



City of Sunnyvale Fifth Program Year 2009 Action Plan

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**City of Sunnyvale Fifth Program Year
Draft 2009 Action Plan**

I. EXECUTIVE SUMMARY

In 2005, the City completed a Consolidated Plan for program years 2005-2010 that provides a detailed description of the City's five-year strategy. In FY 2007-08, the City amended its 2005-2010 Consolidated Plan to comply with new HUD regulations effective March 13, 2006.

A majority of the narrative responses required for the Action Plan replicate the narrative responses for the 5-year Strategic Plan (Exhibit I). Accordingly, under each of the narrative headings, the City will refer to responses contained in the Consolidated Plan or Strategic Plan, or provide specific detail regarding the City of Sunnyvale's planned actions for fiscal year 2009.

The 2009 Program Year Action Plan details the specific actions to be taken to implement those objectives, strategies and goals during the program year beginning July 1, 2009 and ending June 30, 2010, using Federal funds granted to the City of Sunnyvale by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. Programs and activities described in this plan are intended to primarily benefit low-income and moderate-income residents of the City of Sunnyvale.

Summary of 2009 CDBG Objectives and Outcomes

CDBG funds must be used to develop viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons, defined as those earning at or below 80% of area median income as determined by HUD. CDBG funds may also be used to aid in the prevention or elimination of slums or blight, or in rare cases, to address major threats to the health and welfare of the community (i.e., a major natural disaster), if other funds are not available to the community. Funds for the 2009-10 program year will be allocated among the nationally reportable outcomes shown on the Table I below, all of which will benefit low- and moderate-income persons:

Geographic Targeting of Assistance

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. Housing projects are located throughout the City based on opportunities for acquisition, rehabilitation, and/or preservation that may arise. Public facilities projects proposed for funding in 2009 will be located in those CDBG-eligible lower income block groups (neighborhoods) which currently require public improvements (see Figure A). Removal of architectural barriers will be provided on a city-wide basis. In this manner, approximately 100% of the HUD funds available in 2009 will be used to benefit lower-income households or eligible special needs (i.e., disabled) households presumed to be lower-income.

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Table I: Addressing National Objectives and Desired Outcomes in 2009

CDBG National Objective(s)	Activity	Proposed Funding	Desired Outcome(s)
Create a Suitable Living Environment	Public Facilities Improvements	\$1,124,560 CDBG	Accessibility Sustainability
	Public Services	\$208,077 CDBG	Accessibility Affordability
Provide Decent Affordable Housing	First Time Homebuyer Program	\$300,000 HOME	Affordability
	Fair Housing Program	\$20,000 CDBG (Admin)	Accessibility
	Housing Rehabilitation Program	\$50,000 CDBG	Sustainability Accessibility
	Affordable Housing Acquisition, Construction and/or Rehabilitation	\$385,471 HOME	Accessibility Affordability Sustainability
TOTAL *		2,088,108	

** Note: Total above does not include funds for program administration allowed by the CDBG and HOME programs.*

All of the activities listed above will be provided to principally benefit low and moderate income persons, either through provision of limited-clientele services and programs (public services and housing programs); presumed benefit (i.e., accessibility improvements); or geographic targeting (public facilities) to low- and moderate-income neighborhoods, identified using HUD and Census data.

Evaluation of Past Performance: FY 2007-08

The City has historically allocated CDBG funds to activities that benefit low and moderate income persons, with the top priority being affordable housing. The City has contributed to the purchase, preservation and/or rehabilitation of existing units as well as development of new units (with HOME funds) to increase or improve the affordable housing stock.

The Housing Rehabilitation program assists low-income homeowners to rehabilitate their homes, and also offers grants to remove architectural barriers and improve accessibility of homes occupied by persons with disabilities. In FY 2007-08, the program rehabilitated and/or removed architectural barriers from 47 homes. Public facilities projects completed in 2007-08 included 26 sidewalk curb cuts to improve accessibility for persons with disabilities.

The City has consistently used its federal resources to address the needs of its most vulnerable residents, including those who are chronically homeless, seniors, disabled people, and those in poverty and/or at risk of homelessness. CDBG funds have been used to support a local social service network that provides basic human services to

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those most in need. The City has consistently spent the maximum allowable portion (15 percent) of its CDBG funds on human services for those in need, including special needs and very low income households. In FY2007-08, nearly ten thousand households were assisted by programs offering nutrition and support services for the elderly and disabled, emergency and transitional shelter, adult day care for seniors and/or those with disabilities, counseling for youth and families, shelter and support for battered persons, and emergency aid for very low income households.

Table II: Community Development Accomplishments in 2007-2008

ACTIVITIES	CDBG Expenditures	Units Proposed	Units Accomplished
PUBLIC FACILITIES		Projects Completed	
ADA Curb Retrofit Program (Curb cuts)	82,816	40	26
Columbia Neighborhood Center Expansion	3,946	1	(1 in progress)
Sub-total	\$86,762	41	26
PUBLIC SERVICES		Households Assisted	
Abilities United	5,100	80	157
Bill Wilson Center	13,318	35	88
Shared Housing Program (Catholic Charities)	5,858	8	8
Long Term Care Ombudsman	8,772	439	1,120
EHC Shelter Services	22,067	125	162
Family & Children Services	16,533	36	34
Friends for Youth Mentoring Services	12,813	13	14
Meals on Wheels	9,063	13	13
Live Oak Adult Day Care	12,924	21	28
Outreach and Escort	20,000	70	151
Santa Clara Valley Blind Center	5,000	5	17
Second Harvest Food Bank	3,645	158	470
Senior Adults Legal Assistance	6,957	100	138
Senior Housing Solutions	9,296	9	9
Sunnyvale Community Services	60,218	124	6,636
Sunnyvale Senior Nutrition Program	18,477	243	294
Support Network for Battered Women	18,747	15	11
West Valley Community Services Rotating Shelter Program	8,788	8	11
Sub-total	\$257,576	1,502	9,361
FAIR HOUSING SERVICES	\$30,000	30	32
HOUSING PROGRAMS		Housing Units Assisted	
Single Family Rehabilitation	123,641	20	5
Multi-Family Rehabilitation	303,403	24	24
Home Access, Paint and Emergency Repair	73,744	30	18
Sub-total	\$500,788	74	47
TOTAL	\$875,126		

II. FUNDING SOURCES

The City pursues and encourages local non-profit housing and public service 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 private donations, charitable foundations, and church and community fundraising to leverage federal, state and local funding.

Federal Resources

The federal resources anticipated in FY 2009-10 year are shown in **Table III**.

The City of Sunnyvale's One-Year Action Plan for the 2009 Program Year addresses the priority needs of the City's lower-income residents and of the community as a whole, as set forth in the 2005-2010 Consolidated Plan. The Action Plan is based on the 2009 Community Development Block Grant (CDBG) entitlement to the City of \$1,237,184, and a Home Investment Partnerships Act Program (HOME) grant of \$761,634, which the City anticipates receiving from the federal Department of Housing and Urban Development (HUD).

The City anticipates receiving approximately \$150,000 in CDBG program income during PY 2009, generated by payments of interest and principal on prior loans to homeowners for housing improvements, and approximately \$272,890 in prior year CDBG grants is estimated to be available for programming in FY 2009. This Action Plan proposes to fund a number of activities in 2009, utilizing all of the CDBG funds available this year, estimated at \$1,660,074 total.

In addition to CDBG and HOME funds, an affordable senior housing project in Sunnyvale (Fair Oaks) was recently awarded an allocation of 120 federal Section 8 project-based vouchers, in addition to receiving a City commitment of HOME and Housing Mitigation funds (see below).

City Resources

The City has a local Housing Mitigation Fund for the development, rehabilitation and/or acquisition of affordable housing. The unencumbered balance in the fund as of July 1, 2009 is anticipated to be approximately \$1.2 million. This does not include funds reserved for several housing projects (Onizuka, Fair Oaks) which have been committed but not fully disbursed.

State Resources

Low-income housing tax credits and other state housing programs funded by the recently passed Proposition 1C bond measure, as well as other state housing programs, are available to finance affordable housing projects in California, including Sunnyvale. The non-profit developer of the Fair Oaks affordable senior housing project will apply for tax credits as well as other state funding sources, in addition to the federal and local funding it has already secured.

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County Resources

The Santa Clara County Board of Supervisors established the Affordable Housing Fund (AHF) with initial funding of \$18.6 million in July 2002. The main purpose of the AHF was to assist in the development of affordable housing, especially for extremely low income and special needs people throughout Santa Clara County. The County's McKinney-Vento Homeless Assistance fund benefits programs assisting the homeless people on a countywide basis living throughout Santa Clara County.

Private Resources

The City will pursue sources of private financing when appropriate and available for local affordable housing and/or other community development or economic development projects. The City will encourage the participation of local lenders in its housing and/or community development projects as needed.

Table III: Federal Resources and Proposed Activities in 2009

Resources	CDBG	HOME
2009 Entitlement Grant	\$1,237,184	\$761,634
2009 Program Income	\$150,000	0
Disencumbered Prior Year Balance	\$272,890	0
Total Resources	\$1,660,074	\$761,634
Proposed Uses		
Housing Programs		
Housing Rehabilitation Grants	\$50,000	
First Time Homebuyer Program		\$300,000
Affordable Housing Acquisition/ Rehabilitation/ Construction		\$385,471
Subtotal	\$50,000	\$685,471
Public Facilities		
ADA Retrofits (Curb Cuts)	\$624,560	n/a
Repair/Replace Pedestrian Infrastructure and related improvements (Low Income Areas)	\$500,000	n/a
Subtotal	\$1,124,560	n/a
Public Services		
Human Services Sub-grants	\$208,077	n/a
Administration		
Fair Housing Services	\$20,000	n/a
Program Administration and Monitoring	\$257,437	\$76,163
Subtotal	\$277,437	\$76,163
TOTAL	\$1,660,074	\$761,634

III. ADDRESSING PRIORITY NEEDS

A. Affordable Housing

The activities proposed for 2009 are intended to maintain, preserve, or increase the supply of affordability housing in Sunnyvale. Affordable housing is a priority need. In response to both the need and the City's resources to address the problem, renters and owners who are very low and low-income receive the highest priority under the plan. These activities include: housing rehabilitation programs, subsidies for acquisition, rehabilitation, and/or construction of affordable (rental) housing, and assistance to first-time buyers. All housing programs will be available city-wide.

Housing Rehabilitation Program

According to the City's Housing and Community Revitalization Sub-Element and Community Development Strategy, approximately 8% of the housing stock, or 4,300 units, was potentially in need of rehabilitation in 2002. Substandard housing is concentrated in neighborhoods with concentrations of low and moderate income households and concentrations of older, multi-family rental housing (which is often located in the same areas as concentration of low and moderate income households). The Housing Rehabilitation Program provides substantial rehabilitation loans for energy efficiency and standard rehabilitation work, including lead hazard stabilization, if needed. The Program's new loans are proposed to be funded by the City's CDBG Revolving Loan Fund in 2009.

The 2009 CDBG grant is proposed to fund the Program's minor rehabilitation grants for accessibility improvements, emergency repairs and/or exterior painting for lower-income homeowners (and for accessibility improvements, tenants). The program provides ADA modifications needed in the homes of disabled and/or elderly persons, including the installation and maintenance of wheelchair lifts and ramps as needed. The program objective is to assist 30 households during the 2009 program year.

Multi-Family Acquisition, Rehabilitation, and/or Construction

The City will use HOME funds to provide subsidies for housing acquisition, rehabilitation and/or construction to maintain, preserve or create housing affordable to lower-income households. The City may use its HOME funds to provide loans to nonprofit agencies for these activities. During the upcoming year, the City will continue to work with non-profit developers to complete several affordable housing projects in progress or in the predevelopment stage (Fair Oaks and Onizuka projects) and will assist these and possibly others to obtain state, federal, and/or private funds for affordable housing projects. Objective: assist at least one affordable housing project during 2009.

Assistance to First-Time Homebuyers

The First-Time Homebuyer Program operates in tandem with the BMR Homeownership Program to assist qualified renters (at 80% or below AMI) to buy their first homes. The program includes extensive pre-purchase and post-purchase homebuyer education workshops, down payment loans up to \$50,000, and a below-market rate home. For participants buying BMR homes, the resale (to another lower income buyer) option will be used to meet HOME program requirements. If the program is expanded to include

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market-rate homes, the recapture option (shared equity) will be utilized to meet HOME program requirements. Program objective: assist six or more first-time homebuyers in 2009.

Housing-Related Supportive Services

To support the viability of lower-income housing and/or shelter facilities, housing-related supportive services are funded through the human services agency grants program (see Public Services section), with priority to services for very low income and/or special needs households. Please see the Public Services section for more detail.

Needs of Public Housing

There are no traditional public housing facilities (i.e., developed and owned by the Housing Authority) located in Sunnyvale, although there are a number of privately owned housing projects subsidized by federal, state, or other programs. Please see the 2005-2010 Consolidated Plan for additional detail. The subsidized housing in Sunnyvale is generally in good condition. The City has assisted several of the older housing projects with funding for preservation, acquisition, rehabilitation and/or redevelopment activities, such as Plaza de las Flores in downtown Sunnyvale.

Support Equal Housing Opportunity

The City will continue to fund fair housing services for Sunnyvale residents, including landlord and tenant education and training workshops, fair housing events, investigation of housing discrimination complaints, use of local media to promote fair housing, landlord-tenant mediation, and legal representation of tenants. The City continues to support jointly funded programs and services with the cities of Mountain View and Palo Alto, when feasible, to reduce discrimination in housing regionally. An allocation of \$20,000 from the City's Program Administration portion of the 2009 CDBG grant is proposed to fund this activity, in accordance with CDBG regulations.

The City completed its Analysis of Impediments (AI) to Fair Housing Choice in May 2006. This analysis provided information on fair housing issues in the City and described the City's ongoing efforts to further fair housing choice. In 2009, the City will take appropriate actions to overcome the effects of any impediments identified in its analysis by pursuing recommended actions, strategies and activities to further fair housing choice and opportunities.

Barriers to Affordable Housing

The primary barriers to affordable housing in Sunnyvale are the high costs of land and construction, relative to the ability to pay of those with low to moderate incomes, particularly with the current high unemployment rate; the limited supply of available land for new housing, and the current difficulties in obtaining financing for the development of new housing. The City has limited ability to significantly reduce these barriers, and it is difficult to provide adequate housing affordable lower-income households in quantities sufficient to meet regional demand. The City has attempted to increase the supply of land for residential development through its zoning powers, including a new zone, "Industrial to Residential" (ITR) created several years ago to address the surplus of economically obsolete industrial sites and the shortage of residential sites. A number of

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new housing projects have been built in these new zones. However, this trend may be nearing its end, as new green tech and related industries are beginning to take new interest in the ITR sites for industrial activities. The city also provides density bonus incentives to developers to provide low-income affordable units and units for seniors.

B. Public Facilities

Public facilities improvements benefit low-income persons and persons presumed to be low-income, such as the disabled, based on their design objectives and/or geographic location. The two activities proposed to be implemented in 2009 address a high priority need identified in the 2005-10 Consolidated Plan: Sidewalks (including accessibility improvements).

Accessibility Improvements

The City will continue to retrofit as many curbs as possible each year so that all intersections in the City conform to ADA requirements. \$624,560 in CDBG funds has been allocated towards this activity. Objective: 187 curb cuts.

Pedestrian Infrastructure Replacement and/or Improvement

This activity will fund the reconstruction and/or improvement of substandard sidewalks, crosswalks and related pedestrian and/or bicycle infrastructure in income-eligible block groups. \$500,000 has been allocated for this activity. Objective: Substantial reconstruction and/or improvement of sidewalks and related facilities in one or more eligible block groups to improve neighborhood safety.

C. Public Services

The public services proposed for 2009 would serve extremely low and low-income households. Public services in general are a high priority for the City, and generally the available funding is not adequate to assist all those in need of such services. The priority needs and needs determined to be unmet in 2009 include (in random order):

1. Services for Seniors
2. Services for Homeless People
3. Services for At-Risk Youth
4. Food for Seniors and Households at risk of Homelessness
5. Employment Training
6. Transportation Services
7. Services for Disabled People
8. Health Services
9. Housing and Supportive Services for Immigrants

After notifying the community and interested groups of the availability of public services funding, and issuing a request for proposals, the City received twenty applications for public services grants in 2009. The applications were evaluated by staff and the Housing and Human Services Commission in accordance with the Consolidated Plan and related City policies. All applications were determined to be eligible for funding, and the available CDBG funding is proposed to be awarded to the grantees as shown in

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Table IV below, pursuant to the Commission's recommendation, and subject to funding availability. Applicants not shown in **Table IV** will receive grants in the amounts recommended by the Commission, using other funding sources available to the City (General Fund, other grants). Several of the agencies listed will also receive additional funds (General Funds, other grants) in addition to the CDBG grants shown below, to complete the total grant amount recommended by the Commission.

**Table IV: Proposed Public Services for FY 2009-10:
Sub-recipient Grants for Human Services**

Program Name: Agency Name	Proposed CDBG Grant Amount	Sunnyvale Residents Served *	Objective Category (DH, SLE, EO**)	Outcome Category
Emergency Assistance: Sunnyvale Community Services	54,926	709	SLE	Availability/ Accessibility
Healthy Kids Program: Santa Clara Family Health Foundation	14,194	18	SLE	Affordability
Live Oak Adult Day (Care) Services	12,639	47	SLE	Availability/ Accessibility
Long-Term Care Ombudsman: Catholic Charities	12,627	616	DH	Availability/ Accessibility
MayView Community Health Center	10,644	30	SLE	Availability/ Accessibility
Meals on Wheels: The Health Trust	8,520	11	SLE	Availability/ Accessibility
Rotating Shelter Program: West Valley Community Services	10,774	8	DH	Availability/ Accessibility
Safe Shelter Program: Support Network for Battered Women	18,842	6	SLE	Availability/ Accessibility
Senior Transportation Services: Outreach & Escort	17,702	62	SLE	Availability/ Accessibility
Sunnyvale Senior Nutrition Program First United Methodist Church	20,432	183	SLE	Affordability
Youth Mentoring Program: Friends for Youth	10,913	19	SLE	Availability/ Accessibility
Youth Shelter and Counseling Services: Bill Wilson Center	\$15,864	37	SLE	Availability/ Accessibility
Total	\$208,077	1746		

* Unduplicated number of Sunnyvale residents proposed to be served by proposed grant amount.

** **DH**=Decent Housing, **SLE** = Suitable Living Environment, **EO**=Economic Opportunity

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Public Services Program Descriptions

Youth Shelter and Counseling Services (Bill Wilson Center)

The Center provides individual, family, group and couples counseling for very low-income Sunnyvale residents. Counseling services help individuals, youth and families with various problems including family conflict, depression, suicidal thoughts, anxiety, marital and family violence, school and behavioral problems, stress, substance abuse, eating disorders and identity issues.

Long Term Care Ombudsman Program (Catholic Charities)

This program provides advocacy, complaint investigation, including allegations of abuse and neglect, and problem resolution services for the elderly and other residents with disabilities in the City's nursing care, assisted living, and residential care facilities for the elderly.

Youth Mentoring Program (Friends for Youth)

This program offers one-to-one mentoring services for Sunnyvale youth, matching disadvantaged young people with an adult volunteer mentor to help them stay in school and out of trouble.

Meals on Wheels (The Health Trust)

Meals on Wheels provides hot meals delivered weekdays to homebound low income seniors and disabled adults. Clients also benefit from a weekday wellness check that the drivers conduct along with the meal delivery.

Adult Day Care (Live Oak Adult Services)

This program provides day care for frail elderly and dependent seniors. Program activities provide social and recreational opportunities for functionally impaired seniors as well as respite and support services for caregivers.

Health Care for At-Risk Youth (MayView Community Health Center)

This clinic, a joint effort of MayView, the City and the local school district, provides access to affordable health care services (primary care, immunizations, prenatal, and adult and well child visits) to disadvantaged children and families.

Sunnyvale Senior Nutrition Program (First United Methodist Church of Sunnyvale)

This program provides meals to approximately 120 senior residents in Sunnyvale, five days per week, 249 days a year, and van transportation services for those unable to travel independently to the facilities where meals are provided.

Senior Transportation Services (Outreach & Escort Inc.)

This agency provides affordable, reliable and available transportation for Sunnyvale seniors who would not otherwise be able to access needed health care, and other basic goods and services.

Healthy Kids Program (Santa Clara Family Health Foundation)

This program provides comprehensive health coverage for children who are not eligible for other available public insurance programs, and whose parents cannot afford private health insurance.

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Emergency Assistance (Sunnyvale Community Services)

This program provides emergency financial assistance, food and/or clothing for low-income residents in crisis or at risk of becoming homeless.

Safe Shelter Program (Support Network for Battered Women)

This agency provides emergency and ongoing assistance to victims of domestic violence. Services include emergency shelter, family counseling, and legal guidance. Community education and training programs are also provided.

Rotating Shelter Program (West Valley Community Services)

The Rotating Shelter Program helps homeless men secure gainful employment and permanent housing.

D. Efforts to End Homelessness

Sunnyvale provides CDBG funds to agencies providing preventative services, shelter and supportive services in order to end homelessness. The City's efforts are described in further detail in the Consolidated Plan. Programs related to homelessness proposed for funding in 2009 under the Public Services category include the following:

Sunnyvale Community Services:

Emergency services, counseling, financial as well as food and clothing for low-income residents in crisis, or at risk of becoming homeless.

Support Network for Battered Women:

Shelter and support services for victims of domestic violence.

Rotating Shelter Program (West Valley Community Services)

This program provides a rotating shelter for homeless men, located within various churches, with support services such as food, rental assistance, medical assistance, housing, gas vouchers, job counseling, and computer training for the shelter clients.

Discharge Coordination Policy

The City of Sunnyvale collaborates with the City of San Jose, the State and other county agencies to create a strategy to house former offenders within the community. This discharge placement planning directs the placement of prisoners released from jails, hospitals, and other facilities in order to prevent homelessness.

E. Non-Homeless Special Needs Housing

HOPWA (Housing Opportunities for People with AIDS)

The City of San Jose administers the HOPWA funds on behalf of the cities in the county including Sunnyvale. San Jose works directly with the Health Trust and other applicable agencies to identify effective service strategies and determine the appropriate allocation of funding to meet the housing and support service needs of individuals and families living with HIV/AIDS. Of the \$767,000 HOPWA Granted received from HUD by the City of San Jose, approximately \$743,470 will be distributed to housing and service providers and the remaining amount will be used by the City of San Jose to administer the program.

HOPWA SPNS (Special Project of National Significance)

In partnership with the Health Trust, the City of San Jose anticipates continuing administration of the Shared Housing Assistance Placement and Support Services Program (SHAPSS). This three-year (FY2007-2010) program will provide affordable housing opportunities and supportive services to very low- and low-income Santa Clara County residents disabled by HIV/AIDS. The funds will be disbursed in three equal amounts for each program year. Of the \$1,226,500 granted for FY2007-2010, \$1,193,050 has been allocated to the Health Trust to provide long-term rental subsidies in shared housing and supportive services to persons with HIV or AIDS in Santa Clara County, and \$33,450 is budgeted for the City of San Jose for administrative costs.

IV. OTHER ACTIONS

Managing the Process

The Housing Division of the Community Development Department is the lead agency for overseeing the development of the Consolidated Plan and Annual Action Plan. Please refer to the 2005-2010 Consolidated Plan for additional detail regarding administration of the HUD-funded programs described in this Action Plan.

Institutional Structure

The institutional structure of the City's affordable and supportive housing strategy includes private industry, non-profit organizations, and public institutions that deliver the programs outlined in the housing strategy. The City coordinates with other agencies in the County as well as private parties involved in housing development, property management, and housing finance. For additional detail please refer to section 4.6 of the Consolidated Plan.

Affirmative Marketing

As part of the HOME monitoring process, the City will implement affirmative marketing plans for the leasing of available HOME assisted units in rental projects with 5 or more units. The City continually strives to affirmatively market all of its housing programs through use of local media, contact with community and neighborhood organizations, and the internet.

Minority- and/or Women-Owned Business Enterprises (MBE/WBE)

The City plans to ensure that minority and women business enterprises have the maximum opportunity to compete for contracts funded wholly or in part with federal funds. The City will generate and maintain a list of local businesses identified as MBE/WBE as a source to perform outreach. Furthermore, the City will be updating its contractors' bidders list, which will provide an opportunity to minority and women-owned businesses to participate in HOME-funded affordable housing activities.

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Lead-based Paint Hazard Reduction

The City provides financial assistance to income-eligible residents and property owners to abate lead-based paint hazards through its Housing Rehabilitation Program. Paint grants and loans, as well as rehabilitation loans, are provided, as well as lead-based paint testing and education services.

Anti-poverty Strategy

The City continues to operate the multi-agency collaborative “NOVA” job training center to assist lower income and any unemployed residents to obtain living wage employment. In addition, the public services provided through the CDBG grants to human services agencies assist in helping impoverished families meet their basic needs in the short term, or until they can achieve living-wage employment. The current economic downturn has increased the level of need and demand for assistance with employment services as well as basic needs. The City will continue its ongoing efforts to strengthen the local economy, support local small businesses, and provide economic opportunities for all of its residents.

V. Citizen Participation

Preparation of the 2009 Action Plan began with a public notice of the opening of the public review period through publication of an ad in the Sunnyvale Sun newspaper, and posting of the notice on the City website and on city official notice boards. In addition to the public notice, email notification of the hearing was made to all non-profit human service agencies for the purpose of informing the agencies that CDBG funding may be available for FY 2009-10 proposed activities. Public hearings were held before the Housing and Human Services Commission (HHSC) on March 25, 2009 regarding the human services grants, and on April 29, 2009 to review and receive public comments on the Draft 2009 Action Plan. Two advertised public hearings were or will be held on the 2009 Action Plan: on April 29, 2009 before the HHSC and on May 5, 2009 before the Council. The Annual Plan 30 day public review period began April 8 and ended May 8, 2009. One written comment letter was received at the April 29, 2009 HHSC meeting (shown in Exhibit II of the Appendix) requesting the City to provide traffic calming improvements in the Orchard Gardens neighborhood. Funding included in this Action Plan for public facilities improvements (sidewalks and related infrastructure) may be used to address this request. Oral comments made at the public hearings included numerous statements by the human services agencies applying for public services funding, thanking the City for its past funding support and requesting continued support in the coming fiscal year. All of those agencies have been approved for public services grants as shown on page 10 of this Action Plan.

VI. Monitoring Plan

The City has established a monitoring process that includes annual on-site monitoring and review of its subrecipients' administration, fiscal management, and program management for those receiving federal funds through the City. The city audits each agency annually and requires submittal of quarterly performance reports and reimbursement requests prior to disbursing any grant funds committed to the subrecipients. Further detail regarding the monitoring procedures and policies implemented by the City is available in the Consolidated Plan.

