type="checkbox"/> Rent Determination and Fair Market Rents
<input type="checkbox"/> Discrimination/Confidentiality	<input checked="" type="checkbox"/> Multiple Diagnoses	<input type="checkbox"/> Eligibility	<input type="checkbox"/> Technical Assistance or Training
<input checked="" type="checkbox"/> Supportive Services	<input checked="" type="checkbox"/> Credit History	<input checked="" type="checkbox"/> Rental History	<input checked="" type="checkbox"/> Criminal Justice History
<input checked="" type="checkbox"/> Housing Affordability	<input type="checkbox"/> Geography/Rural Access	<input type="checkbox"/> Other, please explain further	

**Comments in this section are provided by the project sponsor.**

**HOPWA/HUD Regulations.** Any specific communications regarding differences between HOPWA and HUD regulations would be appreciated. It would be beneficial to get clear guidance on pressing issues that arise such as the usage of medical marijuana in subsidized housing, as it is becoming a universal prescription to address various health needs.

**Supportive Services.** In an effort to assist the clients in getting housed and retaining their housing, the supportive services provided can be very intensive, especially for the homeless, in order to address the various barriers that many often face. It is difficult, at times, to provide the necessary support to clients in the program due to the staffing levels that are provided as part of the contract. The heavy caseloads only allow for staff to continually assist clients as emergencies and crisis occur rather than focusing on working with the client to address the barriers and challenges that can manifest itself into housing retention issues or concerns.

**Housing Availability/Affordability.** The Bay area housing market continues to be one of the most expensive in the nation. As the market rate unit prices increase, it is becoming more challenging to find landlords willing to work with the lower program rents, and in several cities in Santa Clara County, subsidized rents are non-existent for our clients. Low-Income Housing Tax Credit properties may become the only ones offering units priced at or below the HUD Fair Market Rent level. However, these properties have their own eligibility criteria that often deny clients due to extensive credit and criminal history. Due to the demand of affordable units, the wait lists for these subsidized properties continue to grow with wait times of at least one year, which are not beneficial to the homeless clients who are struggling with their health conditions

## Section 9: Attachments

and are in dire need of housing. Housing staff must continually and tirelessly work with clients and landlords to find any available housing. More often than not, when a unit is available, it may be available only for a matter of hours. To address this issue we have assigned a dedicated housing specialist to continuously search for available units and stay in close contact with the landlords. Despite these challenges THT continues to maintain an excellent level support services to keep clients stably housed and continue the competitive search for available units.

**Client Barriers.** A large percentage of the clients assisted by the program have multiple barriers for renting either on their own or with a subsidy. These barriers are inter-related and include **1) multiple diagnoses; 2) credit history; 3) rental history; and 4) criminal justice history.** Clients' multiple diagnoses, in addition to their HIV/AIDS status, include mental health and/or substance use/abuse issues. The combination of mental health issues and substance use/abuse prevents clients from using their better judgment in following house rules, paying rent on time, or getting along with others with whom they share a home or apartment. Since the difficulties mentioned above can result in eviction notices to clients, support services are crucial.

Many properties require that criminal and credit checks are conducted and, therefore, many of our clients are unable to rent at those locations, further restricting the number of units available to them during the housing search process. In other instances, program staff must use their powers of persuasion to convince landlords to rent to clients by emphasizing that case management support is available and provided as needed on an ongoing basis to resolve issues immediately as they arise. Regular meetings with the housing staff and case managers ensure that housing clients receive the assistance, guidance, and support needed for successful long-term tenancies and improved health and in the case of our homeless clients, intensive housing and medical social worker staff time is needed to assist the client in assimilating to a more structured environment.

To alleviate the difficulties clients with criminal records experience in renting, and to safeguard their housing stability, AIDS Services and housing staff refer clients, whenever possible, to appropriate legal aid agencies for help in expunging criminal records and/or in clearing poor credit and rental histories.

## Section 9: Attachments

**D. Technical Assistance.** Describe any technical assistance needs and how they will benefit program beneficiaries.

See CAPER FY1415.



**Section 9: Attachments**

**E. Unmet Housing Need: Assessment of Unmet Housing Needs for HOPWA eligible Households.**

In Chart 1, please identify your service area. If your service area operates within an area also served by HOPWA formula funds, check the box in Row a. If your service area is **not** also served by HOPWA formula funds, check the box in Row b.

**Note:** For help determining whether or not a formula HOPWA programs operates within your service area, go to [\[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/aidshousing/programs/formula\]](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/aidshousing/programs/formula).

1. Service Area

<p>a. Program operates within an area also served with HOPWA formula funds <i>[Completing Chart 2, Planning Estimate for Area’s Unmet Needs for HOPWA-eligible households is optional for this group of competitive grantees]</i></p>	<input checked="" type="checkbox"/>
<p>b. Program operates in an area that is not eligible for HOPWA formula funds <i>[This group of competitive grantees must complete Chart 2]</i></p>	<input type="checkbox"/>

2. Planning Estimate of Area’s Unmet Needs for HOPWA-eligible Households

In Chart 2 Row 1, provide an assessment of the total number of HOPWA-eligible households that require housing subsidy assistance, but are not served by any HOPWA-funded housing subsidy assistance programs in this service area. In Rows a. through c. enter the total number of HOPWA-eligible households by type of housing subsidy assistance needed. Do not include clients who are already receiving HOPWA-funded housing subsidy assistance.

Refer to Chart 3, and check all sources consulted to calculate unmet need. Reference any data from neighboring states’ or municipalities’ Consolidated Plan or other planning efforts that informed the assessment of Unmet Need in your service area.

<p>1. Total number of households that have unmet housing subsidy assistance need.</p>	<p>280</p>
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## Section 9: Attachments

<p>2. From the total reported in #1, identify the number of households with unmet housing needs by type of housing subsidy assistance:</p> <p>d. Tenant-Based Rental Assistance (TBRA)</p> <p>b. Short-Term Rent, Mortgage and Utility payments (STRMU)</p> <ul style="list-style-type: none"> <li>• Assistance with rental costs</li> <li>• Assistance with mortgage payments</li> <li>• Assistance with utility costs</li> </ul> <p>c. Housing Facilities, such as community residences, SRO dwellings, other housing facilities</p>	<p>280</p>
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### 3. Recommended Data Sources for Assessing Unmet Need (check all sources used)

<input checked="" type="checkbox"/>	= Data as reported in the area Consolidated Plan, e.g. in Table 1B, CPMP charts, and related narratives
<input type="checkbox"/>	= Data established by area HIV/AIDS housing planning and coordination efforts, e.g. Continuum of Care
<input type="checkbox"/>	= Data from client information provided in Homeless Management Information Systems (HMIS)
<input type="checkbox"/>	= Data from project sponsors or housing providers, including waiting lists for assistance or other assessments on needs
<input type="checkbox"/>	= Data from prisons or jails in the community on persons being discharged with HIV/AIDS, if mandatory testing is conducted
<input type="checkbox"/>	= Data from local Ryan White Planning Councils or reported in CARE Act Data Reports, e.g. number of clients with permanent housing
<input type="checkbox"/>	= Data collected for HIV/AIDS surveillance reporting or related care assessments, e.g. local health department or CDC surveillance data

**End of Part 2**

## Part 3: Summary Overview of Grant Activities

**A. Information on Individuals, Beneficiaries, and Households Receiving HOPWA Housing Subsidy Assistance (TBRA, STRMU, Facility-Based Units, Permanent Housing Placement and Master Leased Units Only. Do not count Supportive Services in this section)**

## Section 9: Attachments

*Note: Reporting for this section should include ONLY those individuals, beneficiaries, or households that received and/or resided in a household that received HOPWA Housing Subsidy Assistance as reported in Part 3C, Chart 1, Row 7 (e.g., do not include households that received HOPWA supportive services ONLY).*

### Section 1. Individuals

#### a. Total HOPWA eligible individuals\*receiving HOPWA Housing Subsidy Assistance

In Chart a., provide the total number of eligible (and unduplicated) low-income individuals living with HIV/AIDS who qualified their household to receive HOPWA housing subsidy assistance during the operating year. This total should include only the individual who qualified the household for HOPWA housing subsidy assistance but NOT all HIV positive individuals in the household.

Individuals Served with HOPWA Housing Subsidy Assistance	Total Number
Number of individuals with HIV/AIDS who qualified their household to receive HOPWA housing subsidy assistance	15

*\*See definition section for clarification on HOPWA eligible individuals*

#### b. Prior Living Situation

In chart b., Indicate the prior living arrangements for all the individuals reported in Chart a. In Row 1, report the total number of individuals who continued to receive HOPWA housing subsidy assistance from the prior operating year into this operating year. In Rows 2 through 17, indicate the prior living arrangements for all new HOPWA housing subsidy assistance recipients during the operating year.

*Data Check: The total number of eligible individuals served in Row 18 equals the total number of individuals served through HOPWA housing subsidy assistance reported in Chart a. above.*

Category		Total HOPWA Eligible Individuals Receiving HOPWA Housing Subsidy Assistance
1.		15
<b>New Individuals who received HOPWA Housing Subsidy Assistance support during Operating Year</b>		
2.	Place not meant for human habitation (such as a vehicle, abandoned building, bus/train/subway station/airport, or outside)	
3.	Emergency shelter (including hotel, motel, or campground paid for with emergency shelter voucher)	
4.	Transitional housing for homeless persons	
5.	<b>Total number new individuals who received HOPWA Housing Subsidy Assistance with a Prior Living Situation that meets HUD definition of homelessness (Sum of Rows 2 – 4)</b>	0

## Section 9: Attachments

6.	Permanent housing for formerly homeless persons (such as Shelter Plus Care, SHP, or SRO Mod Rehab)	
7.	Psychiatric hospital or other psychiatric facility	
8.	Substance abuse treatment facility or detox center	
9.	Hospital (non-psychiatric facility)	
10.	Foster care home or foster care group home	
11.	Jail, prison or juvenile detention facility	
12.	Rented room, apartment, or house	
13.	House you own	
14.	Staying or living in someone else's (family and friends) room, apartment, or house	
15.		
16.		
17.	Don't Know or Refused	
18.	<b>TOTAL of HOPWA Eligible Individuals( Sum of Rows 1 and 5-17)</b>	15

### c. Homeless Individuals Summary

In Chart c., indicate the number of HOPWA eligible individuals reported as homeless in Chart b., Row 5 who are also identified as homeless Veterans and/or meet the definition for Chronically Homeless (See Definition section of APR). The totals in Chart c. do not need to equal the total in Chart b., Row 5.

Category	Homeless Veteran(s)	Chronically Homeless
		0

### Section 2. Beneficiaries

In Chart a., report the total number of HOPWA eligible individuals living with HIV/AIDS who received HOPWA housing subsidy assistance (*as reported in Part 3A, Section 1, Chart a.*), and all associated members of their household who benefitted from receiving HOPWA housing subsidy assistance (resided with HOPWA eligible individuals).

*Note: See definition of HOPWA Eligible Individual.*

*Note: See definition of Beneficiaries.*

*Note: See definition of Transgender.*

**Section 9: Attachments**

*Note: The sum of each of the Charts b. & c. on the following two pages equals the total number of beneficiaries served with HOPWA housing subsidy assistance as determined below in Chart a., Row 4 below.*

**a. Total Number of Beneficiaries Served with HOPWA Housing Subsidy Assistance**

Individuals and Families Served with HOPWA Housing Subsidy Assistance	Total Number
	15
	2
	13
<b>4. TOTAL Number of ALL <u>Beneficiaries</u> Served with HOPWA Housing Subsidy Assistance (Sum of Rows 1, 2, &amp; 3)</b>	30

**Section 9: Attachments**

**b. Age and Gender**

In Chart b., indicate the Age and Gender of all beneficiaries as reported in Chart a. directly above. Report the Age and Gender of all HOPWA Eligible Individuals (those reported in Chart a., Row 1) using Rows 1-5 below and the Age and Gender of all other beneficiaries (those reported in Chart a., Rows 2 and 3) using Rows 6-10 below. The number of individuals reported in Row 11, Column E. equals the total number of beneficiaries reported in Chart a., Row 4.

<b>HOPWA Eligible Individuals (Chart a, Row 1)</b>						
		<b>A.</b>	<b>B.</b>	<b>C.</b>	<b>D.</b>	<b>E.</b>
		<b>Male</b>	<b>Female</b>	<b>Transgender M to F</b>	<b>Transgender F to M</b>	<b>TOTAL (Sum of Columns A-D)</b>
1.	Under 18					
2.	18 to 30 years					
3.	31 to 50 years	2	6			8
4.	51 years and Older	5	2			7
5.	<b>Subtotal (Sum of Rows 1-4)</b>	7	8			15
<b>All Other Beneficiaries (Chart a, Rows 2 and 3)</b>						
		<b>A.</b>	<b>B.</b>	<b>C.</b>	<b>D.</b>	<b>E.</b>
		<b>Male</b>	<b>Female</b>	<b>Transgender M to F</b>	<b>Transgender F to M</b>	<b>TOTAL (Sum of Columns A-D)</b>
6.	Under 18	5	4			9
7.	18 to 30 years	1	1			2
8.	31 to 50 years	1	3			4
9.	51 years and Older					
10.	<b>Subtotal (Sum of Rows 6-9)</b>	7	8			15
<b>Total Beneficiaries (Chart a, Row 4)</b>						
11.	<b>TOTAL (Sum of Rows 5 &amp; 10)</b>	14	16			30

## Section 9: Attachments

### c. Race and Ethnicity\*

In Chart c., indicate the Race and Ethnicity of all beneficiaries receiving HOPWA Housing Subsidy Assistance as reported in Section 2, Chart a., Row 4. Report the race of all HOPWA eligible individuals in Column [A]. Report the ethnicity of all HOPWA eligible individuals in column [B]. Report the race of all other individuals who benefitted from the HOPWA housing subsidy assistance in column [C]. Report the ethnicity of all other individuals who benefitted from the HOPWA housing subsidy assistance in column [D]. The summed total of columns [A] and [C] equals the total number of ALL Beneficiaries reported above in Section 2, Chart a., Row 4.

Category		HOPWA Eligible Individuals		All Other Beneficiaries	
		[A] Race [all individuals reported in Section 2, Chart a., Row 1]	[B] Ethnicity [Also identified as Hispanic or Latino]	[C] Race [total of individuals reported in Section 2, Chart a., Rows 2 & 3]	[D] Ethnicity [Also identified as Hispanic or Latino]
1.	American Indian/Alaskan Native	1			
2.	Asian	2		3	
3.	Black/African American	5		6	
4.	Native Hawaiian/Other Pacific Islander				
5.	White	1		2	2
6.	American Indian/Alaskan Native & White	1	1		
7.	Asian & White				
8.	Black/African American & White			4	3
9.	American Indian/Alaskan Native & Black/African American				
10.	Other Multi-Racial	5	5		
11.	<b>Column Totals (Sum of Rows 1-10)</b>	<b>15</b>	<b>6</b>	<b>15</b>	<b>5</b>

*Data Check: Sum of Row 11 Column A and Row 11 Column C equals the total number HOPWA Beneficiaries reported in Part 3A, Section 2, Chart a., Row 4.*

\*Reference (data requested consistent with Form HUD-27061 Race and Ethnic Data Reporting Form)

### Section 3. Households

#### Household Area Median Income

Report the area median income(s) for all households served with HOPWA housing subsidy assistance.

**Data Check:** The total number of households served with HOPWA housing subsidy assistance should equal Part 3C, Row 7, Column [1] and Part 3A, Section 1, Chart a. (Total HOPWA Eligible Individuals Served with HOPWA Housing Subsidy Assistance).

**Section 9: Attachments**

*Note: Refer to [http://www.huduser.org/portal/datasets/il/il2010/select\\_Geography\\_mfi.odn](http://www.huduser.org/portal/datasets/il/il2010/select_Geography_mfi.odn) for information on area median income in your community.*

<b>Percentage of Area Median Income</b>		<b>Households Served with HOPWA Housing Subsidy Assistance</b>
1.	0-30% of area median income (extremely low)	14
2.	31-50% of area median income (very low)	1
3.	51-80% of area median income (low)	
4.	<b>Total (Sum of Rows 1-3)</b>	15

**Part 3: Summary Overview of Grant Activities**

**B. Sources of Leveraging and Program Income**

**1. Sources of Leveraging**

Report the source(s) of cash or in-kind leveraged federal, state, local or private resources identified in the Consolidated or Annual Plan, or grant proposal/renewal application and used in the delivery of the HOPWA program and the amount of leveraged dollars. In Column [1], identify the type of leveraging. Some common sources of leveraged funds have been provided as a reference point. You may add Rows as necessary to report all sources of leveraged funds. Include Resident Rent payments paid by clients directly to private landlords. Do NOT include rents paid directly to a HOPWA program as this will be reported in the next section. In Column [2] report the amount of leveraged funds expended during the operating year. Use Column [3] to provide some detail about the type of leveraged contribution (e.g., case management services or clothing donations). In Column [4], check the appropriate box to indicate whether the leveraged contribution was a housing subsidy assistance or another form of support.

**a. Source of Leveraging Chart**

<b>[1] Source of Leveraging</b>	<b>[2] Amount of Leveraged</b>	<b>[3] Type of Contributio</b>	<b>[4] Housing Subsidy Assistance or Other</b>
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**Section 9: Attachments**



	<b>Funds</b>	<b>n</b>	<b>Support</b>
<b>Public Funding</b>			
Ryan White-Housing Assistance			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
Ryan White-Other			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
Housing Choice Voucher Program			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
Low Income Housing Tax Credit			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
HOME			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
Shelter Plus Care			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
Emergency Solutions Grant			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
Other Public: Santa Clara County General Fund	\$372,650	Case Management and Subsidy	<input checked="" type="checkbox"/> Housing Assistance <input checked="" type="checkbox"/> Other Support Subsidy
Other Public:			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
Other Public:			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
Other Public:			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
Other Public:			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
<b>Private Funding</b>			
Grants			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy
In-kind Resources			<input type="checkbox"/> Housing Assistance <input type="checkbox"/> Other Support Subsidy

## Section 9: Attachments

Other Private:			<input type="checkbox"/> Housing Assistance	Subsidy
Other Private:			<input type="checkbox"/> Other Support	
Other Private:			<input type="checkbox"/> Housing Assistance	Subsidy
Other Private:			<input type="checkbox"/> Other Support	
Other Funding				
Grantee/Project Sponsor/Subrecipient (Agency) Cash			<input type="checkbox"/> Housing Assistance	Subsidy
Resident Rent Payments by Client to Private Landlord	\$61,276		<input type="checkbox"/> Other Support	
<b>TOTAL (Sum of all Rows)</b>	<b>\$433,926</b>			

### 2. Program Income and Resident Rent Payments

In Section 2, Chart a., report the total amount of program income and resident rent payments directly generated from the use of HOPWA funds, including repayments. Include resident rent payments collected or paid directly to the HOPWA program. Do NOT include payments made directly from a client household to a private landlord.

*Note: Please see report directions section for definition of program income. (Additional information on program income is available in the HOPWA Grantee Oversight Resource Guide).*

#### a. Total Amount Program Income and Resident Rent Payment Collected During the Operating Year

Program Income and Resident Rent Payments Collected		Total Amount of Program Income (for this operating year)
4.	Program income (e.g. repayments)	\$882
5.	Resident Rent Payments made directly to HOPWA Program	0
6.	<b>Total Program Income and Resident Rent Payments (Sum of Rows 1 and 2)</b>	\$882

**Section 9: Attachments**

**e. Program Income and Resident Rent Payments Expended To Assist HOPWA Households**

In Chart b., report on the total program income and resident rent payments (as reported above in Chart a.) expended during the operating year. Use Row 1 to report Program Income and Resident Rent Payments expended on Housing Subsidy Assistance Programs (i.e., TBRA, STRMU, PHP, Master Leased Units, and Facility-Based Housing). Use Row 2 to report on the Program Income and Resident Rent Payment expended on Supportive Services and other non-direct Housing Costs.

<b>Program Income and Resident Rent Payment Expended on HOPWA programs</b>		<b>Total Amount of Program Income Expended (for this operating year)</b>
1.	Program Income and Resident Rent Payment Expended on Housing Subsidy Assistance costs	\$882
2.	Program Income and Resident Rent Payment Expended on Supportive Services and other non-direct housing costs	0
3.	<b>Total Program Income Expended (Sum of Rows 1 and 2)</b>	\$882

## Section 9: Attachments



### Part 3: Summary Overview of Grant Activities

#### C. Performance and Expenditure Information

Report the total number of households that received HOPWA assistance and the amount of HOPWA funds expended for each program activity provided. In each activity section, the total Row must contain an **unduplicated** total number of households assisted. An adjustment for duplication Row is provided in each section to ensure that the total is correct.

*Note: See definition section for more information about Adjustment for Duplication.*

*Data Check: Data in this section is summarized from all project sponsors/subrecipients PART 5A-E submissions and therefore should match the combined total for those submissions. HOPWA housing subsidy assistance, supportive services, and housing placement activities are measured in households served while housing development activities are measured in units developed.*

#### 1. Performance and Expenditure Information by Activity Type

HOPWA Housing Subsidy Assistance		[1] Outputs: Number of Households	[2] Outputs: Amount of HOPWA Funds Expended
1.	Tenant-Based Rental Assistance	15	\$263,849
2a.	<b>Permanent Housing Facilities:</b> Received Operating Subsidies/Leased units		
2b.	<b>Transitional/Short-term Facilities:</b> Received Operating Subsidies/Leased units		
3a.	<b>Permanent Housing Facilities:</b> Capital Development Projects placed in service during the operating year		
3b.	<b>Transitional/Short-term Facilities:</b> Capital Development Projects placed in service during the operating year		
4.	Short-term Rent, Mortgage, and Utility Assistance		
5.	Permanent Housing Placement Services		
6.	Adjustment for duplication (subtract)		
7.	<b>TOTAL HOPWA Housing Subsidy Assistance (Column 1 equals sum of Rows 1-5 minus Row 6; Column 2 equals the sum of Rows 1-5)</b>	15	\$263,849
<b>Housing Development (Construction and Stewardship of Facility-Based Housing)</b>		<b>[1] Outputs: Number of Housing Units</b>	<b>[2] Outputs: Amount of HOPWA Funds Expended</b>

**Section 9: Attachments**

8.	Facility-Based Units; Capital Development Projects not yet opened		
9.	Stewardship units subject to 3- or 10- year use periods		
<b>10.</b>	<b>TOTAL Housing Development (Sum of Rows 8 and 9)</b>		
<b>Supportive Services</b>		<b>[1] Outputs: Number of Households</b>	<b>[2] Outputs: Amount of HOPWA Funds Expended</b>
11a.	Supportive Services provided by project sponsors/subrecipients that also delivered HOPWA housing assistance <i>(as reported in Part 5D, 1a.)</i>	80	\$83,791
11b.	Supportive Services provided by project sponsors/subrecipients that only provided supportive services <i>(as reported in Part 5, D, 1b.)</i>		
12.	Adjustment for duplication (subtract)		
13.	<b>TOTAL Supportive Services (Column 1 equals Sum of Rows 11a. &amp; 11b. minus Row 12; Column 2 equals Sum of Row 11a. &amp; 11b.)</b>	80	\$83,791
<b>Housing Information Services</b>		<b>[1] Outputs: Number of Households</b>	<b>[2] Outputs: Amount of HOPWA Funds Expended</b>
14.	Housing Information Services		
<b>15.</b>	<b>TOTAL Housing Information Services</b>		
<b>Grant Administration and Other Activities</b>		<b>[1] Outputs: Number of Households</b>	<b>[2] Outputs: Amount of HOPWA Funds Expended</b>
16.	Resource Identification to establish, coordinate and develop housing assistance resources		\$17,972
17.	Technical Assistance (if approved in grant agreement)		
18.	Project Outcomes/Program Evaluation (if approved in grant agreement)		

**Section 9: Attachments**

19.	Grantee Administration (maximum 3% of total of HOPWA grant)		\$11,738
20.	Project Sponsor Administration (maximum 7% of portion of HOPWA grant awarded)		\$20,721
21.	Other Activity (if approved in grant agreement). Specify:		
22.	<b>TOTAL Grant Administration and Other Activities (Sum of Rows 16-21)</b>		\$50,431
<b>TOTAL Expended</b>			<b>[2] Amount of HOPWA Funds Expended</b>
23.	<b>TOTAL Expenditures (Sum of Rows 7, 10, 13, 15 &amp; 22)</b>		\$398,071

**End of Part 3**

**Section 9: Attachments**



**Part 4: Summary of Performance Outcomes**  
**Housing Stability, Prevention of Homelessness, and Access to Care**

In Column [1], report by type the total number of households that received HOPWA housing subsidy assistance. In Column [2], enter the number of households continuing to access each type of HOPWA housing subsidy assistance into the following year. In Column [3], report the housing status of all households that exited the program. *Note: Refer to the destination codes that appear in Part 6: Appendix: Worksheet on Determining HOPWA Outcomes and Connections with HMIS.*

*Data Check: The sum of Columns [2] (Number of Households Continuing) and [3] (Exited Households) equals the total households reported in Column [1].*

**Section 1. Housing Stability: Assessment of Client Outcomes on Maintaining Housing Stability (Permanent Housing and Facilities)**

**A. Permanent Housing Assistance**

	[1] Output: Total Number of Households	[2] Assessment: Number of Households that Continued Receiving HOPWA Housing Subsidy Assistance into the Next Operating Year	[3] Assessment: Number of Households that exited this HOPWA Program; their Housing Status after Exiting		[4] HOPWA Client Outcomes
<b>Tenant-based Rental Assistance</b>	15	15	1 Emergency Shelter/Streets		<i>Unstable Arrangements</i>
			2 Temporary Housing		<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
			3 Private Housing		<i>Stable/Permanent Housing (PH)</i>
			4 Other HOPWA		
			5 Other Subsidy		
			6 Institution		<i>Unstable Arrangements</i>
			7 Jail/Prison		
			8 Disconnected/Unknown		
			9 Death		<i>Life Event</i>
<b>Permanent Supportive Housing Facilities /Units</b>			1 Emergency Shelter/Streets		<i>Unstable Arrangements</i>
			2 Temporary Housing		<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
			3 Private Housing		<i>Stable/Permanent Housing (PH)</i>
			4 Other HOPWA		
			5 Other Subsidy		
			6 Institution		<i>Unstable Arrangements</i>
			7 Jail/Prison		
			8 Disconnected/Unknown		
			9 Death		<i>Life Event</i>

**Section 9: Attachments**



**B. Transitional Housing Assistance**

	[1] Output: Total Number of Households	[2] Assessment: Number of Households that Continued Receiving HOPWA Housing Subsidy Assistance into the Next Operating Year		[3] Assessment: Number of Households that exited this HOPWA Program; their Housing Status after Exiting		[4] HOPWA Client Outcomes
Transitional /Short-term Housing Facilities /Units		Total number of households that will continue in residences:		1 Emergency Shelter/Streets		<i>Unstable Arrangements</i>
				2 Temporary Housing		<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
				3 Private Housing		<i>Stable/Permanent Housing (PH)</i>
				4 Other HOPWA		
				5 Other Subsidy		
				6 Institution		
				7 Jail/Prison		<i>Unstable Arrangements</i>
				8 Disconnected/unknown		
				9 Death		<i>Life Event</i>
B1: Total number of households receiving transitional/short-term housing assistance whose tenure exceeded 24 months						

**Section 2. Prevention of Homelessness: Assessment of Client Outcomes on Reduced Risks of Homelessness (Short-Term Rent, Mortgage, and Utility Assistance)**

Report the total number of households that received STRMU assistance in Column [1].

In Column [2], identify the outcomes of the households reported in Column [1] either at the time that they were known to have left the STRMU program or through the project sponsor or subrecipient’s best assessment for stability at the end of the operating year.

Column [3] provides a description of housing outcomes; therefore, data is not required.

At the bottom of the Chart:

- In Row 1a., report those households that received STRMU assistance during the operating year of this report, and the prior operating year.
- In Row 1b., report those households that received STRMU assistance during the operating year of this report, and the two prior operating years.

*Data Check: The total households reported as served with STRMU in Column [1] equals the total reported in Part 3C, Chart 1, Row 4, Column [1].*

*Data Check: The sum of Column [2] should equal the number of households reported in Column [1].*

**Assessment of Households that Received STRMU Assistance**



**Section 9: Attachments**



<b>[1] Output: Number of Households</b>	<b>[2] Assessment: Housing Status</b>		<b>[3] HOPWA Client Outcomes</b>
	<b>Maintain private housing <u>without</u> subsidy</b> <i>(e.g. Assistance provided/completed and client is stable, not likely to seek additional support)</i>		<i>Stable/Permanent Housing (PH)</i>
	<b>Other Private Housing without subsidy</b> <i>(e.g. client switched housing units and is now stable, not likely to seek additional support)</i>		
	Other HOPWA Housing Subsidy Assistance (PH)		
	Other Housing Subsidy (PH)		
	<b>Institution</b> <i>(e.g. residential and long-term care)</i>		
	Likely that additional STRMU is needed to maintain current housing arrangements		<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
	<b>Transitional Facilities/Short-term</b> <i>(e.g. temporary or transitional arrangement)</i>		<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
	<b>Temporary/Non-Permanent Housing arrangement</b> <i>(e.g. gave up lease, and moved in with family or friends but expects to live there less than 90 days)</i>		
	Emergency Shelter/street		
	Jail/Prison		<i>Unstable Arrangements</i>
	Disconnected		<i>Unstable Arrangements</i>
	Death		
			<i>Life Event</i>
1a. Total number of those households that received STRMU Assistance in the operating year of this report that also received STRMU assistance in the prior operating year (e.g. households that received STRMU assistance in two consecutive operating years).			
1b. Total number of those households that received STRMU Assistance in the operating year of this report that also received STRMU assistance in the two prior operating years (e.g. households that received STRMU assistance in three consecutive operating years).			

## Section 9: Attachments

### Section 3. Access to Care and Support: Assessment of Client Outcomes on Access to Care and Support

#### 1a. Total Number of Households

Line [1]: For project sponsors/subrecipients that provided HOPWA housing subsidy assistance during the operating year, identify in the appropriate row the number of households that received HOPWA-funded housing subsidy assistance (TBRA, STRMU, Facility-Based, Permanent Housing Placement Services and Master Leasing) and HOPWA-funded case management services. Use Row c. to adjust for duplication among the service categories and row d. to provide an unduplicated household total.

Line [2]: For project sponsors/subrecipients that did **NOT** provide HOPWA housing subsidy assistance identify in the appropriate row, the number of households that received HOPWA funded case management services. .

*Note: These numbers will help you to determine which clients to report Access to Care and Support Outcomes for and will be used by HUD as a basis for analyzing the percentage of households who demonstrated or maintained connections to care and support as identified in Chart 1b. below.*

<b>Total Number of Households</b>		
<b>3. For Project Sponsors/Subrecipients that provided HOPWA Housing Subsidy Assistance:</b> Identify the total number of households that received the following HOPWA-funded services:		
a. Housing Subsidy Assistance(duplicated)- TBRA, STRMU, PHP, Facility-Based Housing, and Master Leasing		15
b. Case Management		80
c. Adjustment for duplication (subtraction)		-15
<b>d. Total Households Served by Project Sponsors/Subrecipients with HOPWA Housing Subsidy Assistance (Sum of Rows a. &amp; b. minus Row c.)</b>		<b>80</b>
<b>4. For Project Sponsors/Subrecipients did NOT provide HOPWA Housing Subsidy Assistance:</b> Identify the total number of households that received the following HOPWA-funded service:		
a. Case Management		
<b>b. Total Households Served by Project Sponsors/Subrecipients without Housing Subsidy Assistance</b>		

#### 1b. Status of Households Accessing Care and Support

Column [1]: Of the households identified as receiving services from project sponsors/subrecipients that provide HOPWA housing subsidy assistance as identified in Chart 1a., Row 1d. above, report the number of households that demonstrated access or maintained connections to care and support within the program year.

Column [2]: Of the households identified as receiving services from project sponsors/subrecipients that did NOT provide HOPWA housing subsidy assistance as reported in Chart 1a., Row 2b., report the number of households that demonstrated improved access or maintained connections to care and support within the program year.

*Note: For information on types and sources of income and medical insurance/assistance, refer to Charts below.*

<b>Categories of Services Accessed</b>	<b>[1] For project sponsors/subrecipients that</b>	<b>[2] For project sponsors/subrecipients</b>	<b>Outcome Indicator</b>
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**Section 9: Attachments**

	<b>provided HOPWA housing subsidy assistance, identify the households who demonstrated the following:</b>	<b>that did NOT provide housing subsidy assistance, identify the households who demonstrated the following:</b>	
	80		<i>Support for Stable Housing</i>
2. Had contact with a case manager/benefits counselor consistent with the schedule specified in client's individual service plan (may include leveraged services such as Ryan White Medical Case Management)	80		<i>Access to Support</i>
3. Had contact with a primary health care provider consistent with the schedule specified in client's individual service plan	80		<i>Access to Health Care</i>
4. Accessed and maintained medical insurance/assistance	80		<i>Access to Health Care</i>
5. Successfully accessed or maintained qualification for sources of income	77		<i>Sources of Income</i>

**Chart 1b., Row 4: Sources of Medical Insurance and Assistance include, but are not limited to the following (*Reference only*)**

<ul style="list-style-type: none"> <li>• MEDICAID Health Insurance Program, or use local program name</li> <li>• MEDICARE Health Insurance Program, or use local program name</li> </ul>	<ul style="list-style-type: none"> <li>• Veterans Affairs Medical Services</li> <li>• AIDS Drug Assistance Program (ADAP)</li> <li>• State Children's Health Insurance Program (SCHIP), or use local program name</li> </ul>	<ul style="list-style-type: none"> <li>• Ryan White-funded Medical or Dental Assistance</li> </ul>
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**Chart 1b., Row 5: Sources of Income include, but are not limited to the following (*Reference only*)**

<ul style="list-style-type: none"> <li>• Earned Income</li> <li>• Veteran's Pension</li> <li>• Unemployment Insurance</li> <li>• Pension from Former Job</li> <li>• Supplemental Security Income (SSI)</li> </ul>	<ul style="list-style-type: none"> <li>• Child Support</li> <li>• Social Security Disability Income (SSDI)</li> <li>• Alimony or other Spousal Support</li> <li>• Veteran's Disability Payment</li> <li>• Retirement Income from Social Security</li> <li>• Worker's Compensation</li> </ul>	<ul style="list-style-type: none"> <li>• General Assistance (GA), or use local program name</li> <li>• Private Disability Insurance</li> <li>• Temporary Assistance for Needy Families (TANF)</li> <li>• Other Income Sources</li> </ul>
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**1c. Households that Obtained Employment**

**Section 9: Attachments**

Column [1]: Of the households identified as receiving services from project sponsors that provided HOPWA housing subsidy assistance as identified in Chart 1a., Row 1d. above, report on the number of households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA-funded job training, employment assistance, education or related case management/counseling services.

Column [2]: Of the households identified as receiving services from project sponsors that did NOT provide HOPWA housing subsidy assistance as reported in Chart 1a., Row 2b., report on the number of households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA-funded job training programs, employment assistance, education or related case management/counseling services.

*Note: This includes jobs created by project sponsors or obtained from an outside agency.*

*Note: Do not include jobs that resulted from leveraged job training, employment assistance, education or case management/counseling services.*

Categories of Services Accessed	[1 For project sponsors/subrecipients that provided HOPWA housing subsidy assistance, identify the households who demonstrated the following:	[2] For project sponsors/subrecipient that did NOT provide HOPWA housing subsidy assistance, identify the households who demonstrated the following:
	9	

**End of Part 4**

## Section 9: Attachments



### Part 5A: Summary of Each Project Sponsor/Subrecipient Information

For each project sponsor or subrecipient, please complete the entirety of Parts 5A-E. Order the report as Part 5A-E for Project Sponsor/Subrecipient 1, then Part 5A-E for Project Sponsor/Subrecipient 2, etc.

*Note: If the grantee undertakes service delivery activities directly, complete the respective performance sections (Parts 5A-E) for all activities conducted by the grantee.*

In Chart 1, provide the following information for organizations designated or selected to serve as a project sponsors, as defined by CFR 574.3. Use this section to report on organizations involved in the direct delivery of services for client households. These elements address requirements in the Federal Financial Accountability and Transparency Act of 2006 (Public Law 109-282).

*Note: Subrecipient data is reported in Chart 2 (see definitions for more information regarding the distinction between a sub-recipient and a project sponsor).*

*Note: If any information is not applicable to the organization, please report N/A in the appropriate box. Do not leave boxes blank.*

#### 1. Project Sponsor Information

<b>Project Sponsor Agency Name</b> The Health Trust AIDS Services		<b>Parent Company Name, if applicable</b> The Health Trust		
<b>Name and Title of Contact at Project Sponsor Agency</b>	Leslie Perez-Ortiz, Director, AIDS Services Program			
<b>Email Address</b>	lesliep@healthtrust.org			
<b>Business Address</b>	Sobrato Center for NonProfits-San Jose, 1400 Parkmoor Ave., Suite 230			
<b>City, County, State, Zip,</b>	San Jose	Santa Clara	CA	95126
<b>Phone Number (with area code)</b>	408-961-9835		<b>Fax Number (with area code)</b> 408-961-9856	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	94-6050231			

## Section 9: Attachments

<b>DUN &amp; Bradstreet Number (DUNs)</b>	011506016	
<b>Congressional District of Sponsor's Business Address</b>	15	
<b>Congressional District(s) of Primary Service Area</b>	11,14,15,16	
<b>City(ies) and County(ies) of Primary Service Area</b>	<b>Cities:</b> Gilroy, Los Gatos, Milpitas, Mt. View, Palo Alto, San Jose, Santa Clara, Sunnyvale	<b>Counties:</b> Santa Clara County
<b>Total HOPWA contract amount for this Organization for the operating year</b>	\$439,509	
<b>Organization's Website Address</b>  www.healthtrust.org	<b>Does your organization maintain a waiting list?</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Is the sponsor a nonprofit organization?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Please check if yes and a faith-based organization</b> <input type="checkbox"/>		
<b>Please check if yes and a grassroots organization</b> <input type="checkbox"/>		

## Section 9: Attachments

### 2. Program Subrecipient Information

Complete the following information for each subrecipient organization providing HOPWA-funded services to client households. These organizations would hold a contract/agreement with a project sponsor(s) to provide these services. For example, a subrecipient organization may receive funds from a project sponsor to provide nutritional services for clients residing within a HOPWA facility-based housing program. Please note that subrecipients who work directly with client households must complete Part 5, Sections A-E of the APR.

*Note: Please see the definition of a subrecipient for more information.*

*Note: Types of contracts/agreements may include: grants, sub-grants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders.*

*Note: If any information is not applicable to the organization, please report N/A in the appropriate box. Do not leave boxes blank.*

Sub-recipient Name				Parent Company Name, if applicable
Name <u>and</u> Title of Contact at Contractor/ Sub-contractor Agency				
Email Address				
Business Address				
City, County, State, Zip				
Phone Number (included area code)				Fax Number (include area code)
Employer Identification Number (EIN) or Tax Identification Number (TIN)				
DUN & Bradstreet Number (DUNs)				
North American Industry Classification System (NAICS) Code				
Congressional District of the Sub-recipient's Business Address				
Congressional District(s) of Primary Service Area				
City(ies) <u>and</u> County(ies) of Primary Service Area	Cities:		Counties:	

## Section 9: Attachments



<b>Total HOPWA Subcontract Amount of this Organization for the operating year</b>	
<b>Organization's Website Address</b>	<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No  <b>If yes, explain in the narrative section how this list is administered.</b>
<b>Is the sponsor a nonprofit organization?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No  <b>Please check if yes and a faith-based organization</b> <input type="checkbox"/> <b>Please check if yes and a grassroots organization</b> <input type="checkbox"/>	<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No  <b>If yes, explain in the narrative section how this list is administered.</b>



**Section 9: Attachments**



**Part 5: Summary of Each Project Sponsor(s)/Subrecipient(s) Information**  
**B. Rental Assistance, Short-Term Rent, Mortgage and Utility Assistance Programs and Permanent Housing Placement Assistance**

**1. Rental Assistance (RA)**

Enter the total number of households served in Column [1] and the amount of HOPWA funds expended Column [2] by the project sponsor/subrecipient on RA.

<b>HOPWA Housing Subsidy Assistance Category: RA</b>		<b>[1] Output: Number of Households Served</b>	<b>[2] Output: Total HOPWA Funds Expended during Operating Year by Project Sponsor/Subrecipient</b>
a.	Tenant-based rental assistance (TBRA)	15	\$188,853
b.	Other Rental Assistance (RA) Programs (if approved in grant agreement)		
c.	Direct program delivery costs (e.g., program staff time)		\$74,996
d.	<b>TOTAL Rental Housing Assistance (For Column [1] sum of Row a. &amp; Row b., for Column [2] sum of rows a. – c.)</b>	15	\$263,849

**2. Short-Term Rent, Mortgage and Utility Assistance (STRMU)**

In Row a., enter the total number of households served and the amount of HOPWA funds expended by each project sponsor or subrecipient on Short Term Rent, Mortgage, and Utility assistance (STRMU).

In Row b., enter the total number of STRMU assisted households that received assistance with mortgage costs only (no utility costs) and the amount expended by the project sponsor/subrecipient assisting these households. In Row c., enter the total number of STRMU assisted households that received assistance with both mortgage and utility costs and the amount expended by the project sponsor assisting these households. In Row d., enter the total number of STRMU assisted households that received assistance with rental costs only (no utility costs) and the amount expended by the project sponsor/subrecipient assisting these households. In Row e., enter the total number of STRMU assisted households that received assistance with both rental and utility costs and the amount expended by the project sponsor/subrecipient assisting these households. In Row f., enter the total number of STRMU assisted households that received

**Section 9: Attachments**

assistance with utility costs only (not including rent or mortgage costs) and the amount expended by the project sponsor/subrecipient assisting these households. In row g., report the amount of STRMU funds expended to support direct program costs such as program operation staff.

*Data Check: The total households reported as served with STRMU in Row a., column [1] and the total amount of HOPWA funds reported as expended in Row a., column [2] equals the household and expenditure total reported for STRMU in Part 3C, Chart 1, Row 4.*

*Data Check: The total number of households reported in Column [1], Rows b., c., d., e., and f. should equal the total number of STRMU households reported in Column [1], Row a. The total amount reported as expended in Column [2], Rows b., c., d., e., f., and g. should equal the total amount of STRMU expenditures reported in Column [2], Row a.*

<b>Housing Subsidy Assistance Categories (STRMU)</b>		<b>[1] Output: Number of <u>Households</u> Served</b>	<b>[2] Output: Total HOPWA Funds Expended on STRMU during Operating Year</b>
a.	Total Short-term mortgage, rent and/or utility (STRMU) assistance		
b.	Of the total STRMU reported on Row a, total who received assistance with mortgage costs ONLY.		
c.	Of the total STRMU reported on Row a, total who received assistance with mortgage and utility costs.		
d.	Of the total STRMU reported on Row a, total who received assistance with rental costs ONLY.		
e.	Of the total STRMU reported on Row a, total who received assistance with rental and utility costs.		
f.	Of the total STRMU reported on Row a, total who received assistance with utility costs ONLY.		
g.	Direct program delivery costs (e.g., program operations staff time)		

**3. Permanent Housing Placement Services**

In Row a., Column [1] report the households served with HOPWA-funded Permanent Housing Placement Assistance and in Row a, Column [2] report the HOPWA funds expended on Permanent Housing Placement Services. Use Row b. to report on direct program delivery costs used to operate the Permanent Housing Placement Program. Use Row c., to report household and expenditure totals for Permanent Housing Placement Services.

<b>HOPWA Housing Subsidy Assistance Category: Permanent Housing Placement Assistance</b>	<b>[1] Output: Number of Households Served</b>	<b>[2] Output: Total HOPWA Funds Expended during Operating Year by Project Sponsor/Subrecipient</b>

## Section 9: Attachments

a.	Permanent Housing Placement Services		
b.	Direct program delivery costs (e.g., program staff time)		
c.	<b>TOTAL Permanent Housing Placement Services (sum of Rows a. and b.)</b>		

**Section 9: Attachments**



**Part 5: Summary of Each Project Sponsor(s)/Subrecipient(s) Information**  
**C. Facility-based Housing Assistance**

Complete one Part 5C for each facility developed and/or supported through HOPWA funds.

**Do not complete this Chart for programs originally developed with HOPWA funds but no longer supported with HOPWA funds.** If a facility was developed with HOPWA funds (subject to ten years of operation for acquisition, new construction and substantial rehabilitation costs of stewardship units, or three years for non-substantial rehabilitation costs), but HOPWA funds are no longer used to support the facility, the project sponsor/subrecipient should complete Section 5E: Annual Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY).

Complete Charts 1a., Project Site Information, and 1b., Type of HOPWA Capital Development Project Units, for all Development Projects, including facilities that were past development projects, but-continued to receive HOPWA operating dollars this reporting year.

**1a. Project Site Information for HOPWA Capital Development of Projects Only (For Current or Past Capital Development Projects that receive HOPWA Operating Costs this reporting year)**

*Note: If units are scattered-sites, report on them as a group and under type of Facility write "Scattered Sites."*

	<b>Type(s) of Development this operating year</b>	<b>HOPWA Funds Expended this operating year <i>(if applicable)</i></b>	<b>Non-HOPWA funds Expended <i>(if applicable)</i></b>	<b>Name of Facility:</b>
<input type="checkbox"/>	New construction	\$	\$	<b>Type of Facility [Check <u>only one</u> box.]</b> <input type="checkbox"/> Permanent housing <input type="checkbox"/> Short-term Shelter or Transitional housing <input type="checkbox"/> Supportive services only facility
<input type="checkbox"/>	Rehabilitation	\$	\$	
<input type="checkbox"/>	Acquisition	\$	\$	
<input type="checkbox"/>	Operating	\$	\$	
a.	Purchase/lease of property:			Date (mm/dd/yy):
b.	Rehabilitation/Construction Dates:			Date started: <span style="float: right;">Date Completed:</span>

**Section 9: Attachments**

c.	Operation dates:	Date residents began to occupy: <input type="checkbox"/> Not yet occupied
d.	Date supportive services began:	Date started: <input type="checkbox"/> Not yet providing services
e.	Number of units in the facility:	HOPWA-funded units = _____ Total Units = _____
f.	Is a waiting list maintained for the facility?	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, number of participants on the list at the end of operating year</i>
g.	What is the address of the facility (if different from business address)?	
	_____	<input type="checkbox"/> Yes, protect information; do not publish list <input type="checkbox"/> No, can be made available to the public

**1b. Number and Type of HOPWA Capital Development Project (For Current or Past Capital Development Projects that receive HOPWA Operating Costs this reporting year)**

For units entered above (1a) please list the number of HOPWA units that fulfill the following criteria:

	<b>Number Designated for the Chronically Homeless</b>	<b>Number Designated to Assist the Homeless</b>	<b>Number of Energy-Star Compliant</b>	<b>Number 504 Accessible</b>
Rental units constructed (new) and/or acquired <u>with or without</u> rehab				
Rental units rehabbed				
Homeownership units constructed (if approved)				

**2. Number of Units Assisted in Types of Housing Facility/Units Leased or Operated by Project Sponsor or Subrecipient**

Charts 2a., 2b. and 3 are required for each facility. In Charts 2a. and 2b., indicate the type of facility and number of units in it.

Indicate the type and number of housing units in the facility, including master leased units, project-based or other scattered site units leased by the organization, categorized by the number of bedrooms per unit. *Note: The number units may not equal the total number of households served.* **Please complete separate charts for each housing facility assisted. Scattered site units may be grouped together on one page.**

## Section 9: Attachments

### a. Check one only.

- Permanent Supportive Housing Facility/Units
- Short-term Shelter or Transitional Supportive Housing Facility/Units

### b. Type of Facility

Complete the following Chart for all facilities leased, master leased, project-based, or operated with HOPWA funds during the reporting year.

#### Name of Project Sponsor/Agency Operating the Facility/Leased Units:

Type of housing facility operated by the project sponsor/subrecipient		Total Number of <u>Units</u> Operated in the Operating Year Categorized by the Number of Bedrooms per Units				
		SRO/Studio/0 bdrm	1 bdrm	2bdrm	3 bdrm	4 bdrm
	Single room occupancy (SRO) dwelling					
b.	Community Residence					
c.	Project-based Rental Assistance Units or Leased Units (including Master-leased Units)					
d.	—					

### 3. Households and Housing Expenditures

Enter the total number of households served and the amount of HOPWA funds expended by the project sponsor/subrecipient on subsidies for housing involving the use of facilities, master leased units, project based or other scattered site units leased by the organization.

Housing Assistance Category: Facility Based Housing	Output: Number of Households Served	Output: Total HOPWA Funds Expended during Operating Year by Project Sponsor/Subrecipient

**Section 9: Attachments**

a.	Leasing Costs		
b.	Operating Costs		
c.	Project-Based Rental Assistance (PBRA) or other leased units		
d.	Other Activity (if approved in grant agreement) <u>Specify:</u>		
e.	<b>Adjustment to eliminate duplication (subtract)</b>		[Patterned Box]
f.	<b>TOTAL Facility-Based Housing Assistance</b>		

**Section 9: Attachments**



**Part 5: Summary of Each Project Sponsor(s)/Subrecipient(s) Information**

**D. Supportive Services and Other Activities**

In this section, report on the use of HOPWA funds for supportive services and other activities.

In Chart 1, if the project sponsor/subrecipient provided both HOPWA funded supportive services AND HOPWA housing subsidy assistance check Box 1a. If the project sponsor/subrecipient provided supportive services but did not also provide HOPWA housing subsidy assistance, check Box 1b. If the project sponsor/subrecipient did not provide any HOPWA funded supportive services, check Box 1c.

**1. Type of Project Sponsor (Check one only)**

a. Supportive Services are provided by project sponsor/subrecipient that also delivered HOPWA housing subsidy assistance (complete Chart 2 and 3)	<input checked="" type="checkbox"/>
b. Supportive Services provided by project sponsor/subrecipient who did NOT also provide HOPWA housing subsidy assistance (complete Chart 2 and 3)	<input type="checkbox"/>
c. Project sponsor/subrecipient does not provide HOPWA supportive services (complete only Chart 3 only)	<input type="checkbox"/>

**2. Listing of Supportive Services paid for with HOPWA funds provided by Project Sponsor/Subrecipient Agency**

In Chart 2, project sponsors/subrecipients who provided HOPWA supportive services during the operating year (checked off Box 1a. or 1b. in Chart 1) should report the total of all households and expenditures for each type of HOPWA-funded supportive service delivered. Use Row 16 to adjust for duplication and Row 17 to provide an unduplicated household count. All project sponsors/subrecipients who provided supportive services with HOPWA funds during the operating year should report by supportive services activity type the number of households served and HOPWA dollars expended.

*Note: Every project sponsor/subrecipient who checked off Box 1a. or 1b. above should report households served and funds expended by supportive service type in Chart 2 below.*

Supportive Services	[1] Output: Number of Households	[2] Output: Amount of HOPWA Funds Expended
1. Adult day care and personal assistance		
2. _____		



### Section 9: Attachments

3.	---	80	\$83,791
4.	Child care and other child services		
5.	Education		
6.	Employment assistance and training		
7.	Health/medical/intensive care services, if approved Note: Client records must conform with 24 CFR §574.310		
8.	Legal services		
9.	Life skills management (outside of case management)		
10.	Meals/nutritional services		
11.	Mental health services		
12.	Outreach		
13.	Transportation		
14.	-----		
15.	-----	80	
16.	-----	0	
17.	-----	80	\$83,791

### 3. Listing of Housing Information Services, Grant Administration, and Other Activities paid for with HOPWA funds

In Chart 3, all project sponsors/subrecipients should report Housing Information Services and Grant Administration and Other activities, as applicable. Use Chart 3, Rows 18 and 19 to report the number of unduplicated households receiving HOPWA housing information services and HOPWA dollars spent providing housing Information services. Use Rows 20 through 24 to report HOPWA expenditures on other activities including Grant Administration.

*Note: The sum total reported in Row 26 includes the total supportive services dollars reported in Chart 2 Row, 17.*

Housing Information Services		[1] Output: Number of Households	[2] Output: Amount of HOPWA funds Expended
18.	Housing Information Services		
19.	<b>TOTAL Housing Information Services</b>		
Grant Administration and Other Activities		[1] Output: Number of Households	[2] Output: Amount of HOPWA funds Expended
20.	Resource Identification to establish, coordinate, and develop housing assistance resources		\$17,972

**Section 9: Attachments**

21.	Technical Assistance to Community Residences		
22.	Project Outcomes/Program Evaluation (if approved)		
23.	Project Sponsor Administration (maximum 7% of portion of HOPWA grant awarded)		\$20,721
24.	Other Activity (if approved in grant agreement) <b>Specify:</b>		
25.	<b>TOTAL Grant Administration and Other Activities</b>		\$38,693
26.	<b>TOTAL Supportive Services and Grant Administration Expenditures (Sum of Chart 2, Row 17 and Chart 3, Rows 19 and 25)</b>		\$122,484

**Section 9: Attachments**



**Part 5: Summary of Each Project Sponsor(s)/Subrecipient(s) Information**

**E. Annual Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)**

The Annual Certification of Usage for HOPWA Facility-Based Stewardship Units is to be used in place of Section 5C of the APR if the facility was acquired, rehabilitated or constructed/developed in part with HOPWA funds but NO HOPWA funds were expended during the operating year. Scattered site units may be grouped together on one page.

Grantees that used HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten (10) years. If non-substantial rehabilitation funds were used they are required to operate for at least three (3) years. Stewardship begins once the facility is put into operation.

*Note: See definition of “Stewardship Units”*

**1. General information**

HUD Grant Number(s)	<p><b>Operating Year for this report</b>  <i>From (mm/dd/yy) To (mm/dd/yy)</i>      <input type="checkbox"/> Final Yr</p> <p><input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6;</p> <p><input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;</p>
Grantee Name	_____

**2. Number of Units and Non-HOPWA Expenditures**

Facility Name:	Number of Stewardship Units Developed with HOPWA funds	Amount of Non-HOPWA Funds Expended in support of the Stewardship Units during the Operating Year
Total Stewardship Units (subject to 3- or 10- year use periods)		

**3. Details of Project Site**

Project Sites: Name of HOPWA-funded project	
Site Information: Project Zip Code(s)	
Site Information: Congressional District(s)	

## Section 9: Attachments

Is the address of the project site confidential?	<input type="checkbox"/> <i>Yes, protect information; do not list</i> <input type="checkbox"/> <i>Not confidential; information can be made available to the public</i>
<b>If the site is not confidential:</b> Please provide the contact information, phone, email address/location, if business address is different from facility address	

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through other resources and all the requirements of the grant agreement are being satisfied.

*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.*

<b>Name &amp; Title of Authorized Official of the organization that continues to operate the facility:</b>  <input type="checkbox"/>	<b>Signature &amp; Date (mm/dd/yy)</b>
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>  <input type="checkbox"/>	<b>Contact Phone (include area code)</b>

**End of Part 5**

## Part 6: Worksheet - Determining HOPWA Outcomes and Connections with HMIS

1. This Chart is designed to help you assess program results based on the information reported in Part 4. Completion of this worksheet is optional.

Permanent Housing Assistance	Stable Housing (# remaining in program plus 3+4+5+6)	Temporary Housing (2)	Unstable Arrangements (1+7+8)	Life Event (9)
Tenant-based Rental Assistance (TBRA)				
Permanent Facility-Based Housing Assistance/Units				
Transitional/Short-term Facility-Based Housing Assistance/Units				
Total Permanent HOPWA Housing Assistance				
<b>Reduced Risk of</b>	<b>Stable/Permanent</b>	<b>Temporarily Stable, with Reduced Risk of</b>	<b>Unstable</b>	<b>Life Events</b>

## Section 9: Attachments

Homelessness: Short-Term Assistance	Housing	Homelessness	Arrangements	
Short-term Rent, Mortgage, and Utility Assistance (STRMU)				
Total HOPWA Housing Assistance				

### Background on HOPWA Housing Stability Codes

#### Stable Permanent Housing/Ongoing Participation

3 = Private Housing in the private rental or home ownership market (without known subsidy, including permanent placement with families or other self-sufficient arrangements) with reasonable expectation that additional support is not needed.

4 = Other HOPWA-funded housing assistance (not STRMU), e.g. TBRA or Facility-Based Assistance.

5 = Other subsidized house or apartment (non-HOPWA sources, e.g., Section 8, HOME, Public Housing).

6 = Institutional setting with greater support and continued residence expected (e.g., residential or long-term care facility).

#### Temporary Housing

2 = Temporary housing: moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, or temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center).

#### Unstable Arrangements

1 = Emergency shelter or no housing destination such as places not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station, or anywhere outside).

7 = Jail /Prison.

8 = Disconnected or disappeared from project support, unknown destination or no assessments of housing needs were undertaken.

#### Life Event

## Section 9: Attachments

9 = Death, i.e., remained in housing until death. This characteristic is not factored into the housing stability equation.

**Tenant-based Rental Assistance:** Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as reported under: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Permanent Facility-Based Housing Assistance:** Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Transitional/Short-Term Facility-Based Housing Assistance:** Stable Housing is the sum of the number of households that (i) continue in the residences (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Other Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Tenure Assessment.** A baseline of households in transitional/short-term facilities for assessment purposes, indicate the number of households whose tenure exceeded 24 months.

**STRMU Assistance:** Stable Housing is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation that additional support is not needed in order to maintain permanent housing living situation (as this is a time-limited form of housing support) as reported under housing status: Maintain Private Housing with subsidy; Other Private with Subsidy; Other HOPWA support; Other Housing Subsidy; and Institution. Temporarily Stable, with Reduced Risk of Homelessness is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period or left their current housing arrangement for a transitional facility or other temporary/non-permanent housing arrangement and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year, as reported under housing status: Likely to maintain current housing arrangements, with additional STRMU assistance;

## **Section 9: Attachments**

Transitional Facilities/Short-term; and Temporary/Non-Permanent Housing arrangements  
Unstable Situation is the sum of number of households reported under housing status:  
Emergency Shelter; Jail/Prison; and Disconnected.

**End of Part 6**



# **4. MBE/WBE REPORT**



## Section 9: Attachments



*Department of Housing*

October 30, 2015

Angelo C. Tom  
Director, Program Support,  
Office of Community Planning and Development – 9ADS  
United States Department of Housing and Urban Development  
600 Harrison Street, 3rd Floor  
San Francisco, CA 94107-1387

RE: FY 2014-15 MBE/WBE forms for the City of San José, California

Dear Mr. Tom:

Please find attached the 2014-2015 MBE/WBE forms for the City of San José, California. These cover CDBG, HOME, Rehab, ESG, HOPWA and NSP programs for the time period October 1, 2014 – September 30, 2015.

A summary of the amount and number of contracts awarded by ethnic code is also attached. During 2014-15, a total of 24 contracts that met the MBE/WBE guidelines were awarded approximately \$4.6 million. Sixteen (16) contracts totaling \$4.34 million were awarded to nonprofits, which are not required to certify ethnicity or MBE/WBE status. The remaining eight (8) contracts, totaling \$237,738, were awarded to for-profit organizations that are required to certify ethnicity and MBE/WBE status. Of the 4 contracts:

- 3 contracts totaling \$60,207 was awarded to White Americans (HUD Ethnic code #1)
- 1 contract totaling \$53,900 were awarded to Black Americans (HUD Ethnic code #2)
- 3 contracts totaling \$101,495 was awarded to Hispanic Americans (HUD Ethnic code #4)
- 1 contract totaling \$22,136 was awarded to Asian/Pacific Americans (HUD Ethnic code #5)
- No contracts were awarded to Women-Owned-Businesses.

If you have any questions or require further information, please contact me at 408-535-8238. Thank you.

Sincerely,

James Stag  
Grants and Neighborhood Programs Administrator, Housing Department

Section 9: Attachments



*Form 2516 - Contract and Subcontract Activity Report - Summary  
 City of San Jose California  
 FY 2014-15 (Oct 1, 2015 to Sept 30, 2015)*

Contract Type	Number of Contracts (#)		Amount of Contracts (\$)	
	#	%	\$	%
<i>Non-profit contracts (need not certify ethnicity or MBE/WBE status)</i>	16	67%	\$4,344,773	95%
<i>For-Profit Contracts / Subcontracts by ethnic code:</i>				
1 - White American	3	13%	\$60,207	1%
2 - Black American	1	4%	\$53,900	1%
4 - Hispanic American	3	13%	\$101,495	2%
5- Asian/Pacific Americans	1	4%	\$22,136	0%
<b>TOTAL</b>	<b>24</b>	<b>100%</b>	<b>\$4,582,511</b>	<b>100%</b>

# Section 9: Attachments



A. Name of Contract Person Grant Project Number or HEID Case Number or other identification of property, subdivision, dwelling unit, etc. 7a	Amount of Contract or Subcontract 7b	Type of Trade Code (See below) 7c	Contractor or Subcontractor Business Social/Ethnic (See below) 7d	B. Phone Number (including Area Code) 7e	Women Owned Business (Yes or No) 7f	Prime Contractor Identification (ID) Number 7i	4. Reporting Period			Name	Street	City	State	Zip	Group
							Sec. 3 7g	Subcontractor Identification (ID) Number 7h	Sec. 3 7i						
										Name	Street	City	State	Zip	
Rebuilding Together	\$24,726.00	3	1	No			No	N/A	N/A	AAA Furnace	1712 Stone Avenue #1	San Jose	CA	95125	CDBG
Rebuilding Together	\$20,916.00	3	1	No			No	N/A	N/A	Blue Haven Builders	1241 Arroyo Seco Dr	Campbell	CA	95008	CDBG
Rebuilding Together	\$71,495.00	3	4	No						Dandel Roofing	900 Henderson Ave #48	Sunnyvale	CA	94086	CDBG
7874 - LED Streetlights	\$53,900.00	6	2	No			No	N/A	N/A	Net Electric Inc	P O Box 922	San Leandro	CA	94577	CDBG
Senior Isolation - Children's Initiative	\$193,924.00	0	N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	Catholic Charities of SCC					CDBG
Homeless Families & Youth Resource Transfer to 1001 Homeless Outreach	\$148,190.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	Bill Wilson Center					CDBG
Homeless Outreach	\$394,956.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	Bill Wilson Center					ESG
HMS - SOC	\$87,945.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	Community Technology Alliance					ESG
Citywide Outreach & Shelter	\$546,818.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	HomeFirst					CDBG
Citywide Outreach & Shelter	\$85,319.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	HomeFirst					ESG
Fair Housing	\$385,000.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	Law Foundation of Silicon Valley					CDBG
Collaborative	\$177,189.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	Nest Door Solutions					CDBG
Collaborative	\$49,298.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	Nest Door Solutions					ESG
Housing Opportunities	\$49,729.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	Sves					HOPWA
Comm/Univ/City	\$96,212.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	San Jose State University Research Foundation					CDBG
Encampment cleanup	\$600,000.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	San Jose Streets Team					CDBG
In our Hands Campaign	\$96,212.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	Somon Mayfair					CDBG
Meals on Wheels (Seniors)	\$97,717.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	Health Trust					CDBG
Housing for Health	\$1,236,264.00		N/A	Non-Professional not certified MBE/WBE			No	N/A	N/A	Health Trust					HOPWA
G-11-043	\$15,000	3	4	No		77-0478677	No	N/A	N/A	Flores Remodeling	781 Jasper St	San Jose	CA	95116	CDBG
G-13-005	\$15,000	3	4	No		77-0478677	No	N/A	N/A	Flores Remodeling	781 Jasper St	San Jose	CA	95116	CDBG
H-12-010	\$22,136	3	5	No		611-44-7207	No	N/A	N/A	Jimmy Construction	2856 Donizetti Ct	San Jose	CA	95132	CDBG
Z-13-006	\$14,565	3	1	No		990-72-0925	No	N/A	N/A	Central Cal Construction	1630 Bowling Green Drive	San Jose	CA	95121	CDBG
HOME Operating	\$100,000.00	0	N/A	Non-Professional not certified MBE/WBE		77-0119210	No	N/A	N/A	First Community Housing	75 E. Santa Clara Street, #1300	San Jose	CA	95113	HOPWA