



Housing

First Substantial Amendment to the FY 2022-23 Annual Action Plan

Housing and Community Development Commission

September 8, 2022

Item VII-A

Ragan Henninger

Deputy Director

Sandra Murillo

Senior Development Officer

Neighborhood Stabilization Program Background

- 🏠 Funded by Housing and Economic Recovery Act of 2008
- 🏠 City received \$5.6 M in recovery funds in 2009
- 🏠 Used for foreclosure crisis mitigation and neighborhood stabilization
- 🏠 Foreclosed or abandoned, vacant properties and located in eligible census tracts
- 🏠 City acquired, rehabilitated, and sold 14 homes to eligible households

NSP Closeout and Program Income

- Initiated NSP closeout in June 2022
- Program Income Notice published June 14, 2016, authorizes NSP recipients to transfer available program income to CDBG for eligible uses
- Program Income received before, at the time of, or after closeout may be transferred to an annual CDBG program
- All statutory and regulatory provisions governing CDBG program income will apply to the NSP transferred funds
- Funds will be added to the FY 2022-23 CDBG budget

NSP Program Income

Grant Received	\$5,628,283
Resale and Loan Repayments	\$3,127,329
Program Reinvestment	\$2,543,108
Available for Transfer to CDBG	\$584,220

CDBG Proposed New Budget

Eligible Use	Approved 8-9-22	Change	Proposed New Budget
Public Service 15%	\$1,328,190	\$87,633	\$1,415,823
Community Development	\$9,415,202	\$379,743	\$9,794,945
Administration & Fair Housing 20%	\$1,770,921	\$116,844	\$1,887,765
Total	\$12,514,313	\$584,220	\$13,098,533

Recommendation

- Conduct a public hearing on the proposed First Substantial Amendment to the FY 2022-2023 Annual Action Plan on the transfer and use of Neighborhood Stabilization Program income funds to the Community Development Block Grant Program for eligible uses
- Take public comment as required by the U.S. Department of Housing and Urban Development
- Review the staff report and make recommendations to the City Council to approve the proposed First Substantial Amendment.

Questions





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Housing

Draft FY 2021-22 Consolidated Annual Performance and Evaluation Report (CAPER)

Housing & Community Development Commission

September 8, 2022

Item VII-B

Ragan Henninger

Deputy Director

Stephanie Gutowski

Senior Development Officer

FY 2021-22 Annual Priorities

- 🏠 Increase and Preserve Affordable Housing
- 🏠 Respond to Homelessness and its Impact on the Community
- 🏠 Strengthen and Stabilize Communities
- 🏠 Promote Fair Housing Choices



FY 2021-22 Allocations

Source	Use	FY 21-22 Entitlement Allocation	Prior Year Allocation
HOME	Housing, Rental Assistance	\$3,221,675	\$3,239,144
ESG	Shelter, Homeless Services	\$763,052	\$757,502
HOPWA	Housing support	\$1,553,405	\$1,278,773
CDBG	Housing, Community Development, Capital Improvements	\$8,947,319	\$8,856,601
	TOTAL	\$14,485,451	\$14,132,020



Increase and Preserve Affordable Housing Opportunities

- ▲ **456** households received Rental Assistance, Utility Subsidy and Case Management
- ▲ **4** agencies administering rental assistance



Respond to Homelessness

- ▲ **1,404** individuals received street outreach engagement, case management and rapid response
- ▲ **304** individuals were served in overnight warming locations
- ▲ **189** families were assisted in the emergency motel program



Strengthen Neighborhoods – Public Services

- ▲ **25,000** meals delivered to low-income seniors
- ▲ **35** children provided childcare scholarships
- ▲ **783** participants received leadership training



Strengthen and Stabilize Communities – Public Services

- 🏠 **2,905** social visits with wellness checks were conducted to low-income seniors
- 🏠 **153** low-income individuals were provided legal consultations
- 🏠 **31** individuals received legal representation for eviction proceedings



Strengthen and Stabilize Communities – Capital Projects

- 🏠 Community wireless infrastructure – provided internet access and services to students at Independence and Oak Grove High Schools in the East Side Union High School District



Strengthen Neighborhoods – Non-Construction

Minor Repair Program = **222** households assisted
Enhanced Code Enforcement = **250** violations corrected



Promote Fair Housing Choices

393 individuals
received fair housing
investigations



Next Steps

- 🏠 City Council → September 20, 2022
- 🏠 CAPER Submission Deadline → September 28, 2022
- 🏠 2023-24 Annual Action Plan → winter & spring 2022



Recommendation

Hold a public hearing on the report on the progress towards achieving the housing and community development goals identified in the City's five-year Consolidated Plan and the FY 2021-22 Annual Action Plan (Housing) regarding the use of federal funds from the U.S. Department of Housing and Urban Development (HUD),
and recommend that the City Council approve the FY 2021-22 CAPER.





Housing

Draft FY 2021-22 Consolidated Annual Performance and Evaluation Report (CAPER)

Housing & Community Development Commission

September 8, 2022

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Deputy Director

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Senior Development Officer



Housing

Rent Stabilization Program FY 2021-2022 Quarter 4 Report for Apartments

**Housing and Community
Development Commission**

September 8, 2022
Item VII-C

Emily Hislop
Division Manager

Noel Padilla
Senior Analyst

33 Petitions Filed

Total Petitions Submitted

Resident Petitions	22
Property Owner Petitions	11

Type of Resident Petitions Submitted

Rent Increases	2
Service Reduction	20

Type of Property Owner Petitions Submitted

Capital Improvement	11
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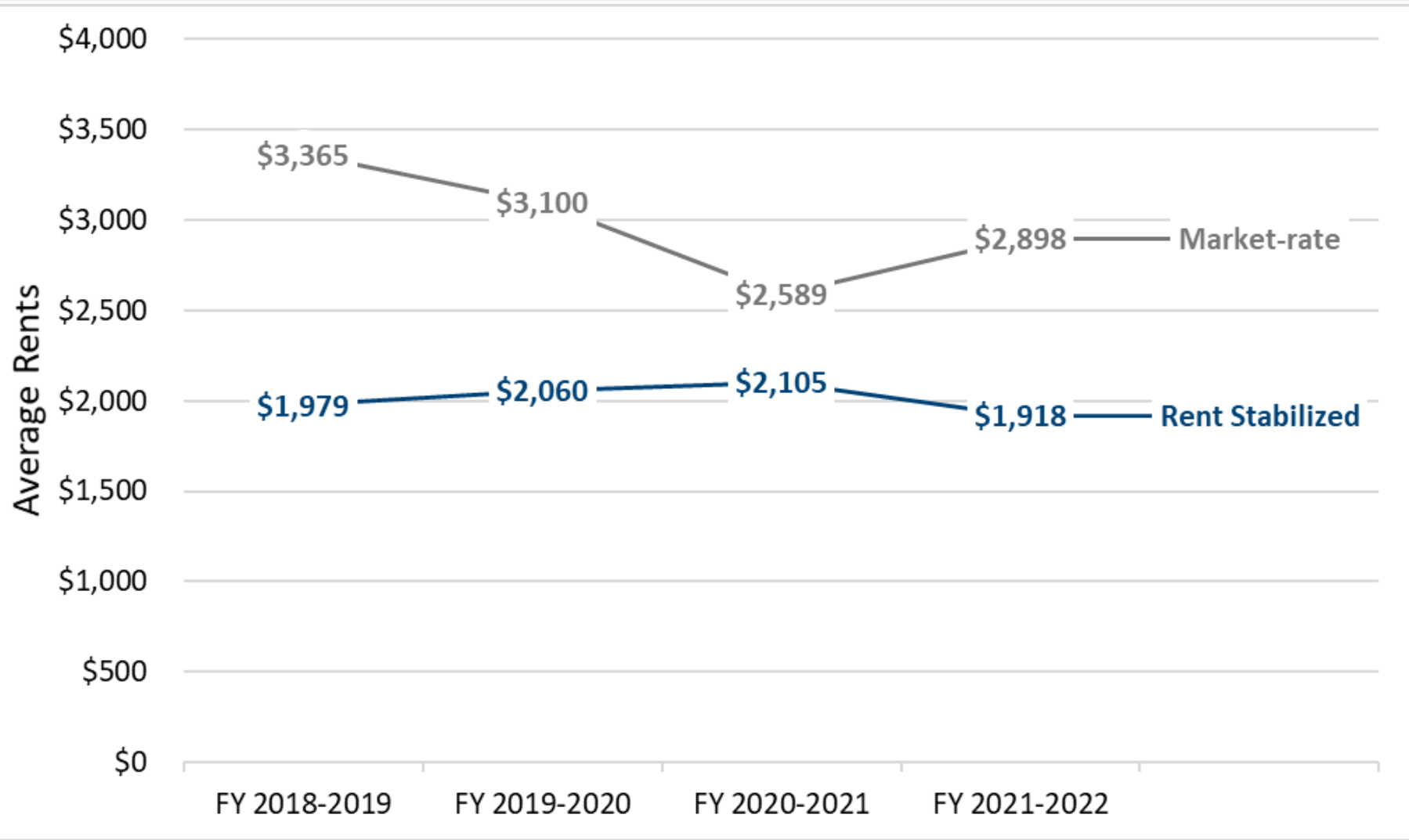


Summary of Petition Outcomes

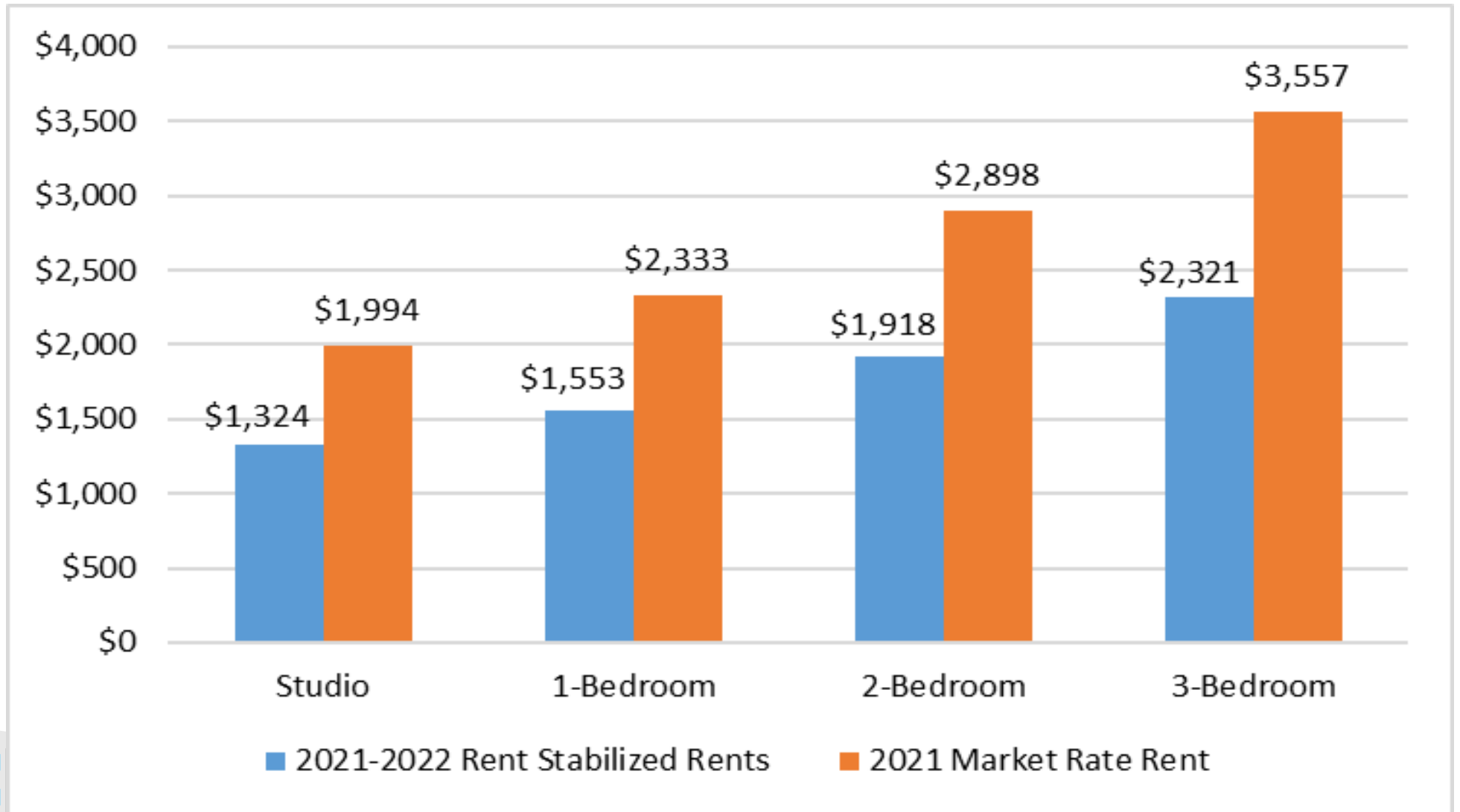
Outcome	Total
Voluntary Agreement	8
Hearing Officer Decision	5
Administrative Decision	10
Appeal	1
Withdrawn	1
Ineligible	3
Pending Action	5



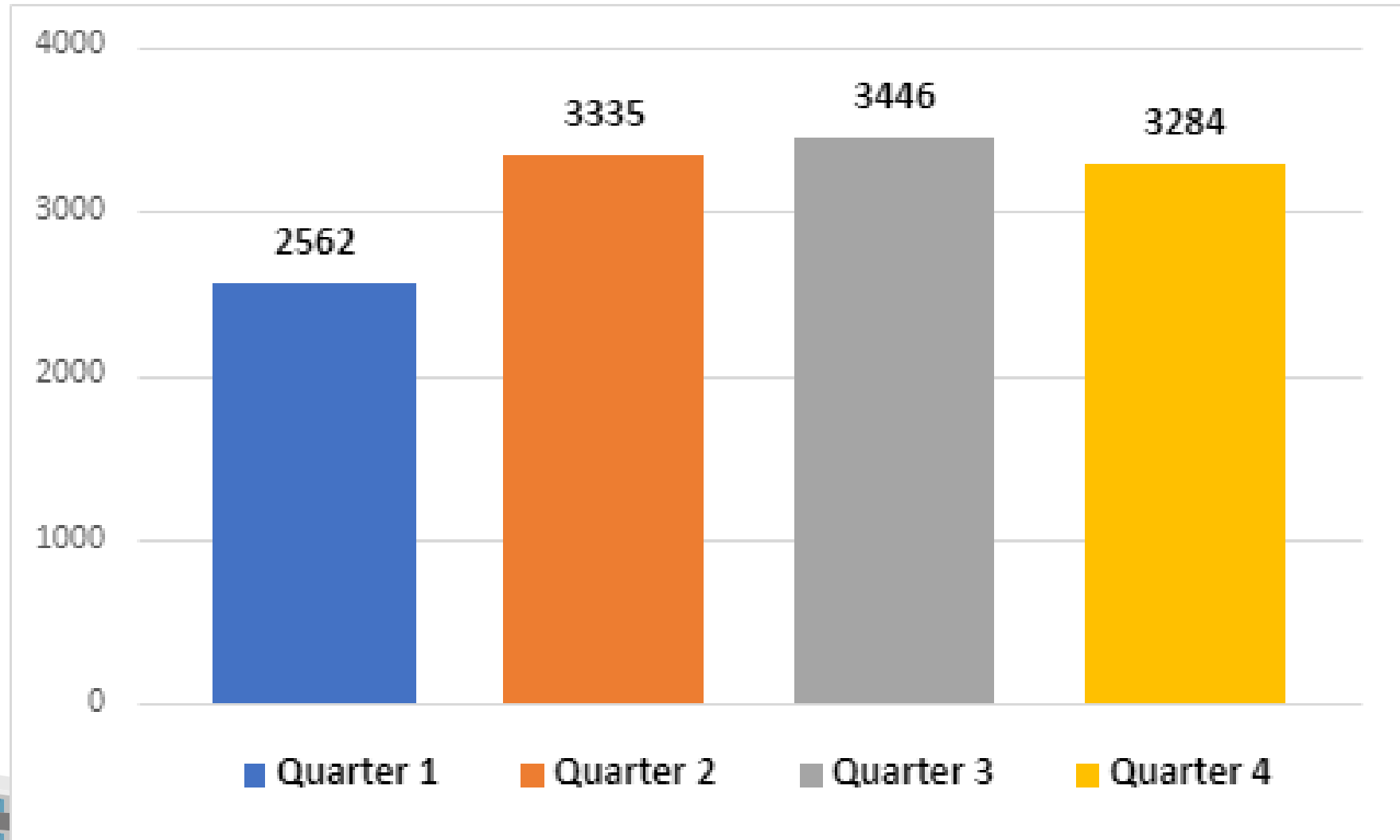
Average Rents for Rent Stabilized and Market-rate Apartments



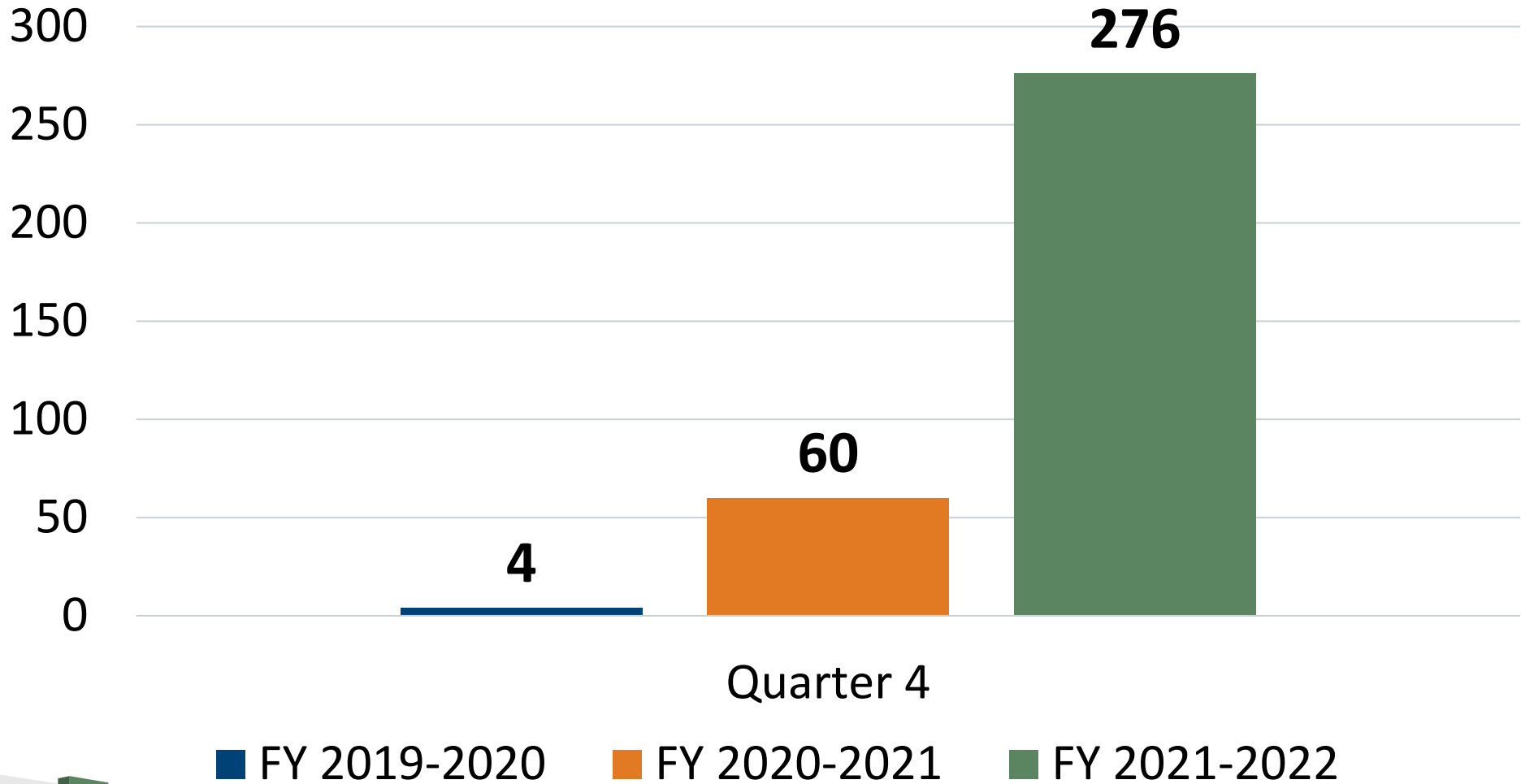
FY 2021-2022 Average Stabilized Rents Compared to 2021 Average Market-rate Rents



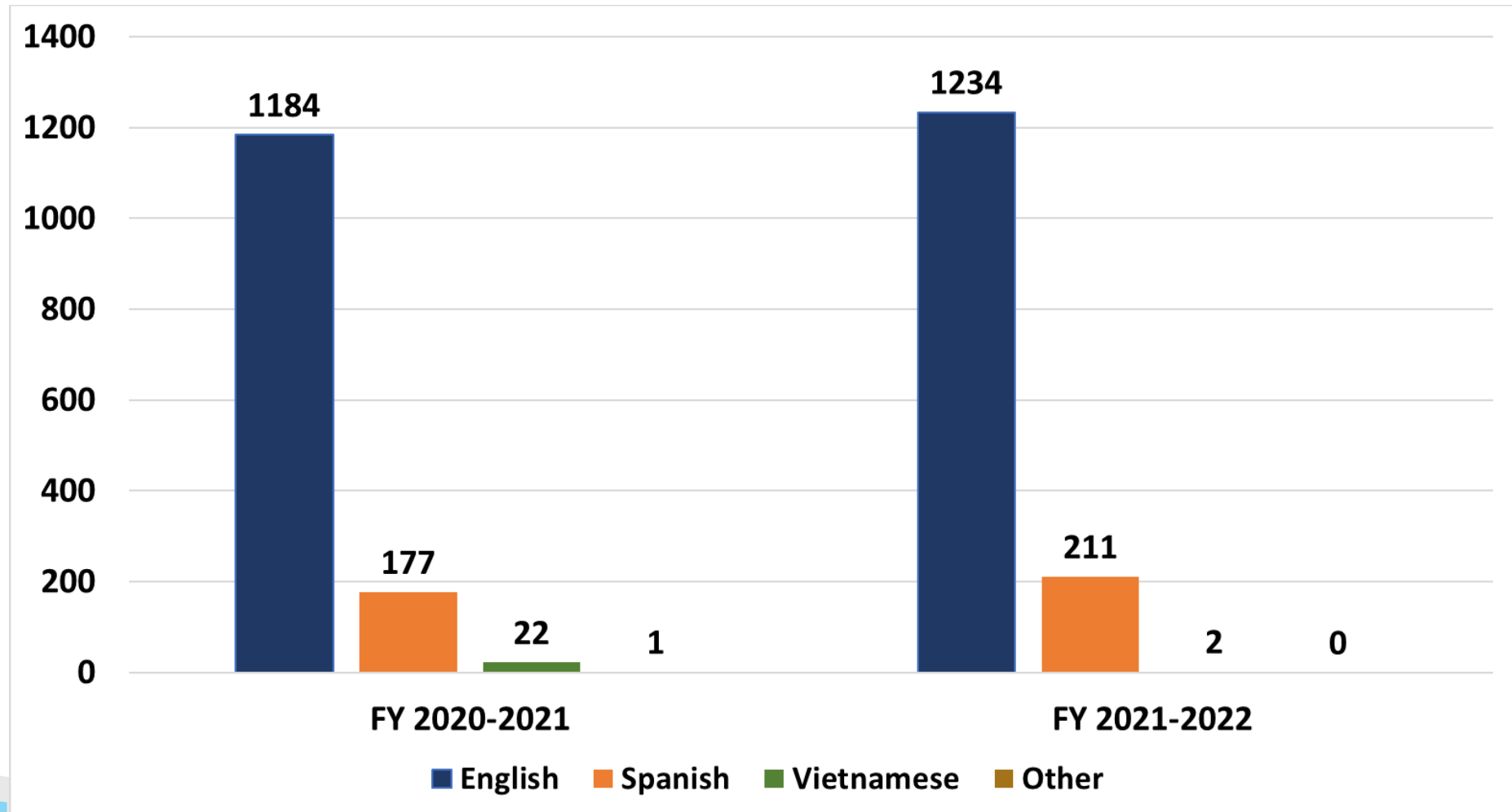
Notices of Termination in FY 2021-2022



Unlawful Detainers Trend



Total Inquiries by Language between FY 2020-2021 and FY 2021-2022



Recommendation

Review the report on the Rent Stabilization Program for apartments in Quarter 4 of FY 2021-2022 and provide possible recommendations to staff.





Housing

Rent Stabilization Program FY 2021-2022 Quarter 4 Report for Mobilehomes

**Housing and Community
Development Commission**

Emily Hislop
Division Manager

September 8, 2022
Item VII-D

Ramo Pinjic
Analyst II



Program Highlights

**Annual percentage rental
rate increase of 3.75%**

**Mobilehome fee increase
to \$30.00**

**Community engagement
via public outreach and
assistance**

**Continued
communication with
community through
e-mail and telephone
assistance**



Summary of Inquires for Quarter 4

Topic	Inquiries
Miscellaneous (service issues, title inquiries, etc.)	15
Rent increases	8
Request for information	5
Code enforcement and maintenance	3
Eviction information	4
Fees	1
Referrals	3
TOTAL	39



Recommendation

Review the report on the Rent Stabilization Program for mobilehomes in Quarter 4 of Fiscal Year 2021-2022 and provide possible recommendations to staff.

