

**Council Meeting: May 13, 2008**

SUBJECT: Consider Approval of FY 2008-09 Action Plan: Recommendations for Funding of Community Development Block Grant (CDBG) and HOME Funds

REPORT IN BRIEF

This report submits for approval by City Council the proposed FY 2008-09 Action Plan in accordance with requirements of the U.S. Department of Housing and Urban Development (HUD)

Each year the City of Sunnyvale must submit an Action Plan to HUD in order to receive its entitled funds under the Community Development Block Grant Program (CDBG) and the HOME Program. The proposed Action Plan for FY 2008-09 allocates \$1,962,508 of CDBG funds and \$1,267,917 of HOME funds, in accordance with the 2005-2010 Consolidated Plan. These funds are proposed to fund the following activities: outside group human service agencies; a capital project for the acquisition of an 8-bedroom transitional house to house 16 domestic violence victims; a capital project that will provide very low income affordable housing; program administration including funding of fair housing services; rehabilitation of single-family and multi-family homes; the home access, paint and emergency program; acquisition for low-income housing; capital expansion project at the Columbia Neighborhood Center; and public facilities/ADA improvements to sidewalks.

The Action Plan allocates \$232,289 of CDBG funds to support outside group human service agencies. The funding for outside group human service agencies represents the second year of a two-year funding cycle. The Housing and Human Services Commission (HHSC) has recommended the distribution of these funds to 18 agencies. The HHSC has also made a recommendation to the City Manager that outside group human service agency funding remain at the present level of \$285,471. Further, the HHSC recommends allocating \$53,182 in General Funds to cover \$6,167 in reduced CDBG funds for FY 2008-09 and to continue a second year allocation of \$47,015 in General Funds for five agencies that were funded in FY 2007-08.

The recommended Council action at this meeting only pertains to the allocation of CDBG and HOME funds. The City Manager will consider the HHSC recommendation regarding the General Fund in preparation of the FY 2008-09 General Fund budget which will be considered by Council on June 10, 2008.

Staff recommends that City Council approve the proposed Action Plan for FY 2008-09.

BACKGROUND

On November 28, 1990 President Bush signed the Cranston/Gonzales National Affordable Housing Act of 1990, which reaffirmed the national commitment to provide decent, safe, and sanitary housing for all Americans.

In 1995, HUD adopted a new regulation requiring that the applications for funds be consolidated into a single submission, incorporating in the application aspects of CDBG, HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). Only the CDBG and HOME programs are applicable in Sunnyvale. This new plan is known as the Consolidated Plan. The Consolidated Plan includes an Action Plan which must be updated and submitted on an annual basis, while the complete Consolidated Plan must be submitted at least every five years. Sunnyvale submitted its third Consolidated Plan for the years 2005-2010. The FY 2008-09 Action Plan is the fourth year of implementation of the Consolidated Plan.

EXISTING POLICY

Housing and Community Revitalization Sub-element:

Goal 2.3C: Promote and maintain a diversity in tenure, type, size, location and cost of housing to permit a range of individual choice for all current residents and those expected to become city residents as a result of normal growth processes and employment opportunities.

Policy 2.3C.1: Attempt to maintain as many as possible of the existing rental units affordable to lower income families and seniors.

Policy 2.3C.1d: The City should encourage and assist non-profit housing organizations to develop 100 new low and very low income rental units within the City over the next five years.

Council Policy 5.1.3 Human Services Policy, updated in April 2006. The Human Services Policy recognizes the need for Human Services and provides or supports services as deemed necessary in the community. These include but are not limited to the emergency services, senior services, disabled services, youth services and advocacy services.

DISCUSSION

Funds Available for Allocation

As shown in Table I, the City will have a total appropriation of \$1,962,508 in CDBG funds for FY 2008-09. This represents \$1,223,626 in new grant funds,

approximately \$150,000 in anticipated program income to be received from repayment of housing rehabilitation loans, \$550,000 of current revolving loan fund (loan repayment reserves), and \$38,882 of reallocated FY 2007-08 CDBG grant funds.

The CDBG revolving loan fund (RLF) manages program income receipts and disburses rehabilitation and acquisition loans to CDBG eligible projects. The FY 2007-08 RLF reserve is projected at approximately \$1.135 million, of which \$550,000 is appropriated in FY 2008-09 as outlined in this Action Plan. In addition, the RLF expects to receive \$150,000 Housing Loan Repayments in FY 2008-09, which has not been appropriated for FY 2008-09.

TABLE I
CDBG Funding Available
FY 2008-09

CDBG Funding Allocation FY 08-09	\$ 1, 223,626
Anticipated Program Income	\$ 150,000
Revolving Loan Fund Reserves	\$ 550,000
Reallocated Funds (07/08)	<u>\$ 38,882</u>
Total CDBG Budget	\$ 1,962,508

The maximum administrative funding is \$274,725, calculated by multiplying the funding allocation and the anticipated program income by 20% $[(\$1,223,626 + 150,000) \times 0.2 = \$274,725]$.

The maximum Outside Group Funding (for Public Services) is \$232,289, calculated by multiplying the funding allocation and the prior year's (FY 2007-08) program income by 15% $[(\$1,223,626 + \$324,968^1) \times 0.15 = \$232,289]$.

As shown in Tables II and IV, the City will have a total of \$2,937,312 in HOME funds of which \$1,267,917 is proposed for funding in FY 2008-09. This represents \$679,202 in new grant funds and includes \$2,258,144 of reserve funds available for commitment towards very low income affordable housing. Each year, the City must set aside a minimum of 15 percent of its HOME allocation for housing development activities for Community Housing Development Organizations (CHDO's). A CHDO is a private nonprofit, community-based service organization that has the capacity to develop affordable housing for the community it serves. HUD permits a participating

¹ Unanticipated surplus cash received from developer on April 25, 2008 in the amount of \$174,968

jurisdiction (PJ) to meet its annual CHDO minimum 15% set-aside commitment based on its aggregate commitment of CHDO funds for all years. The City has exceeded its CHDO set-aside requirement on a cumulative basis through the FY 2007 HOME allocation, therefore; a CHDO set-aside is not required.

**TABLE II
HOME Funding Available
FY 2008-09**

HOME Funding Allocation FY 08-09	\$ 679,168
Anticipated Program Income	0
HOME Reserves	2,258,144
Total HOME Budget	\$ 2,937,312

The maximum administration funding for HOME is 10% of the funding allocation, or \$67, 917.

Proposed Allocation of Community Development Block Grant Funds

The proposed Action Plan is included as **Attachment A**. The Action Plan provides a listing of all the activities to be undertaken during the program year. These activities are summarized in Table III, and are described as follows:

**TABLE III
CDBG FUNDING RECOMMENDATIONS FY 2008-09**

	FY 2007-08 Budget	Proposed FY 2008-09 Budget
PROGRAM ADMINISTRATION	\$ 323,600	\$274,725
Administration	\$ 262,290	\$ 227,053
Fair Housing Services	\$ 30,000	\$ 20,000
Indirect Costs	\$ 31,310	\$ 27,672
REHABILITATION	\$ 987,355	\$ 782,140
Housing Rehabilitation	\$887,355	\$682,140
Home Access, Paint & Emergency Programs	\$ 100,000	\$ 100,000
ACQUISITION	\$ 558,817	\$263,086
Housing Acquisition Program	\$ 558,817	\$ 263,086
Capital Projects	\$ 414,802	\$410,268
ADA Sidewalks	\$ 100,000	\$ 100,000

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3rd Year-CNC Expansion	\$ 274,802	\$ 310,268
SCV Blind Center	\$ 40,000	\$ 0
PUBLIC SERVICES* (See Table IV)	\$ 238,456	\$232,289
TOTAL CDBG BUDGET	\$2,523,030	\$1,962,508

Program Administration:

Administration costs include all the costs and activities allowed by regulation to be reimbursed to the City for incurred eligible expenditures for the planning and administration of a Community Development Block Grant. This is budgeted at \$274,725 at the 20% administrative maximum established by HUD. The amount available for program administration represents a 15% reduction from FY 2007-08 due to a 3.5% reduction in grant funds and reduced projected program income. The activities included under program administration are fair housing services, and the operating costs for the overall program administration, including all indirect and overhead costs (rental rates) incurred by the City.

- Fair Housing Services

Staff completed a joint request for proposals with our partner cities for award of a FY 2008-09 contract for fair housing services. One proposal was received from Project Sentinel. Due to reduced funds for program administration, staff recommends that Project Sentinel receive \$20,000 to provide contractual services for Fair Housing. The \$10,000 reduction from FY 2007-08 will directly impact advocacy and investigative services which include counseling and mediation for fair housing cases. Over the past two years, the agency has provided unduplicated individual counseling sessions (cases) to 62 Sunnyvale residents with a planned goal of 30 per year. Based on recommended funding, staff proposes to reduce the number of cases to approximately 20 per year proportional to the reduced funding.

Project Sentinel is an established fair housing agency, with offices in Sunnyvale and Palo Alto, and provides fair housing and landlord/tenant dispute resolution services for numerous cities in the County. Staff is continuing to recommend Project Sentinel because the agency has a strong record in effective community outreach, provides educational materials in nine languages, has a dedicated system that provides the capacity to handle phone calls in numerous languages, and maintains a well developed web site. Project Sentinel's costs are based on the assumption that all three cities (Sunnyvale, Mountain View and Palo Alto) will continue contracting with the same agency. This has allowed additional actions to be undertaken this past year due to cost efficiencies realized from a regional service.

Rehabilitation:

According to the City's Housing and Community Revitalization Sub-Element, approximately 8% of the housing stock or 4,300 units, may be in need of rehabilitation. The City's objective will be to assist in the preservation of ownership and rental housing units, including rehabilitation, emergency repairs, and painting. Housing staff administers and implements several home improvement programs that include the Substantial and Minor Rehabilitation Programs. The Rehabilitation Programs can finance rehabilitation costs and other eligible expenses with low interest loans and grants to Sunnyvale homeowners and residents. All programs require income eligibility based on gross annual household incomes that do not exceed 80% of the median family income limits for Santa Clara County.

Substantial rehabilitation loans and project supervision are available on a citywide basis with construction loans averaging from \$20,000 to \$30,000 per household, and mobile home loans up to \$15,000 per coach. Multi-family rehabilitation loan requests will be reviewed on a case by case basis. The goals for completed units during FY 2008-09 are 20 substantial rehabilitation projects.

Minor Rehabilitation includes the Paint, Emergency, and Home Access Program. The Paint Program provides for exterior painting with loans of up to \$4,000 to senior owners of single-family homes and grants of \$1,000 to eligible non-senior homeowners for reimbursement of painting materials. Emergency loans of up to \$5,000 are provided to address repairs related to hazards that effect health and safety issues and impairs habitability e.g. sewer line damage, inoperable water heater, etc. The Home Access Program provides grants to handicapped households throughout the community. Services include retrofit of units occupied by disabled persons including the installation and maintenance of lifts and ramps, when needed. Budgeted funds include the operating costs associated with direct implementation of these projects and rental rates charged to the Housing Division. The goals for completed units during FY 2008-09 are 30 Home Access, Emergency, and Paint Program projects during the program year.

Acquisition:

Housing staff administers the Housing Acquisition and Preservation of at Risk Housing Program. The administration includes assessing the viability of proposed projects, analyzing pro-formas, negotiating terms, managing escrows, preparing loan documents and preparing staff reports to Council for consideration of funding to non-profit housing developers. Projects that are "at risk" of conversion to market rate, and projects that increase the current supply of affordable housing in Sunnyvale, are considered for funding. Budgeted funds include the operating costs associated with direct

implementation of these projects.

Capital Projects:

The proposed Action Plan includes the following capital projects:

- ADA Improvements

This activity is performed by the Public Works Department utilizing CDBG funding. It provides retrofit of approximately 25 curbs per year to meet ADA requirements. Funding for FY 2008-09 is recommended at \$100,000.

- Columbia Neighborhood Center

This is the third year of funding to support the joint project of the City and the Sunnyvale School District to fund the expansion of the Columbia Neighborhood Center. A facility expansion of approximately 3,060 square feet will enable the Center to provide more effective health services and expand social, educational, and recreational services. New space will further enable the Center to house new service partners, thus providing additional needed services in the community.

The original estimated cost of the project was approximately \$3 million, to which the City and the School District agreed to contribute 50% each to the project cost. However, more recent estimates from the School District suggest the cost may be as high as 3.6 million due to ever-increasing costs of construction materials. In fact, the longer it takes for this project to go out to bid, the higher the bids are likely to be. Once project costs are finalized, staff will go back to Council and will amend its 2005-2010 Consolidated Plan to allocate additional funds.

To date, the City has allocated \$766,965 towards the City's total contribution of \$1.5 million. The proposed funding for FY 2008-09 of \$310,268 will bring the total allocation to 72% of the City's 50% share of the project. Included in this activity are costs associated with support of the construction project and direct funding of the construction project. Architectural plans are in development, and the anticipated completion is FY 2009-10.

Proposed Allocation of HOME Funds

The City is an entitlement City under the HOME Program in which HOME funds are allocated by formula and will receive \$679,168 in FY 2008-09. This represents a 3% reduction of funding from FY 2007-08. HOME funds may be used for the construction, rehabilitation, or acquisition of housing for very low-income households. In FY2008-09 HOME funds, including HOME reserves are proposed to be allocated to non-profits and housing developers for acquisition, new construction and preservation of at risk units as shown in Table III.

**Table III
HOME Budget
Funding Recommendations
FY 2008-09**

	FY 2007-08 Budget	Proposed FY 2008-09 Budget
PROGRAM ADMINISTRATION (Maximum 10%)	\$ 69,969	\$ 67,917
CHDO Funding (Required 15%)²	\$104,995	\$ 0
Acquisition/New Construction and other HOME Activities	\$564,974	
Transitional House Acquisition		\$200,000
Very Low Income Affordable Housing		\$1,000,000
CHDO Operating Funds	\$30,000	\$ 0
Set-aside Fund Reserve for CHDO Projects	\$ 708,750	
TOTAL HOME BUDGET	\$1,478,688	\$1,267,917

A request was submitted by Maitri, a non-profit agency, for the acquisition of an 8-bedroom transitional house to house 16 women and their children who are victims of domestic violence. Maitri currently leases a 3-bedroom, 6-bed transitional house in Sunnyvale, which has been very successful. It has been operating in Sunnyvale for the last nine years at 100% occupancy and there is a waiting list of two to three. The current house has insufficient capacity to provide for dependent children and conduct counseling and ESL classes. Maitri's intent to purchase a property is to be able to make structural changes for enhanced living conditions.

The staff recommendation is to fund the acquisition with a loan of up to a maximum of \$200,000. Details of the loan agreement will be reviewed by the HHSC. About 12.5% of the current clientele are City residents. Maitri's proposed project budget is \$1,580,000 of which acquisition costs are budgeted at \$1,217,000. The City's share would be \$200,000, approximately 12.6% of the total project cost, roughly equivalent to the portion of clients who are City residents. In addition to its request from the City, Maitri has requested funds from the County of Santa Clara, and the cities of Mountain View, Santa Clara,

² The City has exceeded its CHDO set-aside requirement on a cumulative basis through the FY 2007 HOME allocation; therefore, a CHDO set-aside is not required.

Milpitas, Cupertino, Fremont and Campbell.

The proposal requesting funding for this project is included in **Attachment B**.

Remaining budgeted HOME funds of \$1,000,000 will be used towards the development of very low income affordable housing which will allow the City to utilize current funds in the HOME reserves. These funds must be committed by July 31, 2008 or the funds may be reclaimed by HUD. Staff will return to the City Council with a proposal for allocation of these funds.

Outside Groups Human Services Funding

CDBG funds have decreased by 3.5% or \$44,452 this year. This decrease has occurred due to reductions in appropriations at the federal level. Coupled with this is reduced program income for the current program year, which is used to calculate available funding for public service agencies. Staff initially projected \$150,000 in program income. However, on April 25, 2008 a loan payment was received from Mid-Peninsula Housing Coalition (MPHC) in the amount of \$174,968 to pay down an existing loan for Moulton Plaza increasing projected program income from loan repayments for FY 2007-08 to \$324,968. The maximum funding for public services is calculated by multiplying the funding allocation and prior year's program income by 15% ($1,223,626 + 324,968 = 1,548,594 * 15\% = 232,289$). A total of \$232,289 is available for outside agencies in FY 2008-09, a 2.6% reduction compared to \$238,456 in FY 2007-08.

The reduction in funding to outside agencies is required in order to meet HUD's regulatory cap on funding allocations to public services. Regulations require that no more than 15% of the grant allocation plus the prior year program income (2007-08) may be committed to public services in any program year. Calculations for prior year program income are projections that are made during the budgeting process and actual program income is not determined until the end of the year. In the event that prior year program income exceeds staff projections, the maximum amount available for public services without exceeding the 15% cap will be recalculated for the current program year. That excess will be used to offset any General Funds used to supplement a CDBG funded public service agency.

FY 2008-09 is the second year of a two-year funding cycle to provide funding to human service agencies. During the second year of funding in accordance to Council Policy, the City does not solicit applications; rather, those agencies which have met or exceeded performance standards are recommended for funding for a second year based on available federal CDBG funds.

This year, the City considered continued funding of all 18 non-profit service agencies funded in FY 2007-08. On February 27, 2008, the Housing and Human Services Commission (HHSC) reviewed the performance of each human service agency for FY 2006-07 and the current year performance from July 2007 through January 2008. The Commission discussed at length the performance of the agencies and the percent of performances achieved versus the program plan. Staff informed the HHSC that due to the reduction of CDBG funds, funding for public service agencies have to be reduced.

Prior to the March 26th meeting, staff contacted all agencies advising them of the FY 2008-09 reduction of CDBG fund monies and informed them that there would be a Housing and Human Services Commission meeting scheduled for March 26, 2008 in which the HHSC would be discussing and preparing a recommendation for Council on the allocation of CDBG funds. At the March meeting, ten agencies were represented and spoke on behalf of their agencies, providing an opportunity for the Commission to ask for any clarification with regard to performance **(See Attachment C)**.

At the March 26th and April 16th HHSC meetings, staff recommended to the HHSC an across the board reduction of 13.5% based upon agency performance records and the amount of CDBG funds available for the FY 2008-09 program year. There was further discussion on how to allocate equitably the funding between agencies that are exceeding their goals, and the percent of performances achieved versus the program plan. The Commission compared the total amount of funds available to outside groups in FY 2007-08 (CDBG and General Fund combined) versus the total amount of funds available to outside groups in FY 2008-09. The HHSC recommended continued funding for all agencies with a uniform percentage reduction based on available CDBG funds.

Following the HHSC meeting, staff received on April 25, 2008, an advance loan payment from the Mid-Peninsula Housing Coalition of \$174,968. With this payment, 15% of this amount (\$26,245) can be allocated to fund service agencies for the second year. Thus, the reduction in funding for service agencies can be 2.6% instead of 13.5% as originally anticipated. Table IV reflects the HHSC recommendation of a uniform percentage reduction for all agencies, but the amounts have been adjusted to only reflect a 2.6% reduction. Staff believes this table is consistent with the HHSC recommendation.

In an effort to maintain current FY 2007-08 funding levels, the HHSC believed that the City should live up to their original commitment. At the April meeting the HHSC expressed that even if not contractual, that there was a moral obligation to maintain this commitment primarily because a two year cycle

implied equal funding for both years and they believed that was what the agencies anticipated and budgeted for since there was no requirement to apply again for the funds. Therefore, the HHSC is recommending that the City preserve the same level of total funding for all agencies, including allocation of additional General Funds as necessary to compensate for the CDBG shortfall. If General Funds are not approved for a second year, including to backfill the shortfall, total funding for human service agencies would be reduced by 18.6%.

Table IV presents the recommendations for funding outside groups in FY 2008-09 totaling \$232,289 in CDBG funds and \$53,182 in General Funds. As previously mentioned, the City Council is only considering allocation of CDBG and HOME funds at this meeting.

TABLE IV
HHSC Recommendations (Adjusted) for Funding Outside Groups
FY 2008-09

OUTSIDE GROUP	FY 2007		CDBG	FY 2008	
	CDBG	General Fund		General Fund	Total
Catholic Charities – Shared Housing	\$5,858		\$5,707	\$151	\$5,858
Catholic Charities – Ombudsman	\$8,772		\$8,545	\$227	\$8,772
Community Association for Rehabilitation	\$5,100		\$4,968	\$132	\$5,100
Cupertino Community Services	\$8,788		\$8,561	\$227	\$8,788
Emergency Housing Consortium	\$22,067	\$2,888	\$21,496	\$3,459	\$24,955
Outreach & Transportation	\$20,000		\$19,483	\$517	\$20,000
Santa Clara Valley Blind Center	\$5,000		\$4,871	\$129	\$5,000
Senior Housing Solutions (Project Match)	\$9,296		\$9,056	\$240	\$9,296
Sunnyvale Senior Nutrition	\$18,477		\$17,999	\$478	\$18,477
SCC 2 nd Harvest Food Bank	\$3,645	\$280	\$3,549	\$376	\$3,925
Senior Adults Legal Assistance	\$6,957		\$6,777	\$180	\$6,957
Sunnyvale Community Services	\$41,098	\$39,211	\$40,035	\$40,274	\$80,309
Support Network For Battered Women	\$18,747	\$1,636	\$18,262	\$2,121	\$20,383
The Health Trust-Meals on Wheels	\$9,063		\$8,829	\$234	\$9,063
Friends For Youth-Mentoring	\$12,813		\$12,482	\$331	\$12,813
Family and Children Services	\$16,533	\$3,000	\$16,105	\$3,428	\$19,533
Live Oak/Adult Services	\$12,924		\$12,590	\$334	\$12,924
Bill Wilson Center	\$13,318		\$12,974	\$344	\$13,318
TOTAL PUBLIC SERVICES	\$238,456	\$47,015	\$232,289	\$53,182	\$285,471

FISCAL IMPACT

Approval of the Action Plan will not generate new General Fund fiscal commitments. Without an approved Action Plan the City would lose federal entitlement program monies. Within the CDBG program regulations, there are two categories which have maximum spending limits attached to them. These are in the administrative category, which can be a maximum of 20% of the grant plus projected program income, and the human service funding, which can be a maximum of 15% of the grant plus prior year program income. The proposed Action Plan complies with both of these limits.

PUBLIC CONTACT

The Consolidated Plan regulations require that the residents of Sunnyvale be provided information on the types of affordable housing activities that will be financed with HUD funds. The rules specify a 30-day public comment period on the Action Plan. A public notice was printed in the Sunnyvale Sun newspaper on April 9, 2008 indicating the start of a review and comment period. A draft copy of the FY 2008-09 Action Plan was made available for public review at the One Stop Counter at City Hall and at Sunnyvale Library.

Part of the public comment includes a review by the Housing and Human Services Commission (HHSC). The HHSC held meetings in February, March and April to review the performance of each human service agency, to hear presentations by agencies, and to finalize funding recommendations for capital projects and outside groups. At its meeting on April 16, 2008, the HHSC reviewed and recommended the FY 2008-09 Action Plan containing the activities described in the Consolidated Plan for approval by the City Council. Two motions were passed by the HHSC:

- 1) To recommend to Council that in order to fulfill the City's contractual and moral obligation, overall funding of public services remain the same by using increased General Fund contributions to compensate for CDBG shortfall.*
- 2) To recommend that with cognizance of our previous motion that all funding for the agencies remain at its present level and that the Commission accepts the staff recommendation for the general cut across the CDBG funding and recommend acceptance of the 2008-09 Action Plan.*

Attachment C includes the approved minutes of the HHSC for the February 27, 2008 and March 26, 2008 meetings, and the unapproved minutes of the HHSC April 16, 2008 meeting.

Additional public contact was made through posting the Council agenda on the City's official-notice bulletin board outside City Hall, in the Council Chambers lobby, in the Office of the City Clerk, at the Library, Senior Center, Community Center and Department of Public Safety; posting the agenda and report on the City's Web site; and making the report available at the Library and the Office of the City Clerk.

ALTERNATIVES

1. Approve the HHSC and staff recommended Action Plan for FY 2008-09 appropriating \$1,962,508 in CDBG funds and \$1,267,917 in HOME funds **(Attachment A)**.
2. Approve the Action Plan for FY 2008-09, appropriating \$1,962,508 in CDBG funds and \$1,267,917 in HOME funds, with modifications as determined by the City Council.
3. Change the amount or proposed projects in the recommended Action Plan for FY 2008-09.
4. Do not submit an Action Plan for FY 2008-09.

RECOMMENDATION

Staff recommends Alternative 1, Approve the HHSC and staff recommended Action Plan for FY 2008-09 appropriating \$1,962,508 in CDBG funds and \$1,267,917 in HOME funds.

Approval of the Action Plan will ensure that the City of Sunnyvale will receive its FY 2008-09 entitlements of \$1,223,626 in CDBG funds and \$679,168 in HOME funds. The Action Plan is consistent with the 2005-2010 Consolidated Plan, which was prepared following a thorough analysis of the needs of low and moderate income households in the City with extensive public input. The Plan is also consistent with City policies as expressed in the Housing and Community Revitalization Sub-element and the Human Services Policy.

The FY 2008-09 Action Plan allocates \$1,962,508 of CDBG funds, and \$1,267,917 of HOME funds to benefit low and moderate income individuals and households. These funds are required to be budgeted to meet eligible community needs as identified by the public through the adopted Consolidated Plan.

Reviewed by:

Hanson Hom, Director, Community Development Department
Prepared by: Katrina L. Ardina, Housing Programs Analyst

Approved by:

Amy Chan
City Manager

Attachments

A. FY 2008-09 Action Plan

B. Maitri Funding Proposal

C. Approved minutes of the Housing and Human Services Commission for the meetings of February 27, 2008 and March 26, 2008, and draft minutes for the meeting of April 16, 2008.