CITY OF SUNNYVALE

FIRST YEAR ACTION PLAN (FY 2015)

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

Introduction

The City of Sunnyvale's (City) Fiscal Year (FY) 2015-16 Action Plan covers the time period from July 1, 2015 to June 30 2016 (HUD Program Year 2015). The Action Plan sets forth the proposed uses of the CDBG and HOME funds projected to be available in the coming fiscal year, as shown in Table A below. These funds may be used for eligible community development activities to meet the priority and/or unmet needs, primarily of lower-income residents, described in the City's Consolidated Plan.

The City's 2015 HUD entitlement grants will consist of $989,453 in CDBG funds and $281,021 in HOME funds. In addition, the City estimates that it will also receive approximately $180,000 in CDBG program income (loan payments) in the coming fiscal year, and has $352,374 in disencumbered funds and excess program income from the prior program year, bringing the total estimated CDBG funding for FY 2015-16 to $1,521,827. The estimated HOME funding for FY 2015-16 is $894,712, which includes the new grant, program income, and unencumbered funds from the prior program year.

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

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Table A: Available Funds and Activities Proposed for Funding, FY 2015-16

AVAILABLE FUNDS	**CDBG**	**HOME**
FY 2015-16 Entitlement Grants	$989,453	$281,021
Excess FY 2014-15 Program Income / HOME Admin PI Balance	$195,000	$46,610
Estimated FY 2015-16 Program Income	$180,000	N/A
Disencumbered/Fund Balance	$157,374	$567,081
TOTAL	**$1,521,827**	**$894,712**
ACTIVITIES PROPOSED FOR FUNDING IN FY 2015-16		
Administration		
Administration	$213,891	$74,712
Fair Housing	$20,000	N/A
Subtotal	***$233,891***	***$74,712***
Housing Rehabilitation (Owner-Occupied)		
Minor Improvement Grants / Loans	$50,000	N/A
Deposit to Revolving Loan Fund	$127,936	N/A
Subtotal	***$177,936***	***N/A***
Affordable Rental Housing		
Rental Housing Rehabilitation	$500,000	$550,000
Tenant-Based Rental Assistance (TBRA)	N/A	$270,000
Subtotal	***$500,000***	***$820,000***
Economic Development		
WorkFirst Sunnyvale (CBDO Activity)	$395,000	N/A
Public Services		
Human Services Grants	$215,000	N/A
TOTAL	**$1,521,827**	**$894,712**

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Local (City) Resources

The City has a local Housing Mitigation Fund for the development, rehabilitation and/or acquisition of affordable housing. Approximately $8 million was expended last year from this fund for the development of 117 new rental units, and several proposals for additional uses of this fund are currently under consideration. In addition, the City has smaller amounts of funding in its Below Market Rate In-Lieu Fund and former Redevelopment Agency Housing Fund. These funds are allocated outside of the Action Plan process, but with similar goals of assisting affordable housing and alleviating homelessness.

Other Public Resources

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

Low-Income Housing Tax Credit Program (LIHTC)

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

Charities Housing applied for and received an award of tax credits in 2013 for its Parkside Studios project, which will provide 58 affordable studios for homeless and/or very low-income applicants. Last year, MidPen Housing applied for and received an award of tax credits for its Onizuka Crossing project, which will provide 57 affordable family apartments. Both of these projects are currently under construction. Parkside will be completed by June 2015 and Onizuka will be completed by spring 2016.

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

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

well, such as shelter facilities, transitional and permanent supportive housing, tenant-based rental assistance, and supportive services.

Private Resources

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

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Anticipated Resources

Table 1 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Federal	• Public Services • Housing Rehabilitation • Affordable Housing • Infrastructure Improvements • Economic Development • Alleviation of Homelessness • Program Administration	989,453	180,000	352,374	1,521,827	4,750,000	CDBG funds may be used for housing rehabilitation, infrastructure improvements, public services, economic development efforts, public facilities, and alleviation of homelessness.
HOME	Federal	• Program Administration • Rental Housing Rehabilitation • Tenant Based Rental Assistance (TBRA)	281,021	613,691		894,712	1,350,000	HOME funds may be used only for activities that assist housing affordable to lower-income households, such as: housing construction, rehabilitation, and acquisition, first time home buyer assistance, and tenant-based rental assistance.

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

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

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

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

Discussion

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

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 2 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Annual Funding	Goal Outcome Indicator
A	**Affordable Housing**	**2015**	**2020**	•Decent Housing	Affordable housing assistance is provided throughout the City, in order to avoid concentration of poverty, and to ensure fair access to affordable housing, rehabilitation assistance, and homeownership opportunities in all neighborhoods.	Assist in the creation, improvement, and preservation of affordable housing for lower-income and special needs households	**1. CDBG:** $140,000 **HOME**: $65,000 **2. CDBG:** $50,000 **3. CDBG:** $20,000	**1.** Support affordable rental housing for lower income households: **20** **2.** Provide Housing Improvement Program: **10 Housing Units** **3.** Fair Housing Services: **Assist 20 Households**

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Annual Funding	Goal Outcome Indicator
B	**Alleviation of Homelessness**	**2015**	**2020**	•Decent Housing •Create a Suitable Living Environment •Expanded Economic Opportunities	City-wide (see above)	Help people who are currently homeless or at imminent risk of homelessness to obtain housing, employment or other sources of income, and adequate support services/networks to achieve stability.	**CDBG:** $200,000 **HOME**: $200,000	**Assist 70 Households** with job training and/or rental assistance
C	**Other Community Development Efforts**	**2015**	**2020**	•Decent Housing •Create a Suitable Living Environment	City-wide	•The needs of very low, extremely low, and/or special needs households (seniors, disabled, homeless people, children, youth, victims of domestic violence, etc. for services and assistance to help them meet basic needs. •Need to improve infrastructure and facilities to improve accessibility and address other goals.	**CDBG:** $160,000 **CDBG:** $300,000	**Assist 534 Households** with human services **Curb Cuts: 70**

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
D	**Expand Economic Opportunities**	**2015**	**2020**	•Expanded Economic Opportunities		Support economic development activities that promote employment growth and help lower-income people secure and maintain jobs.	**CDBG:** $150,000	**Job Placements: Assist 12 clients to obtain jobs.**

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Goal Descriptions

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

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

Goal C: Other Community Development Efforts
Support provision of essential human services, particularly for special needs populations and very low income households.

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

Goal D: Expanding Economic Opportunities for Lower-Income People
Support economic development activities that promote employment growth and help lower-income and/or homeless people secure and maintain jobs.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The activities that the City will undertake in FY 2015-16 (July 1, 2015 through June 30, 2016) using CDBG and HOME funds include: human services grants; rental and homeowner housing rehabilitation; tenant-based rental assistance; employment development services for homeless and at-risk clients; fair housing services, and program administration, as shown below. All of these activities are eligible for the indicated funding type based on federal regulations associated with these grants, and all of them meet one or more priority needs as identified through the City's citizen participation process.

Projects

Table B - Project Information

#	Project Name
1	CDBG Administration and Monitoring
2	Fair Housing Services
3	Home Improvement Program
4	Crescent Terrace Rehabilitation Project
5	Sunnyvale Tenant-Based Rental Assistance (TBRA) Program
6	WorkFirst Sunnyvale (CBDO Activity)
7	Public Services - Human Services Grants
8	HOME Administration and Monitoring

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

Funding Priorities

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

Each year the City solicits proposals from local organizations for CDBG and HOME funding for eligible housing and community development programs or projects in Sunnyvale. The Request for Proposals sets forth the types of public services (human services) programs, capital and housing projects that are eligible for CDBG or HOME funding from the City, and explains the City's process for evaluating and scoring proposals, determining award amounts, and approving

awards. The City provides human services grants for public services which address identified priority needs and principally benefit lower-income people in Sunnyvale.

Applications for the human services grants are solicited every other year, following hearings held by the Housing and Human Services Commission (HHSC) and Council to determine the City's current "priority human service needs."

The "Priority Needs" for the City of Sunnyvale's Community Development Block Grant Program were determined through a series of community meetings held between September 2014 and April 2015, and will be adopted as part of the 2015-2020 Consolidated Plan in accordance with regulations established by HUD. They remain very similar to the needs contained in the 2010-2015 Consolidated Plan.

Obstacles to Meeting Underserved Needs

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

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AP-38 Project Summary

Project Name	**1. CDBG Administration and Monitoring**
Target Area	Not Applicable
Goals Supported	Affordable Housing, Alleviation of Homelessness, Other Community Development Efforts, and Expanding Economic Opportunities for Lower-Income People
Needs Addressed	Planning and Administration
Funding	**CDBG: $213,891**
Description	***Administration of CDBG Activities: Contracting, preparing loan documents, monitoring projects and loan portfolio, etc.***
Target Date	FY 2015-16
Goal Outcome	Complete all CDBG activities planned.
Location Description	Citywide
Planned Activities	Funds are used for staffing and implementing the CDBG program. This includes the costs of developing the RFPs, evaluating proposals, grant contract management, tracking of grant funds and program income, sub-grantee monitoring, reporting, and compliance with federal requirements such as environmental, labor, anti-discrimination, and fair housing regulations. Indirect costs (overhead) are also included in program administration.
Project Name	**2. Fair Housing Services**
Target Area	Not Applicable
Goals Supported	Affordable Housing: Promote Fair Housing Choice
Needs Addressed	Affordable Housing and Fair Housing
Funding	**CDBG: $20,000**
Description	***Fair Housing Services***
Target Date	FY 2015-16
Goal Outcome	Provide fair housing assistance to 21 or more households (as needed).
Location Description	Citywide
Planned Activities	Provide public outreach and education about fair housing laws and complaint procedures to local residents, landlords, and other housing industry professionals through local community outreach efforts, and through City agreements with fair housing agencies that provide free legal assistance to residents with fair housing complaints. Help clients file cases with HCD, HUD, or in court if needed.

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Project Name	**3. Minor Improvement Grants/Loans (Home Improvement Program)**
Target Area	Not Applicable
Goals Supported	Affordable Housing: Provide Home Improvement Program
Needs Addressed	Improve housing accessibility, housing safety, provide lead-based paint hazard testing and reduction, energy efficiency improvements, and maintain affordability for lower-income home owners.
Funding	**CDBG: $50,000**
Description	Minor Improvement Grants/Loans
Target Date	7/1/2015
Goal Outcome	Assist at least 10 households with minor home improvement grants or loans.
Location Description	Citywide
Planned Activities	The Home Improvement Program provides small grants and loans for minor improvements, such as: energy efficiency upgrades, exterior painting, emergency repairs and accessibility improvements. Homes must be owned and occupied by a lower-income household to be eligible for this program.
Project Name	**4. Crescent Terrace Rehabilitation Project**
Target Area	130 Crescent Avenue, Sunnyvale
Goals Supported	Affordable Housing: Support affordable rental housing for lower-income households
Needs Addressed	Provide financial and/or technical assistance for rehabilitation, construction and/or preservation of 48 units of affordable rental housing for seniors.
Funding	**CDBG: $500,000, HOME: $550,000**
Description	Rental Housing Rehabilitation
Target Date	FY 2015-16
Goal Outcome	Rehabilitate 48 affordable senior housing units.
Location Description	130 Crescent Avenue, Sunnyvale
Planned Activities	The activity consists of a City loan for moderate rehabilitation work at Crescent Terrace, an affordable rental housing complex for low-income seniors built in 1986, located at 130 Crescent Ave., and owned by an affiliate of MidPen Housing Corp.. The renovation work consists primarily of accessibility improvements, including lighting improvements, energy and water efficiency upgrades, including turf replacement with drought-tolerant landscaping, and modification of a flat roof with ponding issues. The project is funded with CDBG and HOME funds. The City loan will be provided for a term of at least 30 years.

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Project Name	**5. Sunnyvale TBRA Program**
Target Area	Not Applicable
Goals Supported	Affordable Housing: Support affordable rental housing for lower-income households and Alleviation of Homelessness
Needs Addressed	Assist residents currently experiencing or at imminent risk of homelessness, and other very low-income households, to obtain and maintain rental housing.
Funding	**HOME: $270,000**
Description	Tenant-Based Rental Assistance (TBRA) for Homeless and At-Risk Households
Target Date	FY 2015-16
Goal Outcome	Assist at least 10 households for up to two years
Location Description	Citywide
Planned Activities	Provide security deposit and/or monthly rental subsidies to help at-risk or currently homeless people to move into permanent housing.
Project Name	**6. WorkFirst Sunnyvale (CBDO Activity)**
Target Area	Not Applicable
Goals Supported	Alleviation of Homelessness and Expanding Economic Opportunities for Lower-Income People
Needs Addressed	Help people who are currently homeless or at imminent risk of homelessness obtain employment or other sources of income, and adequate support services/networks to obtain housing and achieve stability
Funding	**CDBG: $395,000**
Description	Economic Development/CDBO Activity
Target Date	FY 2015-16
Goal Outcome	Assist 60 homeless or very low income clients with job training and job placement services, to enable them to obtain or improve their employment and housing opportunities.
Location Description	Citywide
Planned Activities	This program provides work-readiness training, job placement assistance, and supportive services for homeless and at-risk clients.

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Project Name	**7. Public Services (See activities below)**
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	These programs assist special needs populations such as: seniors, disabled people, homeless people, children, youth, victims of domestic violence, and very low-income households. Programs address basic needs.
Funding	**CDBG (See below)**
Description	Human Services Grants to non-profit agencies
Target Date	FY 2015-16
Goal Outcome	Assist at least 534 individuals and/or households with human services
Location Description	Citywide
Planned Activities	Assist clients with basic needs, such as food, shelter, transportation, health & mental health care, employment assistance/training, legal aid etc. (See below)
Project Name	**7a. Sunnyvale Community Services Food Program**
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	These programs assist special needs populations such as: seniors, disabled people, homeless people, children, youth, victims of domestic violence, and very low-income households. Programs address basic needs.
Funding	**CDBG: $75,000**
Description	Food for households at risk of hunger
Target Date	FY 2015-16
Goal Outcome	Assist 138 households
Location Description	Citywide
Planned Activities	Brown Bag Food Program
Project Name	**7b. InnVision Shelter Network Sunnyvale Shelter Programs**
Target Area	Not Applicable
Goals Supported	Alleviation of Homelessness; and Support provision of essential human services, particularly for special needs populations
Needs Addressed	Homelessness
Funding	**CDBG: $50,000**
Description	Emergency Shelter, Transitional housing, Case Management
Target Date	FY 2015-16
Goal Outcome	Assist 11 households
Location Description	Citywide
Planned Activities	Emergency and transitional shelter, case management, supportive services

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Project Name	**7c. YWCA of Silicon Valley - Domestic Violence Support Network**
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	These programs assist special needs populations such as: seniors, disabled people, homeless people, children, youth, victims of domestic violence, and very low-income households. Programs address basic needs.
Funding	**CDBG: $25,000**
Description	Crisis intervention and counseling for victims of domestic violence
Target Date	FY 2015-16
Goal Outcome	Assist 71 households
Location Description	Citywide
Planned Activities	Counseling for domestic violence clients
Project Name	**7d. Bill Wilson Center Counseling Program**
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	These programs assist special needs populations such as: seniors, disabled people, homeless people, children, youth, victims of domestic violence, and very low-income households. Programs address basic needs.
Funding	**CDBG: $25,000**
Description	Counseling for at-risk youth, grief counseling, family counseling, etc.
Target Date	FY 2015-16
Goal Outcome	Assist 43 households
Location Description	Citywide
Planned Activities	Family & Individual Counseling
Project Name	**7e. MayView Community Health Center**
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	These programs assist special needs populations such as: seniors, disabled people, homeless people, children, youth, victims of domestic violence, and very low-income households. Programs address basic needs.
Funding	**CDBG: $25,000**
Description	Community Medical Clinic
Target Date	FY 2015-16
Goal Outcome	Assist 138 households
Location Description	Citywide
Planned Activities	Primary Health Care & Disease Prevention Services for Uninsured Patients

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Project Name	**7f. First United Methodist Church Senior Nutrition Program**
Target Area	Not Applicable
Goals Supported	Support provision of essential human services, particularly for special needs populations
Needs Addressed	These programs assist special needs populations such as: seniors, disabled people, homeless people, children, youth, victims of domestic violence, and very low-income households. Programs address basic needs.
Funding	**CDBG: $15,000**
Description	Daily hot lunch and social activities for seniors
Target Date	FY 2015-16
Goal Outcome	Assist 133 individuals
Location Description	Citywide
Planned Activities	Senior Nutrition Program, meals, social and physical activities, nutrition and health programs

Project Name	**8. HOME Administration and Monitoring**
Target Area	Not Applicable
Goals Supported	Affordable Housing and Alleviation of Homelessness
Needs Addressed	Planning and Administration
Funding	**HOME: $74,712 (Includes authorized program income)**
Description	Administration of HOME Activities: Planning and Monitoring
Target Date	FY 2015-16
Goal Outcome	Complete all HOME activities planned.
Location Description	Citywide
Planned Activities	Funds are used for staffing and implementing the HOME program. This includes the costs of HOME capital project management, tracking of grant funds and program income, sub-recipient monitoring, reporting, and compliance with federal requirements such as environmental, labor, and anti-discrimination. Indirect costs (overhead) are also included in program administration.

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AP-50 Geographic Distribution – 91.220(f)

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

Geographic Distribution

Target Area	Percentage of Funds
City of Sunnyvale	**100%**

Table 3 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

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

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

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's housing programs are intended to prevent and/or end homelessness, improve the quality, affordability, and/or accessibility of housing, and preserve, maintain, and extend the useful life of existing affordable housing. The goals below include only the new CDBG and HOME activities to be funded in FY 2015-16. Other activities funded in prior years or through non-HUD programs assist a larger number of households or units.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	5
Special-Needs	53
Total	68

Table 4 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	58
Acquisition of Existing Units	0
Total	68

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

Discussion

Housing assistance is proposed to be prioritized for those who cannot currently afford market rate housing, by providing rental assistance for lower (including very low and extremely low) income households. The Tenant-Based Rental Assistance program, home improvement, and rental housing rehabilitation projects are intended to alleviate homelessness and/or assist lower-income households to obtain and maintain stable housing.

An estimated ten households will be assisted through the TBRA Program with the funding committed in the FY 2015 Action Plan. This number could increase slightly if required subsidies are lower for some households. In addition, another 22 households will be assisted in PY 2015 using funding committed last year for a two-year TBRA contract.

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An estimated ten lower-income homeowners will be assisted with the Home Improvement Program, and 48 rental units occupied by 48 lower-income senior households will be assisted with the Crescent Terrace Rehabilitation Project.

The City also provides loans for major rehabilitation of single family and/or manufactured/mobile homes, using funds from its CDBG Revolving Loan Fund (RLF) for purposes of addressing priority housing needs, consistent with the City's goal to assist in the creation and preservation of affordable housing for lower-income households. However, these RLF-funded activities are not included in the Action Plan tables, in accordance with HUD guidance.

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AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

Discussion

Needs of Public Housing

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

The City partnered with the Housing Authority on several efforts in recent years, including a joint TBRA program for clients on the Section 8 waiting list, and several Sunnyvale housing projects which were awarded project-based vouchers, including the Fair Oaks Senior Housing project, two senior group homes, and two new affordable rental projects currently under construction (Parkside Studios and Onizuka Apartments).

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

Introduction

This Action Plan includes a significant amount of funding ($665,000) for activities that help homeless people obtain housing and jobs (WorkFirst Sunnyvale and TBRA). In addition, the City continues to participate in the county-wide efforts, such as the CoC and Destination Home, to end homelessness throughout the County. In addition, in FY 2013-14, the City provided over $10 million in local and HOME funds to assist the development of the Parkside and Onizuka projects, which will include 47 permanent supportive housing units for homeless clients.

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Two of the human services grants (to InnVision/Shelter Network and the YWCA) will help these agencies provide shelter, transitional housing, and services to homeless clients and victims of domestic violence. In addition, the TBRA is a transitional housing program for homeless households, providing assistance for up to two years.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Several of the activities funded help homeless clients and families transition to permanent housing, including: TBRA, WorkFirst Sunnyvale, and the human services grants to InnVision, West Valley Community Services, and YWCA. The total CDBG and HOME funding for these activities is $740,000 in FY 2015-16, plus $10,000 in General Funds for the grant to West Valley Community Services.

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

Discussion

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

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

Introduction:

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

Discussion:

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

In 2014, the City updated the Constraints Analysis of its Housing Element, as required under California Housing Element law (Government Code 65580), to analyze city policies and land use regulations to determine if they had any negative effects on development. The State determined, with its recent certification in January 2015 of the City's 2015-2023 Housing Element, that the City does not currently implement policies that create barriers to affordable housing. Additional detail is available in the City's Housing Element[1], which is provided in its entirety on the City's website and in the Library. As noted above, thousands of new dwelling units of various types and price points have been developed and additional units renovated in recent years, in most cases without any direct assistance from the City. This provides evidence that the City's policies do not unduly constrain residential development. In addition, the City has successfully assisted a number of affordable housing developments in recent years, which demonstrates that City policies do not have negative effects on assisted housing production.

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

[1] http://HousingElement.inSunnyvale.com

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AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

Please see the activities described under AP-38 on pages 12-13 of this plan (i.e., TBRA, Crescent Terrace Rehabilitation Project, Fair Housing Services, and Home Improvement Program).

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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

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

Actions planned to develop institutional structure

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

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

Coordination

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

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

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

Discussion:

Please see discussion above.

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Program Specific Requirements

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

Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$195,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	$0
3. The amount of surplus funds from urban renewal settlements	$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	$0
5. The amount of income from float-funded activities	$0
Total Program Income	$195,000

Other CDBG Requirements

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

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

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

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

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

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

Discussion:

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

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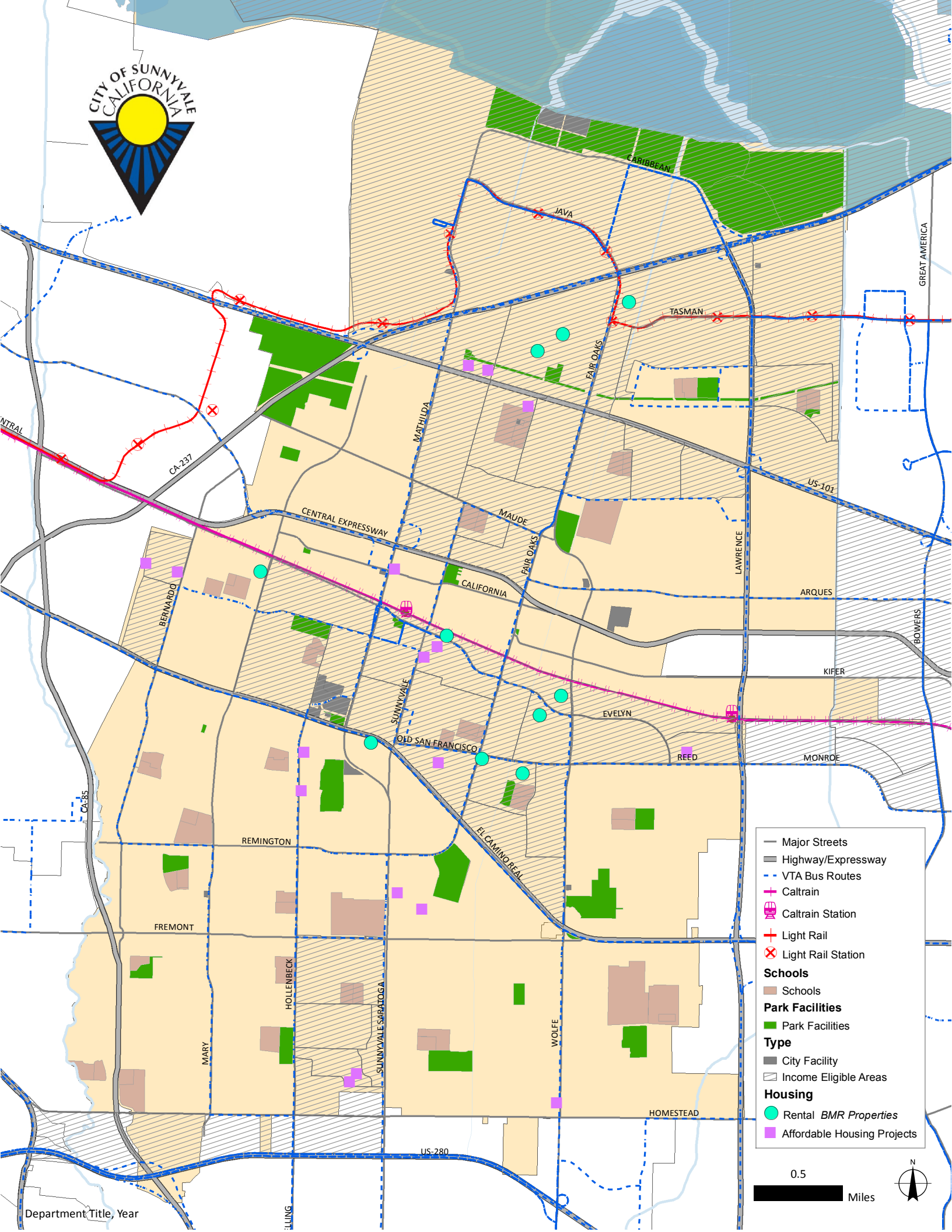

Department Title, Year