

Expected Resources

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

Introduction

Anticipated Resources

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	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	468,300	27,000	0	495,300	1,404,900	
Housing Trust Fund	public - local	Public Services Other	200,800	0	0	200,800	602,400	

Table 1 - Expected Resources – Priority Table

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

The City may utilize local Housing Trust Fund dollars, as appropriate, to leverage and meet the goals determined in this Consolidated Plan.

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

The City's 2015 2023 Housing Element identified three specific plan areas that may be used for housing for different income categories. The Glen Loma Specific Plan is able to accommodate 322 very low-and low-income housing units; the Hecker Pass Specific Plan does not accommodate low-income units; and the Downtown Gilroy Specific Plan can accommodate 455 lower-income units.

The 2015 2023 Housing Element also identified vacant and underutilized land outside of specific plans that can accommodate 423 lower income units. Additional opportunities may appear due to changes in recent housing legislation to streamline multi-family housing and accessory dwelling unit developments.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve affordable housing for home ownership	2020	2025	Affordable Housing	Citywide	Affordable Housing Rehab of Existing Units	CDBG: \$144,364	Homeowner Housing Rehabilitated: 52 Household Housing Unit
2	Install safety and enhanced public improvements	2020	2025	Non-Housing Community Development	Citywide	Homeless Supportive Services	CDBG: \$169,881	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted Other: 1 Other
3	Workforce development	2020	2025	Non-Housing Community Development	Citywide	Workforce Development	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
4	Supportive services for homeless populations	2020	2025	Homeless	Citywide	Homeless Supportive Services Homelessness Prevention and Safety Net Services	CDBG: \$15,954 Housing Trust Fund: \$73,800	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Homelessness Prevention: 10 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Supportive services for special needs populations	2020	2025	Non-Homeless Special Needs	Citywide	Special Needs Services Elderly Frail Elderly Special Needs Services Youth Special Needs Services Persons with Disabilities	CDBG: \$58,341 Housing Trust Fund: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 189 Persons Assisted
6	Fair Housing Support	2020	2025	Affordable Housing	Citywide	Affirmatively Furthering Fair Housing	Housing Trust Fund: \$47,000	Public service activities other than Low/Moderate Income Housing Benefit: 136 Persons Assisted
7	Neighborhood Revitalization	2020	2025	Non-Housing Community Development Code Enforcement	CDBG Target Area	Code Enforcement Eliminating H and S Violations	CDBG: \$7,000	Housing Code Enforcement/Foreclosed Property Care: 75 Household Housing Unit

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve affordable housing for home ownership
	Goal Description	Homeowner housing rehabilitation
2	Goal Name	Install safety and enhanced public improvements
	Goal Description	Non-housing community development projects safety related

3	Goal Name	Workforce development
	Goal Description	Job training programs expanding economic opportunities for lower income people
4	Goal Name	Supportive services for homeless populations
	Goal Description	Public services for homeless populations TBRA for homelessness prevention using HTF funding
5	Goal Name	Supportive services for special needs populations
	Goal Description	Public service activities other than low/moderate-income housing benefit Meals on Wheels – 14 persons Housing and Emergency Services for Persons with Disabilities – 34 persons Adult Day Care – 24 persons Youth Center – 45 persons Long Term Care Ombudsman – 72 persons
6	Goal Name	Fair Housing Support
	Goal Description	Public service activities other than low/moderate-income housing benefit Consultations/Complaint Investigations 18 persons Information, Referral, Case Management 118 persons
7	Goal Name	Neighborhood Revitalization
	Goal Description	Housing code enforcement and Foreclosed property care

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	Rebuilding Home Repair, Rehabilitation and Accessibility Modification Program
2	Adult Day Care Gilroy
3	Day Center for the Homeless
4	Long Term Care Ombudsman
5	Gilroy Youth Center
6	Meals on Wheels
7	Homelessness Prevention and Safety Net Services
8	Gilroy Street Team
9	Housing and Emergency Services for Persons with Disabilities
10	Day Center for the Homeless
11	Project Sentinel Fair Housing
12	Landlord Tenant Counseling and Dispute Resolution
13	Public Improvements
14	Planning and Administration
15	Neighborhood Revitalization

Table 3 - Project Information

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

Allocation priorities are determined based on the needs identified by analyzing data from HUD, ACS, and other sources and soliciting feedback from community members and local stakeholders. The City awards CDBG funds to organizations to provide public services and housing for low-income and special needs households. Additionally, the City leverage in the form of its HTF funds to fill necessary gaps in funding to offer programs that address additional priority programs that otherwise may not be addressed during the program year.

HUD requires that 70 percent of all CDBG funds be spent on activities that would benefit low- to moderate income (LMI) households, which are those making 0-80% of AMI. The City allocates its CDBG funds to projects and programs that will primarily benefit 0-50% AMI households, the homeless, and

special needs populations.

AP-38 Project Summary
Project Summary Information

1	Project Name	Rebuilding Home Repair, Rehabilitation and Accessibility Modification Program
	Target Area	Citywide
	Goals Supported	Preserve affordable housing for home ownership
	Needs Addressed	Affordable Housing Rehab of Existing Units
	Funding	CDBG: \$144,364
	Description	Rebuilding Together Silicon Valley will make minor repairs to 48 low-income, single-unit, residential owner-occupied homes in Gilroy and larger rehabilitation repairs to 4 low-income, single-unit, residential owner-occupied homes in Gilroy, for owners who could not otherwise afford to make critical repairs in their homes, thus potentially resulting in health and safety issues. Grants may include funding for the addition of accessible features for disabled and or elderly homeowners who may otherwise not be able to stay in their homes
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Minor Repair Maintenance Goal 88 Larger Rehabilitation Repair Goal 7
	Location Description	Citywide
	Planned Activities	Rebuilding Together Silicon Valley will assist 22 low ncome, single unit, residential owner occupied households in Gilroy, for a total of 88 minor maintenance repairs and 7 major rehabilitation reparis, for owners who could not otherwise afford to make critical repairs in their homes, thus potentially resulting in health and safety issues. Grants may include funding for the addition of accessible features for disabled and or elderly homeowners who may otherwise not be able to stay in their homes.
2	Project Name	Adult Day Care Gilroy
	Target Area	Citywide
	Goals Supported	Supportive services for special needs populations
	Needs Addressed	Special Needs Services Elderly Frail Elderly
	Funding	CDBG: \$11,292

	Description	Live Oak Adult Day Services will provide recreation activities and meals to 30 frail elderly and elderly unduplicated individuals. These activities keep individuals that visit Live Oak active and help with their social experience and stimulation. Adults in this program are those who are unable to live independently, and this program allows individuals to participate in many stimulating activities, while their caregivers go to work, run errands, or complete other necessary daily tasks.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	30 frail elderly or elderly individuals
	Location Description	
	Planned Activities	Recreation activities and meals
3	Project Name	Day Center for the Homeless
	Target Area	Citywide
	Goals Supported	Supportive services for homeless populations
	Needs Addressed	Homeless Supportive Services
	Funding	CDBG: \$15,954
	Description	The Gilroy Compassion Centers Day Center is a drop in center with basic amenities including bathrooms, personal hygiene supplies, shower and laundry facilities, manna bags, a weekly medical van, and case management.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	200 homeless and chronically homeless individuals and family members
	Location Description	Gilroy Compassion Center 370 Tompkins Court Gilroy CA 95020
	Planned Activities	Basic needs respite from the streets 16,000 duplicated visits, Case Management and VI- PDAT 100 individuals, Showers and Laundry 1,340 each duplicated instance.
4	Project Name	Long Term Care Ombudsman
	Target Area	Citywide

	Goals Supported	Supportive services for special needs populations
	Needs Addressed	Special Needs Services Elderly Frail Elderly
	Funding	CDBG: \$9,410
	Description	Catholic Charities of Santa Clara Countys Long Term Care Ombudsman program promotes the rights and well being of residents in long term care facilities in Santa Clara County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Long term care centers - citywide
	Location Description	Facility visits, visits with residents, and complaint resolution
	Planned Activities	Facility visits, visits with residents, and complaint resolution
	5	Project Name
Target Area		Citywide
Goals Supported		Supportive services for special needs populations
Needs Addressed		Special Needs Services Youth
Funding		CDBG: \$37,639
Description		The City of Gilroy Recreation Department Youth Center provides an after school program and summer day camp programs to keep youth in the area engaged while their parents are at work for the day.
Target Date		
Estimate the number and type of families that will benefit from the proposed activities		65 youth
Location Description		Gilroy Youth Center Cesar Chavez Gym 227 loof Ave, Gilroy, CA 95020
Planned Activities	Tutoring help, reading help, lunch, enrichment activities, recreational activities, educational workshops, arts and crafts, field trips and events	
6	Project Name	Meals on Wheels
	Target Area	Citywide
	Goals Supported	Supportive services for special needs populations

	Needs Addressed	Special Needs Services Elderly Frail Elderly Special Needs Services Persons with Disabilities
	Funding	Housing Trust Fund: \$20,000
	Description	The Health Trust Meals on Wheels delivers hot, nutritious meals five days a week, sometimes with the option of a once a week frozen meal, to seniors and adults with disabilities. In addition to delivering meals, their drivers also provide daily wellness checks, making sure that their clients are safe, alert, and cared for.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The Health Trust Meals on Wheels provides home-delivered, nutritious meals to 14 seniors and adults with disabilities. In addition to delivering meals, their drivers also provide wellness checks, making sure that their clients are safe, alert, and cared for.
	Location Description	Citywide
	Planned Activities	Delivery of healthy meals, and at least one wellness check each week
7	Project Name	Homelessness Prevention and Safety Net Services
	Target Area	Citywide
	Goals Supported	Supportive services for homeless populations
	Needs Addressed	Homelessness Prevention and Safety Net Services
	Funding	Housing Trust Fund: \$50,000
	Description	St. Josephs Family Centers Homeless Prevention and Safety Net Services program provides emergency rental assistance, utility assistance, food assistance, and other supportive programs that help decrease the overall risk of becoming homeless and increase family well being.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	70 unduplicated persons served and 18 households assisted through rental assistance payments.
	Location Description	Citywide
	Planned Activities	Emergency rental assistance, VI SPDAT Assessments
8	Project Name	Gilroy Street Team
	Target Area	Citywide

	Goals Supported	Workforce development
	Needs Addressed	Workforce Development
	Funding	Housing Trust Fund: \$35,000
	Description	The Gilroy Street Team project provides workforce development to low-income, vulnerable clients, including an opportunity to improve their job readiness through beautification projects across the City while gaining access to services and programs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	9 unduplicated clients to be served
	Location Description	Citywide
	Planned Activities	3,000 hours of community clean ups
9	Project Name	Housing and Emergency Services for Persons with Disabilities
	Target Area	Citywide
	Goals Supported	Supportive services for special needs populations
	Needs Addressed	Special Needs Services Persons with Disabilities
	Funding	Housing Trust Fund: \$25,000
	Description	Silicon Valley Independent Living Center SVILC assists individuals with disabilities and their families in their housing search for affordable and accessible housing. SVILC provides low-income City of Gilroy residents who have disabilities with education and training on all aspects of how to conduct a housing search to obtain safe, affordable, accessible, long-term housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	65 persons with disabilities
	Location Description	Citywide
	Planned Activities	Housing services, safety net and emergency needs services
10	Project Name	Day Center for the Homeless
	Target Area	Citywide

	Goals Supported	Supportive services for homeless populations
	Needs Addressed	Homeless Supportive Services
	Funding	Housing Trust Fund: \$23,800
	Description	The Gilroy Compassion Centers Day Center is a drop-in facility with basic needs including clothing and personal care items.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	200 persons experiencing homelessness
	Location Description	Gilroy Compassion Center located at 370 Tompkins Court, Gilroy, CA 95020
	Planned Activities	Clothes closet, personal care items
11	Project Name	Project Sentinel Fair Housing
	Target Area	Citywide
	Goals Supported	Fair Housing Support
	Needs Addressed	Affirmatively Furthering Fair Housing
	Funding	Housing Trust Fund: \$21,000
	Description	Project Sentinels Fair Housing Center provides education and counseling to community members, housing providers, and tenants about fair housing laws. They also investigate complaints and advocate for those who have experienced housing discrimination. Lastly, Project Sentinel works with both landlords and tenants to help them understand their rights and responsibilities under the laws and ordinances that affect the rental relationship.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	200 persons
	Location Description	Citywide
	Planned Activities	Fair housing complaint investigations, fair housing consultations, outreach and education
	Project Name	Landlord Tenant Counseling and Dispute Resolution

12	Target Area	Citywide
	Goals Supported	Fair Housing Support
	Needs Addressed	Affirmatively Furthering Fair Housing
	Funding	Housing Trust Fund: \$26,000
	Description	Project Sentinels Landlord/Tenant Dispute Resolution program explains the rights and responsibilities of landlords and tenants, contact the other party and connect both parties with a mediator to assist tenants and landlords with settlement discussions around the pending unlawful detainer claims, mediate between Small Claims litigants and work with parties asking for restraining orders.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	118 LMI households
	Location Description	Citywide
	Planned Activities	Information and referral calls and case management
13	Project Name	Public Improvements
	Target Area	CDBG Target Area
	Goals Supported	Install safety and enhanced public improvements
	Needs Addressed	Infrastructure Improvements in CDBG Target Area
	Funding	CDBG: \$169,881
	Description	Install safety and enhanced public improvements
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	CDBG Target Area
	Planned Activities	Public improvement projects
14	Project Name	Planning and Administration
	Target Area	Citywide

	Goals Supported	Preserve affordable housing for home ownership Install safety and enhanced public improvements Workforce development Supportive services for homeless populations Supportive services for special needs populations Fair Housing Support Neighborhood Revitalization
	Needs Addressed	Affordable Housing Rehab of Existing Units Special Needs Services Elderly Frail Elderly Special Needs Services Youth Economic Development Homeless Supportive Services Infrastructure Improvements in CDBG Target Area Affirmatively Furthering Fair Housing Homelessness Prevention and Safety Net Services Workforce Development Special Needs Services Persons with Disabilities Code Enforcement Eliminating H and S Violations
	Funding	CDBG: \$99,060
	Description	Administer the administrative costs for the overall management, coordination, and evaluation of the CDBG program, and the project delivery costs associated with bringing projects to completion.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	Administer the administrative costs for the overall management, coordination, and evaluation of the CDBG program, and the project delivery costs associated with bringing projects to completion.
15	Project Name	Neighborhood Revitalization
	Target Area	Citywide
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Code Enforcement Eliminating H and S Violations
	Funding	CDBG: \$7,700

Description	Aimed at creating suitable living environments and arresting the decline of housing units in the CDBG target area. City staff implements the program and focuses on eliminating health and safety violations and increasing adherence to local building codes standards.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	75 housing units
Location Description	Citywide
Planned Activities	Respond to reports of regarding housing problems in the City. Inspect premises and work with owner to remedy housing problems to eliminate health and safety violations and adhere to local building codes/standards in order to prevent and eliminate slums or blight.

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
CDBG Target Area	36
Citywide	64

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The CDGB target area was identified for economic development projects and to help small businesses because the area is a historically underutilized business zone and is also in need of additional revitalization. Additionally, the CDBG area consists of at least 51 percent LMI residents.

All public service and affordable housing projects serve LMI households citywide.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The one-year goal for the first year of the 2020-2025 Consolidated Plan will include two programs that support the City’s priority needs for homeless and special needs populations, and affordable housing.

CDBG funds will be used to provide minor rehabilitation projects for 48 LMI homeowners and larger rehabilitation projects for 4 LMI homeowners. These rehabilitation projects are for homeowners who otherwise could not afford to make critical repairs in their homes, thus potentially resulting in health and safety issues that could cause a home to become uninhabitable and may lead to homelessness. Additionally, a home that lacks proper accessibility for its owner may lead to a serious accident that could cause an even larger financial burden.

HTF funds will be used for homelessness prevention and safety net services, which will provide emergency rental assistance to 10 households in the City that are imminent risk of homelessness.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	0
Special-Needs	52
Total	62

Table 5 - 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	52
Acquisition of Existing Units	0
Total	62

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

A detailed summary of projects can be found under the Project Summary (AP-38) of the Annual Action Plan.

AP-60 Public Housing – 91.220(h)

Introduction

While residents of the City may use Housing Choice Vouchers (formerly Section 8), these programs are managed and administered by the public housing authority, Santa Clara County Housing Authority (SCCHA).

The SCCHA assists approximately 17,000 households through the Housing Choice Voucher program countywide. The SCCHA has four public housing units, but they are located in the City of Santa Clara. The SCCHA also develops, controls, and manages over four affordable rental housing properties throughout the County.

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

Not applicable; there are no public housing developments in the City.

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

While the majority of its units have been converted to affordable housing stock, the SCCHA is proactive in incorporating resident input into its policy-making process. An equitable and transparent policy-making process that includes the opinions of residents is achieved through the involvement of two tenant commissioners on the SCCHA board.

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

Not applicable.

Discussion

While the City does not operate any public housing, the City works closely with and supports the SCCHA.

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

Introduction

The 2020-2025 Consolidated Plan identifies providing basic needs and supportive services to homeless persons as a high priority need. The Consolidated Plan identifies that 704 persons are experiencing homelessness in the City and 9,706 persons are experiencing homelessness countywide. The City participates in the County of Santa Clara Continuum of Care (CoC), which is administered by the Santa Clara County Office of Supportive Housing. The CoC has the primary responsibility to address homelessness regionally.

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 Santa Clara County Office of Supportive Housing conducts biennial Point in Time (PIT) counts to estimate the prevalence of homelessness in the jurisdictions in Santa Clara County, including the City. The CoC includes the results of the PIT count and survey reports to HUD in its annual application for funding to provide housing services, including homeless services. Currently, the Santa Clara County CoC receives approximately \$26 million annually in federal funding. The most recent PIT count took place in January 2019.

Every five years, the CoC prepares a community plan focused on ending homelessness in Santa Clara County. The current plan is for the five-year time period starting in 2015. The plan was developed through a series of community summits addressing specific homeless populations in the County.

The CoC conducts extensive community engagement with the homeless populations in the development of both the PIT count and the strategic plan.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City currently operates a temporary congregate cold weather shelter for six months out of the year, a small year-round family shelter, and two transitional housing programs. The Gilroy Compassion Center is open year-round and offers a day program that provides basic needs to persons experiencing homelessness, such as restrooms, showers, laundry, food, and clothing. The one-year goals of the City, to provide case management and administer the VI-SPDAT to 60 homeless individuals so that those

individuals may be able to address and overcome barriers that prevent them from obtaining permanent housing and also become eligible for rapid rehousing or permanent supportive housing with local nonprofits throughout the County once they are entered into the Coordinated Entry System. This goal will be met through the two Day Center projects. More information can be found in project summary in

AP-38.

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

The Gilroy Compassion Center is open year-round and offers a day program that provides basic needs to persons experiencing homelessness, such as restrooms, showers, laundry, food, and clothing. The one year goals of the City, are case management and to administer the VI-SPDAT to 60 homeless individuals so that those individuals may be able to address and overcome barriers that prevent them from obtaining permanent housing and also become eligible for rapid rehousing or permanent supportive housing with local nonprofits throughout the County once they are entered into the Coordinated Entry System. These goals will be met through two programs at the Day Center. More information can be found in the project summary in AP-38.

Additionally, HTF funds will be used for a homelessness prevention and safety net services program to provide emergency rental assistance to 10 households. The St. Joseph's Family Center oversees the homelessness prevention program and will also administer the VI-SPDAT to households that present at the center to seek services for homelessness prevention. These households may not qualify for the City's emergency rental assistance program, but they may qualify for another homelessness prevention program with a CoC program that participates in the Coordinated Entry System.

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.

City funding will continue to support the following existing services:

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Medical Center and provides medical services to homeless individuals, including primary care and urgent care. VHHP also manages a Medical Respite program for homeless individuals discharged from

hospitals as well as a Backpack Homeless Health Care Program for those in encampments.

- The County's Social Services Agency has expedited the review process of homeless households' CalFresh applications so that they may receive benefits within three days.
- The County's Behavioral Health Services Department (BHS) has multiple programs to connect homeless individuals with housing or shelter assistance. BHS also treats those going through behavioral health crises.
- The County's Reentry Resource Center (RRC) provides services to those who have been previously incarcerated and to individuals who are homeless upon release. Services include referrals to drug treatment, housing assistance, food assistance, counseling, and other benefits.
- The County Office of Supportive Housing's (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low-income and /or special needs households. OSH supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

Discussion

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

Introduction:

The City is subject to the same barriers to affordable housing that exist across the Bay Area. These issues include the high cost of development, constraining the development of affordable housing units in favor of higher-end units, and the lack of developable land, which prevents housing development and increases the price of land.

Additionally, the County's Assessment of Fair Housing identified the following contributing factors to fair housing issues, including affordable housing, through analysis of data and community engagement feedback:

- Displacement of residents due to economic pressures
- Land use and zoning laws
- Source of income discrimination
- Community opposition
- Availability, type, frequency, and reliability of public transportation
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies and organizations
- Location and type of affordable housing
- Loss of affordable housing
- Private discrimination

The most relevant contributing factor to the City of Gilroy's barrier to affordable housing is the high cost of land and lack of funding for affordable housing. Survey results also identified discrimination as a barrier to acquiring affordable housing. Respondents expressed that they were discriminated against on the basis of sex, familial status, or other reasons.

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

In its 2015-2023 Housing Element update, the City of Gilroy identified opportunities and potential

solutions for providing housing:

- Develop a task force for development plans for housing.
- Day laborers can call the Compassion Center and Maria Day Worker Center in Mountain View to get more information.
- More money for affordable housing; partner with the County and City for housing money.
- San Francisco is seeing micro units (small units with a bedroom and the rooftop garden is the “family room”). This type of housing could work in Gilroy’s climate. The City could do a study of micro units and revise the zoning code to allow them.
- High-density housing in the downtown area has been well received by the community because it supports businesses downtown.
- At the County, CDBG money is used for grants for housing rehabilitations (about 10 homes/year); the Planning Department reaches out to owners with code issues.
- Gilroy has a home access program and \$10,000 of CDBG for compliance issues.

Discussion:

See above

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The Needs Assessment and Market Analysis of the 2020-2025 Consolidated Plan helped develop the City's priority needs for LMI persons, persons experiencing homelessness, special needs populations, and community development needs.

Actions planned to foster and maintain affordable housing

Rebuilding Together Silicon Valley will receive CDBG funds which will be used to provide minor rehabilitation projects for 48 LMI homeowners and larger rehabilitation projects for 4 LMI homeowners. These rehabilitation projects are for homeowners who otherwise could not afford to make critical repairs in their homes, thus potentially resulting in health and safety issues that could cause a home to become uninhabitable and may lead to homelessness. Additionally, a home that lacks proper accessibility for its owner may lead to a serious accident that could cause an even larger financial burden. St. Joseph's Family Center will receive HTF funds which will be used for homelessness prevention and safety net services, which will provide emergency rental assistance to 10 households in the City that are at imminent risk of homelessness.

Actions planned to reduce lead-based paint hazards

The City provides information about lead-based paint hazards at the Community Development counter and inspects properties being rehabilitated or acquired for affordable housing.

Additionally, any homeowner units that participate in Rebuilding Together Silicon Valley's affordable

housing project will be assessed for possible lead-based paint prior to rehabilitation.

Actions planned to reduce the number of poverty-level families

The City works to reduce the number of poverty-level families through all projects by making the projects available to LMI households citywide. Some projects were created to address the need of expanding economic opportunities for lower-income people and others may offer additional benefits in reducing poverty, simply by way of design.

- The Gilroy Street Team project provides workforce development to low-income, vulnerable clients, including an opportunity to improve their job readiness through beautification projects across the City while gaining access to services and programs.
- The Live Oak Adult Day Care program provides recreation and socialization for persons who are unable to live independently. This program allows their caretakers to go to work during the hours that the program is open. Were it not for this program, the caretaker may not be able to earn an income for the household because the person using the day program does not have anywhere else to go during that time.
- The Rebuilding Together Silicon Valley program will aid low-income homeowners in making necessary health and safety and accessibility repairs to their homes that they otherwise would not be able to afford and which may otherwise may lead to uninhabitability and then homelessness.
- The Gilroy Youth Center program provides an after-school program and summer day camp programs to keep youth in the area engaged while their parents are at work for the day.

Actions planned to develop institutional structure

The City is financially constrained and cannot meet all the needs identified in the Needs Assessment; however, the City continues to enter into partnerships with nonprofits to strategically meet some needs of the community. An especially pressing issue is meeting the needs of the City's homeless population. The City will continue to work with nonprofits to meet the needs of its homeless individuals.

Two projects during the plan year, Day Center and Homeless Prevention & Safety Net Services, will administer the VI-SPDAT, which will connect persons experiencing homelessness and those at imminent risk of homelessness to nonprofits that provide housing and supportive services.

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

Local nonprofits are partnering with sister city Morgan Hill to operate a Safe Parking Program for South County. Morgan Hill has developed and fine-tuned an operational model that could be replicated in Gilroy. These nonprofits are also developing camping programs that are run out of county campgrounds outside of city limits.

Discussion:

See discussion above

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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	27,000
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:	27,000

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. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for

the rehabilitation of housing, enter “N/A”.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If

the jurisdiction will not refinance existing debt, enter "N/A."

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Discussion: