



CITY OF MOUNTAIN VIEW

HUMAN RELATIONS COMMISSION

AGENDA

REGULAR MEETING - THURSDAY, MARCH 3, 2016
COUNCIL CHAMBERS AT CITY HALL - 500 CASTRO STREET
6:30 P.M.

1. CALL TO ORDER

- 2. ROLL CALL** – Commissioners Pamela Baird, Kevin Boer, Josette Langevine, Jim Neal, Evan Ortiz, Vice Chair Aila Malik, and Chair Lucas Ramirez.

3. MINUTES APPROVAL

Minutes for the February 4, 2016 meeting have been delivered to Commissioners and a copy posted on the City Hall bulletin board. If there are no corrections or additions, a motion is in order to approve these minutes.

4. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Commission from acting on nonagenda items.

5. UNFINISHED BUSINESS

5.1 CIVILITY ROUNDTABLE EVENT PLANNING

The Commission will receive an update on planning for a potential event.

Action may be taken on this item.

6. NEW BUSINESS

**6.1 FUNDING RECOMMENDATIONS FOR FISCAL YEAR 2016-17
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME
INVESTMENT PARTNERSHIP FUND (HOME) CAPITAL FUNDING
REQUESTS**

The Human Relations Commission will hold a public hearing to hear presentations from agencies seeking Fiscal Year 2016-17 CDBG and HOME capital project funding and make funding recommendations for City Council consideration.

Action may be taken on this item.

7. COMMISSION/STAFF COMMENTS, QUESTIONS, COMMISSION REPORTS

No action will be taken on any questions raised by the Commission at this time.

8. ADJOURNMENT

KT/7/MGR
609-03-03-16A-E

AGENDAS FOR THE HUMAN RELATIONS COMMISSION

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Commission Chair and noticed at least 24 hours in advance of the meeting.
- Questions and comments regarding the agenda may be directed to the City Manager's Office at 650-903-6301, or e-mail at: *city.mgr@mountainview.gov*.
- Interested persons may review the agenda and staff reports at the Mountain View Library (585 Franklin Street) beginning the Friday evening before each regular meeting and at the City Manager's and City Clerk's Offices, 500 Castro Street, Third Floor, beginning the Monday morning before each meeting. Staff reports are also available during each meeting.
- **SPECIAL NOTICE – Reference: Americans with Disabilities Act, 1990**
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the City Manager's Office at 650-903-6301 48 hours in advance of the meeting to arrange for assistance. Upon request by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format.
- The Commission may take action on any matter noticed herein in any manner deemed appropriate by the Commission. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.
- **SPECIAL NOTICE**—Any writings or documents provided to a majority of the Human Relations Commission regarding any item on this agenda will be made available for public inspection in the City Manager's Office, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE

- Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.
- Anyone wishing to address the Commission on a nonagenda item may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.



CITY OF MOUNTAIN VIEW

HUMAN RELATIONS COMMISSION

MINUTES

REGULAR MEETING - THURSDAY, FEBRUARY 4, 2016
PLAZA CONFERENCE ROOM AT CITY HALL - 500 CASTRO STREET
6:30 P.M.

1. **CALL TO ORDER**

The meeting was called to order at 6:32 p.m. with Chair Ramirez presiding.

2. **ROLL CALL**

Present: Commissioners Pamela Baird, Kevin Boer (arrived late), Josette Langevine, Jim Neal, Evan Ortiz, Vice Chair Aila Malik (arrived late), and Chair Lucas Ramirez.

Absent: None.

3. **MINUTES APPROVAL**

Minutes for the January 7, 2016 meeting were approved without modification.

4. **ORAL COMMUNICATIONS FROM THE PUBLIC – None.**

5. **UNFINISHED BUSINESS**

5.1 **HUMAN RIGHTS CITY PRESENTATION AND DISCUSSION**

Members from the Santa Clara University School of Law International Human Rights Clinic and San Jose State University presented information regarding other Human Rights Cities and other human rights initiatives in the United States and internationally. The presenters responded to questions.

Motion – M/S Malik/Langevine Carried 7-0 – To request that the Universities bring examples of impact or implementation practices back to the Human Relations Commission (HRC) in April.

Motion—M/S Malik/Ramirez—Carried 7-0—To request that the Universities prepare an analytical report that responds to the City Council and Commission’s questions and concerns related to the United Declaration of Human Rights and present it to the HRC in April.

5.2 MULTICULTURAL FESTIVAL EVENT PLANNING UPDATE

The Commission discussed planning a Multicultural Festival on the City Plaza in the September time frame.

No action was taken on this item.

5.3 CIVILITY ROUNDTABLE EVENT PLANNING

The Commission discussed holding a Civility Roundtable in May. A potential topic and event framework will be discussed further in March.

No action was taken on this item.

6. NEW BUSINESS—None.

7. COMMISSION/STAFF COMMENTS, QUESTIONS, COMMISSION REPORTS

Commissioners shared activities and meetings they attended over the course of the month.

8. ADJOURNMENT

The meeting was adjourned at 9:12 p.m.

The next meeting of the HRC is March 3, 2016.

**MEMORANDUM**

Community Development Department

DATE: March 3, 2016

TO: Human Relations Commission

FROM: Regina Adams, Senior Planner
Linda Lauzze, Administrative and Neighborhood Services Manager

SUBJECT: **Recommendations for Fiscal Year 2016-17 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Capital Project and Public Service Funding Requests**

REQUESTED ACTION

1. Hear presentations from the agencies requesting Fiscal Year 2016-17 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) capital project funding.
2. Make funding recommendations to the City Council for the Fiscal Year 2016-17 CDBG and HOME capital project funding requests summarized below and in Attachment 1.
 - Quetzal House Upgrades—\$50,000 for new windows, ventilation, flooring, lighting, cabinets, and appliances for the kitchen and dining area at a local youth shelter. (CDBG)
 - Rebuilding Together Peninsula—\$50,000 for the operation of a minor home repair program (Safe at Home Program) for lower-income households. (CDBG)
 - Fountains Apartments Rehabilitation—\$735,000 for energy-efficient interior upgrades of units and common areas for a subsidized rental complex serving lower-income seniors. (CDBG)
 - New Units at Shorebreeze Apartments—\$180,000 to help fund sixty-two (62) proposed new family units at Shorebreeze Apartments, an existing subsidized rental complex serving lower-income families and seniors. (HOME)

BACKGROUND

Public Hearings for the CDBG/HOME Funding Cycle

Every year, the City receives and allocates Federal CDBG and HOME funds from the U.S. Department of Housing and Urban Development (HUD). The City allocates its CDBG and HOME funds to implement affordable housing and community development projects and to fund public service programs and other eligible activities that benefit low-income persons and areas.

To use the CDBG and HOME funds, the City must facilitate an application process and hold a minimum of two public hearings to approve use of the funds. To initiate the funding cycle, the City circulates an application announcement to public service agencies, affordable housing developers, and other groups. The Human Relations Commission (HRC) is holding the first hearing to hear agency presentations and make funding recommendations to the City Council. The City Council will hold the second hearing to make final funding decisions.

In February, HUD informally notified the City that it would receive around \$487,000 in CDBG and \$203,000 in HOME funding for Fiscal Year 2016-17. The amounts of the CDBG and HOME allocations, program income, and carryover funds presented in this HRC staff report are estimates. Once the final Fiscal Year 2016-17 allocation is confirmed and actual program income and carryover amounts are available, awarded funding will be proportionately adjusted.

Only capital project funding requests are being considered for this funding cycle. Capital project applications are annually considered, while public service programs are funded on a two-year cycle. Public service agencies funded in Fiscal Year 2015-16 will continue to receive funding in Fiscal Year 2016-17 proportionate to the available budget.

The Annual Action Plan

After the HRC recommendation hearing, the City will prepare and circulate a draft of its annual application to HUD. This application is called an Action Plan and it contains the programs the City will fund and the CDBG and HOME budget for Fiscal Year 2016-17. The Action Plan will be amended based on the Council's final funding decisions and submitted to HUD by the May 15 deadline.

Program and Project Monitoring

After HUD approves the City’s Action Plan, the City funds the programs and activities based on their completion throughout the fiscal year. The CDBG and HOME programs are both governed by complex rules and regulations requiring City compliance in order to receive and distribute the funding. Jurisdictions receiving CDBG and HOME funds must carefully monitor the performance of funded agencies and organizations to document compliance with HUD’s fiscal- and program-related guidelines. The monitoring consists of site visits and review of audit, program, and project files for under-way and completed projects. Cities must also prepare an annual performance report called a Consolidated Annual Performance and Evaluation Report (CAPER) at the end of every fiscal year. The report is due to HUD by September 30 and contains the number of clients served, units produced, and other program and project outcomes, along with a summary of service delivery costs. The City annually collects this information from the funded agencies to ensure that the funds are used for the intended purposes stated in the funding applications.

ANALYSIS

2016-17 CDBG/HOME Funding

When factoring in the HUD allocation, program income (loan repayments from completed capital projects) and unused funds from completed projects (carryovers), the City estimates it will have around \$975,000 in CDBG and \$203,000 in HOME funds available in Fiscal Year 2016-17, as shown in Table 1.

Table 1: Estimated Fiscal Year 2016-17 CDBG Funding

Sources of Estimated CDBG Funds	CDBG	HOME
Allocation from HUD	\$487,000	\$203,000
Program Income	\$150,000	\$0
Carryover	\$338,000	\$2,000
Total	\$975,000	\$205,000
Uses of CDBG Funds		
Administration	\$127,400	\$20,000
Public Services	\$95,600	N/A
Capital Projects	\$752,000	\$185,000
Total	\$975,000	\$205,000

The City reserves 20 percent of the CDBG (roughly \$127,000) and 10 percent of the HOME (about \$20,000) HUD allocation and program income for administration, as allowed under Federal regulations. Fifteen percent (15%) of the CDBG allocation from HUD and 15 percent of CDBG program income may be used for public services. Remaining funds are available for capital projects.

For Fiscal Year 2016-17, the City estimates it will have CDBG program income from capital loan repayments and unused CDBG and HOME funds to budget. A majority of the unused CDBG funds consists of the \$276,000 that was not allocated last year since there were more funds available than requested. Almost all of the HOME funds available last year were used for a rehabilitation project. There is no anticipated HOME program income, so the amount available for Fiscal Year 2016-17 mostly consists of the HUD allocation.

Fiscal Year 2016-17 Capital Project Requests

Using the current estimates, around \$752,000 in CDBG funds and \$185,000 in HOME funds could be allocated to capital projects. There are four capital funding requests to consider as shown in Table 2: three CDBG requests and one HOME request. The funding applications are provided in Attachments 2 through 5.

Table 2: 2016-17 Capital Project Funding Requests

Sponsor	Project	CDBG	HOME
		Funding Requested	Funding Requested
Quetzal House Upgrades	Interior renovation of a local youth shelter	\$50,000	N/A
Rebuilding Together Peninsula (RTP)	Safe at Home Program (Minor home repair and accessibility modifications)	\$50,000	N/A
Mid-Pen Housing	Fountains Apartments Rehabilitation 124 low-income senior units	\$735,000	N/A
Mid-Pen Housing	New Units at Shorebreeze Apartments 120 low-income senior and family units	\$0	\$185,000
Total Amount of Funds Requested		\$835,000	\$185,000
Estimated Amount of Funds Available		\$752,000	\$185,000

While there is only one HOME proposal that would use all of those funds, there are three CDBG proposals and not enough funds for all of those projects. The amount of CDBG funding requested exceeds the estimated available amount by about \$83,000. Below are project summaries, followed by considerations the HRC may find helpful for evaluating the CDBG and HOME capital project funding requests.

Quetzal House Renovation

Bill Wilson Center has owned and managed Quetzal House since 2008 and is seeking funding to renovate the kitchen and dining area with new windows, ventilation, flooring, lighting, cabinets, and energy-efficient appliances. Quetzal House functions as a group home for runaway and at-risk youth and serves about 30 to 40 youths annually. The proposal states the repairs will improve the functionality of the kitchen and dining areas, where many of Quetzal House’s activities and gatherings take place. The requested funding, although referenced as a grant, would be structured as a forgivable

loan with a 15-year term, similar to funding for other shelter and transitional home facilities.

Quetzal House is currently well-maintained. Bill Wilson Center has a positive history of managing previous City funding used to acquire and rehabilitate the property. The nonprofit agency has been operating programs for at-risk youth since 1977 and also owns 12 other properties in other cities throughout the County. If funding is awarded, the agency anticipates work would begin in fall 2016 and be completed in spring 2017.

CDBG funding is being requested instead of HOME because there are more CDBG funds available and the amount requested, \$50,000, is considered small for HOME funding feasibility.

Safe at Home Program

Rebuilding Together Peninsula (RTP), a nonprofit based in Redwood City, is requesting funding to operate a rehabilitation program benefitting low-income homeowners. RTP is proposing to continue and expand operation of its existing minor home repair and home accessibility program called *Safe at Home* in Mountain View. RTP is seeking \$50,000 that would be leveraged with other funding to continue to provide low-income homeowners free minor home repairs and provide both low-income homeowners and tenants accessibility modifications.

For the past two years, the program has been operating in pilot form, so the funding requests were lower. RTP staff noted that many of their Mountain View clients live in mobile homes. The increased funding would be used to assist additional clients, most of which are anticipated to be mobile home owners. RTP has been developing a framework to streamline required reviews by State agencies that oversee mobile home repair permits. RTP is also establishing a short list of contractors familiar with mobile home repairs and maintenance.

Service requests typically consist of door and window repairs, minor plumbing, and electrical fixes and other basic maintenance, up to \$2,500 per household. There may be instances where service requests may be slightly higher than \$2,500 and these requests would be evaluated by RTP and City staff on a case-by-case basis. RTP intends to serve a minimum of 16 households, but more may be accommodated since the average per-unit cost is usually less than \$1,000. Minor home repair programs are not eligible for HOME funding, so CDBG funding is being requested.

Fountains Apartments Rehabilitation Project

MidPen requested \$735,000 in CDBG funding for rehabilitation work at the Fountains Apartments. Planned work includes the installation of new hot water heaters and new low-flow toilets, valves, cabinets, flooring, carpets, countertops, stoves, range hoods, refrigerators, and vanities in the units. The property is only eligible for CDBG funding and will not be eligible again under HOME regulations until the associated funding agreement expires in 2044. Relocation of existing tenants would not be needed in order to complete the repairs and upgrades.

The City has previously used Federal CDBG/HOME funds to rehabilitate subsidized rental properties. Consistent with the use of HOME and CDBG funds for past rehabilitation projects, MidPen is proposing to provide a match from project reserves. The proposed match would be 10 percent, enough to supplement City funding while keeping property reserves healthy. Also similar to past rehabilitation projects, the rehabilitation would be implemented with an emphasis on energy efficiency and sustainability. City funding for these properties is needed because deed-restricted subsidized properties are not able to increase rents to build reserves or capital funds for maintenance and rehabilitation in the same manner as market-rate properties.

New Units at Shorebreeze Apartments

For this project, MidPen is requesting \$180,000 that would be used toward the development of sixty-two (62) proposed new family units at Shorebreeze Apartments. The complex now provides 120 units serving very low-income families (51 units) and seniors (69 units). The proposed project consists of removing twelve (12) existing townhomes and replacing them with 62 apartment flats in two new buildings on the property. Tenants in the 12 units proposed for demolition would be temporarily relocated and moved back to the property into the new units. The exact unit mix is not known at this time, but over one-third are proposed to be two- and three-bedroom units, which tend to serve families with three or more persons.

MidPen has also submitted a proposal under the City's Notice of Funding Availability (NOFA) process to access local affordable housing funds (Below-Market-Rate (BMR) Housing In-Lieu Fee, Rental Housing Impact Fee, and Housing Impact Fee funds), which would be the majority of funding for the project. The NOFA Review Committee will evaluate the request for local housing funds in April 2016 followed by Council consideration for funding reservation in May 2016. Afterward and if Council approves the reservation of local housing funds, MidPen would proceed with their land use

entitlement application, and anticipate going to Council in May 2017 to request final funding and land use approvals.

The property is eligible to receive HOME funds since MidPen repaid the former HOME loan over four years ago and has satisfied the associated HOME agreement requirements. Although the \$180,000 requested is relatively small, HOME funds awarded for this project would offset local housing funds, helping to conserve those funds for other NOFA projects. CDBG and HOME funds have been previously used in this manner for the Franklin Street Family Apartments (51 units for extremely and very low-income families) and the 1585 Studios Apartments on El Camino Real (27 units serving developmentally disabled adults).

Key Considerations for the CDBG and HOME Projects

Considerations for the CDBG Projects

- The Fountains Apartments renovation can be phased for completion based on available funding. If reduced funding is awarded, MidPen could adjust the scope accordingly and apply for funding next year to complete the project. Also, use of CDBG funds for green and sustainable upgrades for this project's affordable units results in reduced utility and operating costs.
- By April 30 of every year, CDBG jurisdictions must not be holding more than 1.5 times the annual grant for that year. Funding all three activities would enable the City to spend the funds in a timely manner and meet the annual CDBG expenditure requirement.

Considerations for the HOME Project

- HOME funds must be committed (placed under agreement) within a two-year period or HUD reclaims them and issues a negative finding to the associated jurisdiction. Use of the funds in larger development or rehabilitation projects, such as the proposed new units at Shorebreeze Apartments, helps the City meet this requirement.
- The HOME funds are restricted to affordable housing activities and accompanied by very detailed monitoring and reporting requirements. For these reasons, it is typically not feasible to use them for small, discrete projects such as the Quetzal House rehabilitation.

STAFF RECOMMENDATIONS

Due to the \$835,000 in CDBG funding requested versus the estimated \$752,000 available, City staff talked about the situation with the CDBG capital project agencies. MidPen's Fountains Rehabilitation Project, which requested all of the \$735,000 available, can proceed with some phasing modifications. The recommendations below take into account the tiered phasing for the Fountains, in addition to the assessment factors in Attachment 6.

Recommendations:

- **Full funding for Bill Wilson Center's Quetzal House renovation with \$50,000 in CDBG funds.** The funding would be used for needed upgrades to the kitchen and dining area, which serve as the main activity area for the runaway and at-risk youth sheltered at the property. Funding for the upgrades would help Bill Wilson Center maintain the property in good condition.
- **Full funding for RTP's Safe at Home program with \$50,000 in CDBG funds.** RTP's Safe at Home program has been operating for two years in Mountain View and over five years in San Mateo County. There is steady demand for the program, which specifically caters to lower-income senior and disabled households who typically have limited incomes but need basic maintenance services and accessibility modifications for their units. RTP is also tailoring components of the program to specifically assist lower-income mobile home owners in response to increased demand from that group.
- **Partial funding for proposed rehabilitation work at Fountains Apartments allocating all remaining CDBG funds, estimated at \$652,000.** This project can be phased to accommodate available funding. Use of CDBG funds for rehabilitation for City deed-restricted, subsidized units helps extend the life of the property and results in reduced utility and operating costs, benefitting the lower-income residents. The project will be completed with a focus on energy-efficient and sustainable concepts and materials. Funding for these types of repairs is consistent with prior use of CDBG funds to maintain subsidized rental properties.
- **Reserving all available HOME funds, now estimated at \$185,000 (instead of the \$180,000 requested), for the proposed new units at Shorebreeze Apartments.** Subsidized rental units are in high demand and this project would add needed subsidized units to the City's housing stock. Use of HOME funds for this project

would enable the City to commit all of the available funds and comply with HOME's two-year deadline. HOME funding for the new units at Shorebreeze would also reduce the amount of local housing funds that would be used for this project, helping to conserve them for other projects. HOME funding for new units at Shorebreeze Apartments is consistent with prior Council action to use the Federal funds for new affordable development projects.

Recommended Process for Capital Project Deliberations

There is only one HOME request from MidPen for new units at Shorebreeze Apartments that could use all of those available funds. There is not enough CDBG funding to fully fund all of the projects. However, the Fountains Apartments rehabilitation project could be phased to enable funding for the other CDBG projects. The HRC could begin deliberations by determining whether to recommend funding and the associated amounts for Bill Wilson Center's Quetzal House renovation and RTP's Safe at Home program. These first decisions will help narrow consideration of remaining funds for the Fountains Apartments rehabilitation project.

The recommended process for determining which agencies to fund and their allocations is noted below:

1. Decide whether to allocate the available HOME funding to the Shorebreeze Apartments Project.
2. Decide whether Quetzal House and Safe at Home should be fully funded.
3. Decide whether to allocate remaining CDBG funding to the Fountains Apartments rehabilitation project.

Any funds that are not allocated during this funding cycle will be made available during the Fiscal Year 2017-18 funding cycle.

CONCLUSION

The HRC will make capital project funding recommendations for Fiscal Year 2016-17 on March 3, 2016. The HRC's recommendations will be presented to the City Council in April 2016, which will make final funding decisions. The City Council's funding decisions will then be incorporated into the City's annual Action Plan that will be submitted to HUD prior to that agency's May 15, 2016 submittal deadline.

RA-LL/3/CDD
893-03-03-16M-E

- Attachments:
1. Summary of Fiscal Year 2016-17 CDBG and HOME Capital Project Funding Requests
 2. [Bill Wilson Center's Quetzal House Funding Application](#)
 3. [Rebuilding Together Peninsula's Safe at Home Funding Application](#)
 4. [MidPen Housing's Fountains Apartments Rehabilitation Funding Application](#)
 5. [MidPen Housing's Shorebreeze Apartments Funding Application](#)
 6. [Assessment Factors](#)

2016-17 CDBG and HOME Capital Project Funding Requests

Agency Name	Purpose	Amount/Source Requested for 2016-17	Prior CDBG and HOME Funding to Agency/Project	2015-20 Consolidated Plan Goals supporting the program or activity	Mountain View's CDBG/HOME % of Project or Program Budget	% Mountain View Clients to be Served by Project or Program	% Low Income Households Served by Project or Program	% Mountain View Households that are Low Income and would be served by Project or Program	City's CDBG/HOME Cost per Client/Service/Unit, based on Requested Funding
Quetzal House Youth Shelter	New windows, ventilation, flooring, lighting, cabinets & energy efficient appliances in the kitchen and dining areas.	\$50,000 CDBG Funds	1998 \$271,000 in CDBG funds	Goal #1: Support affordable housing for lower-income and special needs households	70%	100%	100%	100%	\$50,000
			2008 \$135,000 in CDBG funds	Goal #2: Support activities to prevent and end homelessness	\$50,000 of \$70,000 for Mountain View	All clients would be from Mountain View	All clients would be low income	All Mountain View clients would be low income	
Rebuilding Together Peninsula	Safe at Home Program (Minor Home Repair and Home Access Program).	\$50,000 CDBG Funds	2014 \$10,000 in CDBG funds	Goal #4: Support programs and activities that strengthen neighborhoods	70%	100%	100%	100%	Up to \$2,500 per unit for City's funds Actual amounts would vary based on types of jobs completed
			2015 \$20,000 in CDBG funds		\$50,000 of \$70,000 for Mountain View	All clients would be from Mountain View	All clients would be low income	All Mountain View clients would be low income	
MidPen Housing Fountains Apartments Rehabilitation Project 124 units for lower income seniors	New hot water heaters and new low-flow toilets, valves, cabinets, flooring, carpets, countertops, stoves, range hoods, refrigerators, and vanities.	\$735,000 CDBG Funds	2009-2012 \$1 million in HOME funds awarded for energy-efficient windows, insulation, fans, doors, and electrical upgrades.	Goal #4: Support programs and activities that strengthen neighborhoods	75%	100%	100%	100%	\$7,851 per unit
MidPen Housing Additional New Units at Shorebreeze Apartments 120 units for senior and families	Removal of 12 existing townhomes and construction of 62 new apartment flats for lower income households.	\$180,000 HOME Funds	1997 \$747,000 in CDBG and \$320,000 in HOME funds to acquire and upgrade the existing 120-unit property. (MidPen has since repaid these loan funds)	Goal #1: Support affordable housing for lower-income and special needs households.	<1%	100%	100%	100%	\$2,903 per housing unit
Total CDBG Capital Project Funding Requested		\$835,000							
Estimated Amount of FY 2016-17 Capital CDBG Funds		\$752,000							
Total HOME Capital Project Funding Requested		\$180,000							
Estimated Amount of FY 2016-17 Capital HOME Funds		\$185,000							