

**City of Visalia
Agenda Item Transmittal**

Meeting Date: 9/19/2016

Agenda Item Number (Assigned by City Clerk): 12.

Agenda Item Wording: Approve (1) 2015 Action Plan Amendments to Community Development Block Grant (CDBG) and HOME Investment Partnership Funds; and (2) Approve the Final 2015-16 Program Year Consolidated Annual Performance and Evaluation Report (CAPER). Resolution No. 2016-XX required

Deadline for Action: 9/19/2016

Submitting Department: Community Development

Contact Name and Phone Number:
Rhonda Haynes, Housing Specialist. rhonda.haynes@visalia.city, 713-4460
Christopher Tavarez, Administrative Service Manager. chris.tavarez@visalia.city, 713-4540
Nick Mascia, Community Development Director. nick.mascia@visalia.city, 713-4323

Department Recommendation: That the City Council holds a public hearing and:
1) Approve 2015 Action Plan Amendments, recommending to redirect CDBG funds up to \$50,000 toward Public Services, and up to \$135,000 in HOME funds toward Tenant Based Rental Assistance Program; and
2) Adopt by Resolution No. 2016-XX, the Final 2015 Program Year Consolidated Annual Performance and Evaluation Report (CAPER). Resolution included as Attachment "A".

The CAPER report must be submitted to the U. S. Department of Housing and Urban Development (HUD) by or before September 30, 2016.

Summary: The DRAFT Amendments and Consolidated Annual Performance and Evaluation Report (CAPER) report was published on the City's website, reviewed with three committees in August during the comment period of August 3, 2016, through September 1, 2016; and presented to the City Council at the September 6, 2016, meeting. A summary of community comments are included as Attachment "B". Comments received on September 6, 2016, by Council follow with staff responses.

This report represents the final 2015 Program Year CDBG and HOME Action Plan Amendments directing up to \$50,000 in CDBG funds toward public services and \$135,000 in Home funds toward Tenant Based Rental Assistance, shown as Attachment "C".

This report also represents the final Consolidated Annual Performance and Evaluation Report (CAPER), for the period of July 1, 2015, through June 30, 2016, which has been prepared by

COUNCIL ACTION: Approved as Recommended

BL/WG 4-0
Collins Absent

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the Community Development Department in compliance with the U.S. Department of Housing and Urban Development (HUD) requirements for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Funding expenditures. The CAPER is an annual, federally mandated document that evaluates the City's overall progress and performance in meeting the priority activities identified in the City's Consolidated Plan which covers a five year period. The document is a tool used by HUD and the City to evaluate accomplishments and actions taken during the previous program year.

The final CAPER 2015-16 fiscal year (July 1, 2015, through June 30, 2016) funds were directed toward projects and programs, primarily benefiting low and moderate-income households, people and areas. The CDBG expenditures were \$1,312,123 and the HOME expenditures were \$1,187,630. This CAPER assesses the City of Visalia's first year of progress for the Consolidated Plan year 2015-2019 in completing activities identified in the 2015-16 Action Plan Year. Detailed CDBG and HOME Expenditure tables, and unit goals accomplished, are included as Attachment "D", along with carryover projects and funding, as Attachment "E".

Background Discussion: During budget discussions, Council asked Staff to prepare a plan that would identify resources and actions to address the local homeless population challenges and needs. Staff has taken steps by forming a collaboration consisting of local non-profit housing and service providers which will refine local homeless needs and participate in coordinated efforts toward alleviating homelessness. This group will meet periodically to assess local homeless conditions and needs, identify mutually beneficial homeless activities (especially housing and case management), identify and remove obstacles to emerging from homelessness, seek funding opportunities to assist in alleviating homelessness, and establish a data platform to measure efforts in reducing homelessness. The collaboration is called the Visalia Homeless Task Force and is being coordinated by the City of Visalia. The partner agencies include:

- City of Visalia (Police, Housing, Code Enforcement, and Administration)
- Family Health Care Network
- Tulare County Housing Authority
- Tulare County Mental Health
- Tulare County Health & Human Services Agency
- Family Services of Tulare County
- Kings/ Tulare Continuum of Care
- Self-Help Enterprises
- Community Services Employment Training (CSET)

Staff presented the proposed Draft Amendments and CAPER to the community during the month of August 2016, and to City Council on September 6, 2016. Following are the proposed Amendments and 2015 CAPER.

(1) Proposed CDBG and HOME Action Plan Amendments

As part of an initial response to increasing efforts towards homeless assistance, Staff presented the DRAFT 2015 Action Plan Amendments which increases funding toward two programs previously approved by City Council in April of 2015. Council commented on the need for housing and case management services and noted that Staff's recommendations are good first steps in focusing on homeless needs.

Staff is proposing both a CDBG (up to \$50,000) and HOME (up to \$135,000) amendment which will assist in delivering case management services and rental assistance to Visalia's homeless population. Attachment "C", reflects the Proposed Amendments.

The proposed CDBG amendment of \$50,000 is redirecting the remaining funds from the Ice House and Housing rehabilitation program, bringing the total Public Services funding available to approximately \$70,000 which will assist approximately 7 to 14 people for 2 years.

The proposed HOME amendment of \$135,000, directs program income to the TBRA program, bringing the HOME TBRA funded program total to \$175,000 which would provide rental assistance for up to 2 years to approximately 8 to 16 people.

Staff will return later in 2016 for authorization to execute agreements for the two programs with local nonprofit partners. Currently, staff estimates costs for case management services necessary to complement the Home TBRA fund, at approximately \$40,000 annually, which can be paid from the City's Housing Successor Fund (non HUD). (The Housing Successor Fund is revenues derived from the former Redevelopment Program dedicated to housing). Housing Successor funding may assist in addressing some of our homeless needs, specifically through rental assistance, supportive services, and other eligible uses.

(2) Final DRAFT Consolidated Annual Performance and Evaluation Report (CAPER): As part of the ConPlan, cities are required to complete an Annual Action Plan, which indicates what projects and programs will be implemented for the year (July 1 to June 30). Then, a report, known as the Consolidated Annual Performance and Evaluation Report (CAPER) is annually prepared as a tool to evaluate the goals accomplished and expenditures for each program and project during the year. This CAPER is the first year of completing activities/projects identified within the 5-Year (2015-2019) ConPlan. This CAPER is for the period beginning July 1, 2015, and ending June 30, 2016.

As noted above, CDBG and HOME Tables are included as Attachment "D" for the period of July 1, 2015, through June 30, 2016, which also includes reference to key accomplishments. The expenditure tables provide information related to each project, by name, funding source, expenditures and unit goals accomplished. As an overview, the 2015 Draft CAPER expenditures included \$1,312,123 in CDBG funding directed toward neighborhood preservation, public services, public and park improvements, affordable housing programs and administration. HOME expenditures of \$1,187,630 for the same period, were directed toward finalizing five (5) resale of Foreclosure Acquisition Program properties; Self Help Enterprises (SHE) HOME-

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CHDO projects and administration. SHE's projects consisted of acquisition, rehabilitation and resale of four (4) existing single-family and acquisition, rehabilitation, rental of a 5-unit multi-family property, and expenditures toward the development of the 36-unit multi-family project known as Highland Gardens. The single-family homes were resold to income qualifying households below 80% of the area median income. The multi-family units have been rented to tenants at and below 50% of the area median income, including formerly homeless persons.

Additional information related to existing project commitments underway; with their respective carry-forward (remainder) balance is provided as Attachment "E". The full CAPER report provides greater details related to project and program accomplishments, provided herein as Attachment "F".

Summary of Community and Council comments:

The public comment period began August 3, 2016 and ended September 1, 2016. Staff attended three community meetings advising members of the opportunities to comment on the draft action plan amendments and the draft caper report. The committees were Citizens Advisory Committee (CAC) on August 3, 2016, Disability Advocacy Committee (DAC) on August 8, 2016, and North Visalia Neighborhood Advisory Committee (NVNAC) on August 11 2016. Additionally, Staff presented the draft documents to City Council on September 6, 2016, to obtain input and/or direction. Comments received through September 6, 2016, are included as Attachment "B" community input/comments. If comments are submitted or received during the public hearing, they will be included in the final report to HUD and reflected within the final document, which is included on the City's website for public review.

Overview of Community Comments:

The Citizens Advisory Committee supported staff's recommendation, with a request to return in six months with a progress report. The Disability Advocacy Committee also supported staff's recommendation, however, emphasized the need for oversight of the funding disbursement. Staff shared with the committees how the funding requires monitoring and oversight of the funding and program guidelines. Staff also attended the North Visalia Neighborhood Advisory Committee (NVNAC) meeting, which supported the recommended amendments. Additionally, a community guest and a NVNAC member also noted the need for youth and activity amenities at the Wittman Center.

Overview of Council's comments:

Primarily, comments were supportive of increased funding toward homeless rental assistance and public service needs, however, it was also noted that although the two programs and recommended increases to the programs are a good start, additional funding is needed. Additional comments included consideration of porta-potties throughout the community and tent city concept. As it relates to the use of CDBG or HOME funding, these concepts would not be eligible uses.

Council's comments also included a request to report on the progress of homeless plan, which would include these programs; how the programs will be evaluated, including the program

monitoring, participant and outreach success. Examples of measuring these two programs' success follow:

- In relation to measuring the success of the HOME Tenant Based Rental Assistance Program (TBRA), staff will report upon the number of units, in which a person or household is provided rental assistance. The number of people assisted, (specifically provided a rental unit to reside within up to two years), is dependent upon whether the person or household has or eventually will have income to contribute toward rent. The gap rental assistance may be all but \$75 dollars of the rent, or the difference between 30% of their gross income and rent. HUD's fair market rent will be used as the maximum rent allowed. Conservatively, we estimate rental assistance near the maximum subsidy, therefore anticipate a goal of assisting between, 8 to 16 people/households up to two (2) years. The funding also includes two months value toward a security deposit. Included with this program will be case management, which may include getting recipients' document ready, and coordination with other needed services to assist in the transition from homeless to housing.
- Measuring the success of the CDBG funding public services, reporting upon this type of program will include, the number of people served and other deliverables. For example, recently shared by the Continuum of Care (The Alliance) members, as an example of effective street outreach; stated that "70% of the outreach worker's time should be spent with document ready people getting them into housing; 20% of an outreach worker's time should be spent with people that have consented to participate in getting housed, but need to be document ready and therefore require assistance getting documents in place; and 10% of an outreach worker's time should be spent trying to find new people. Outreach is viewed as mobile housing work and requires the outreach worker to have all the forms, data systems, and information necessary to move a person directly from living outdoors to living indoors and getting connected to the supports necessary to be successful long-term in housing". Therefore, as we finalize the agreement for services and identify reporting requirements by HUD, in addition to tracking the number of people reached, measuring the effectiveness of the program will include additional deliverables which meet HUD requirements and reflect the success of the programs when reporting to Council. Again, conservatively, it's anticipated that the CDBG public services case management funding will assist between 8 and 14 people for two years. Additionally, efforts will be made with street outreach and tools to measure success.

Staff will work closely with the selected non-profit agency administering the program to identify measurable, collecting information that will reflect both HUD's required reporting and Council's request for monitoring the success of these programs. The selected non-profit will work to identify those most in need, in conjunction with the Continuum of Care staff and their assessment tool (VI-SPDAT), Code Enforcement and Police Staff, who have been working closely with our local non-profit housing providers, mental health and other service providers. Staff will also look for opportunities to increase funding, obtain grants, or support our non-profit agencies, applying for grants related to homeless needs.

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Staff will be returning later in 2016 to request authorization to execute the HOME TBRA agreement and program guidelines, in addition to authorizing the CDBG public service agreement with detailed deliverables. Upon approval of the funding, execution of the agreements, non-profit hiring staff, coordinating and marketing, results of the program's success will begin to follow, which will be reported upon within HUD's system, as funds are disbursed, as well as Council and CAC's request. It is anticipated that it will take between 2 to 4 months for this process. Staff will also be returning with further details on development of a coordinated homeless plan.

Fiscal Impact: These proposed actions redirect funding from the Ice House project in the amount of \$24,576.77 and redirecting funding from Housing Rehabilitation Program in the amount of \$25,423.23 to Public Services for CDBG funding. HOME funding amendment increases the TBRA program from HOME un-program income received of \$135,000.

Prior Council Action: Annually, City Council reviews and approves action plan and amendments, as well as the draft and final CAPER.

Committee/Commission Review and Action:

Presented public notice information and unit goals accomplished table to the Citizens Advisory Committee (CAC) on September 3, 2016; Disability Advocacy Committee (DAC) on August 11, 2016, and North Visalia Neighborhood Advisory Committee (NVNAC) on August 11, 2016. The draft report was presented to City Council on September 6, 2016.

Alternatives: Recommend alternative amendments, and not approve submission of the CAPER and risk future funding.

Attachments: Attachment "A", Resolution No. 2016-XX

Attachment "B", Community input/comments

Attachment "C", 2015 CDBG and HOME Amendments

Attachment "D", 2015-16 CDBG & HOME Expenditure Table and Key Accomplishments

Attachment "E", Carryover information

Attachment "F", Final Draft 2015-16 CAPER Report

Recommended Motion (and Alternative Motions if expected):

That the City Council holds a public hearing and:

- 1) Approve 2015 Action Plan Amendments, recommending to redirect CDBG funds up to \$50,000 toward Public Services, and up to \$135,000 in HOME funds toward Tenant Based Rental Assistance Program; and
- 2) Adopt by Resolution No. 2016. XX, the Final 2015 Program Year Consolidated Annual Performance and Evaluation Report (CAPER).

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review: NEPA completed prior to utilizing federal funding.

RESOLUTION NO. 2016-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA
APPROVING THE 2015-2016 PROGRAM YEAR
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUTION REPORT**

WHEREAS, the City of Visalia operated the Community Development Block Grant Program (CDBG), and the Home Investment Partnerships Grant Program (HOME) for the 2015-16 Program Year; and

WHEREAS, the City is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) for the activities and expenditures for the 2015-16 Program Year; and

WHEREAS, the City must also certify that it is complying with HUD requirements for the use of CDBG and HOME funds; and

WHEREAS, the City spent approximately \$2,499,753 dollars in CDBG and HOME funds, not including administration, during the 2015-16 Program Year; 100% of the funds were used to assist households with incomes at or below 80% of median income; and

WHEREAS, the City Manager is the certifying official for all HUD reports and transactions.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Visalia that it approves the attached 2015-16 Program Year Consolidated Annual Performance and Evaluation Report, and authorizes the City Manager to submit the same to HUD on behalf of the City of Visalia.

Attachment "B"

City of Visalia 2015 Action Plan Amendment & 2015 C/Item 12. - Page 9

Community Input/feedback from Community meetings, Council Input & Public Testimony Notes

Public Comment Period August 3, 2016 through September 1, 2016

Citizens Advisory Committee Meeting- comments August 3, 2016

Public Comment:	City Response
CAC committee discussed Staff's recommendation related to adding CDBG funding to public services and HOME funding toward the Tenant Based Rental Assistance. Discussion noted a very small amount of funding, doesn't reach the number of homeless identified, only reaches a limited number; a new program, if additional funding is requested in the future, the CAC discussed Staff returning with results of the programs after a 6 month period.	Staff shared with the committee, how the programs will assist in meeting the high priority need on helping our homeless population; success of a similar public service program (Voucher Program through Family Services);
CAC committee noted the CAPER was a good report on the successful projects for the year, and good work by staff	Noted
CAC supported staff's recommendation for redirecting up to \$50,000 in CDBG funds to public services, and directing un-programmed HOME program income toward the Tenant Based Rental Assistance, with Staff returning with a progress report in 6 months or sooner, reporting on the progress made.	Noted

Disability Advocacy Committee Meeting; comments August 8, 2016

Public Comment:	City Response
A member expressed concern about programs that have been abused, or taken advantage of. Another indicated that the programs in which funding would be increased is a positive program with guidelines, restrictions and on a reimbursement bases. Committee as a whole emphasized oversight of the program	Noted
Committee supported staff's recommendation for redirecting up to \$50,000 in CDBG funds to public services, and directing un-programmed HOME program income of \$135,000 toward the Tenant Based Rental Assistance.	noted

North Visalia Neighborhood Advisory Committee Meeting; comments August 11, 2016

Public Comment:	City Response
Member commented the need for any help for the homeless	Noted
Guest from Wittman Center/School District member indicated that a petition has been passed around with the support of community campus lot for a children's playground/park; Noted "don't forget the children", and "Kids first", and a question should be asked with conducting construction and other projects, "what about the children"	Noted
Visitor noted that helping homeless should consider drug testing and implementing rules for the programs	Noted
Member supported the Guest from Wittman Center, in supporting youth and active amenities	Noted
Committee Moved to support proposed Action Plan Amendment and CAPER as presented	Noted

City Council Meeting and Presentation of comments and Draft 2015 Action Plan Amendment and 2015 Draft CAPER, September 6, 2016

Council Questions/Comments	City Response
Councilman Collins noted: 1) like the housing component; 2) need a point person liaison; 3) don't believe still enough funding; 4) suggested porta potty in the community; 5) recommended looking into additional funding opportunities	Noted comments; City manager noted that a staff coordinator is being considered. Staff will monitor the pilot program, as required for all HOME and CDBG funded programs. If the programs are successful, staff will return to Council, when funding becomes available to increase opportunities for Public Services. CDBG funding toward Public Services is limited to a total of 15% of the annual allocation/expenditures, therefore, limitations exist for increases to these programs, as there are two other programs that receive public service funding (Voucher Matching case management, Continuum of Care- Point In Time/Project Homeless Connect and Fair Housing services)
Councilman Link noted: 1) need staff person accountable to the City Manager and Council to report on progress of programs quarterly; 2) report would indicate how funds were used, and how will other programs be affected by taking away from such programs; How effective the program will be - living in housing compared to street	Noted comments; City manager noted that a staff coordinator is being considered. A committee is being formed to bring further recommendations to City Council for consideration.

<p>Councilwoman Shuklian noted 1) support amendments and pleased with . will help get them up and ty type program in the community, nor a tent city type of program; 3) supported councilmembers request for a quarterly report on the homeless plan/programs</p>	<p>City Manager noted that a staff coordinator is being considered; Staff noted Councilwoman's comments</p>
<p>Councilman Gubler noted; 1) liked the gap rental assistance program. He noted that he has been reviewing information about "housing first", 2) the Case management program would like to monitor; He hopes that the program will focus on those who are serious about change; He noted interest in partnering with mental health/county</p>	<p>Noted comments (see above)</p>
<p>Mayor Nelson noted that we need case management and we need housing assistance. He noted the key is finding a home, mental health services, job and transitioning out of the programs. He noted that if the city hires someone, it should be for public safety; he noted that creating a position for a situation doesn't make sense(coordinator)</p>	<p>Noted comments (see above)</p>
<p>Mayor Nelson 1) supports a component of the homeless group - obtaining quarterly reports; 2) He noted that the homeless needs/challenges are not only a city but a county issue. Recommends partnering with the County and mental health; 3) does not support a porta potty program in the community because of issues that can arise; noted the Fresno programs and liability; He would support a non-profit or church providing such services.</p>	<p>Noted comments (see above)</p>
<p><i>City Council Regular Item (public hearing): Final 2015 Action Plan Amendment and 2015 Final CAPER, September 19, 2016</i></p>	
<p>Public and Council Comments:</p>	<p>City Response</p>
<p><i>Public Notice Publishing, Posting, Tweeting, Etc. beginning August 3, 2016</i></p>	
<p>Public Comments:</p>	<p>City Response</p>
<p>City posted Draft 2015Action Plan Amendments and Draft 2015 CAPER on the City's website</p>	<p>N/A</p>
<p>August 10, 2016: Ms. Owens indicated as a caller, that has indicated that funds should be directed toward disabled housing, for ownership. Felt that nothing is happening. Caller believe that funding for homeless is not necessary that they move on. First Time Homebuyer program should be for disabled; felt that people with disabilities are in need of housing to live independently.</p>	<p>Staff shared the Encina Triple for disabled working with Center for Independent Living; shared the projects completed with Christian Church Homes and Self Help which provide senior housing, which includes housing for disabled. And, comments noted</p>
<p>Email received from ProYouth. Will be reviewing CDBG RFP for public services. Noted that they have a majority of students in North Visalia in their expanded learning program at each school site; parenting classes on how to support their children at home, which is successful; and interested in the public service RFP as a person could focus on elementary children in North Visalia</p>	<p>Noted; and, provided the link to review the CDBG Public Services Request for Proposal requirements.</p>
<p>Visalia Times Delta, Retail Public Noticing publication</p>	<p>Posted Notice in local paper on August 3, 2016 & September 5, 2016</p>
<p>Visalia Times Delta, Legal Public Noticing publication</p>	<p>Posted Notice in local paper on August 3, 2016 & September 5, 2016</p>
<p>Visalia Times Delta- Non Subscriber weekly (Wednesday) publication of Public Hearing Notice</p>	<p>posted notice in local paper on August 10, 2016</p>
<p>City Hall East- 315 East Acequia- posted public hearing notice</p>	<p>Posted notice on August 3, 2016</p>
<p>City Hall North- 220 N Santa Fe- posted public hearing notice</p>	<p>Posted notice on August 3, 2016</p>
<p>City Hall West- 707 West Acequia- posted public hearing notice</p>	<p>Posted notice on August 3, 2016</p>
<p>Employment Connection, 4025 W Noble Avenue posted public notice</p>	<p>Posted notice on August 3, 2016</p>
<p>Posted Public Hearing Notice at Post Office, 111 W Acequia Avenue</p>	<p>Posted notice on August 3, 2016</p>
<p>Posted Public Hearing Notice at Public Library, 200 W Oak Avenue</p>	<p>Posted notice on August 3, 2016</p>
<p>Posted public hearing notice at CSET, 312, NW 3rd Avenue</p>	<p>Posted notice on August 3, 2016</p>
<p>posted public hearing notice at Family Healthcare Network, 400 E Oak Ave</p>	<p>Posted notice on August 3, 2016</p>
<p>Posted on City website - Community Development & CDBG</p>	<p>Posted notice on August 3, 2016</p>
<p>Posted on Continuum of Care website -August 3, 2016</p>	<p>Posted public notice on Continuum of Care website Aug 3, 2016</p>
<p>Posted on Continuum of Care List serve members - August 3rd, 2016</p>	<p>Email blast through Continuum of Care on August 3, 2016 ; reached 277</p>
<p>Posted list serve Hispanic Chamber of Commerce- August 3, 2016</p>	<p>reaches 3000 people</p>
<p>Copy of DRAFT 2015 Action Plan Amendments & Draft 2015 CAPER available at City Hall East, 315 East Acequia, Visalia</p>	<p>Available for public review on August 3, 2016</p>
<p>Public Notice sent to Hispanic Chamber of Commerce, Self Help Enterprises, CSET, Habitat for Humanity on August 3, 2016</p>	<p>-262- August 3, 2016</p>

Attachment "C"- CDBG and HOME Proposed Amendments

CDBG Amendment: In April of 2015 and 2016, City Council authorized a total of \$20,000 Community Development Block Grant (CDBG) to initiate pilot Public Service activities program, which includes case management.

The CDBG Public Services program funding allows an experienced non-profit agency, to provide public service activities that service a group primarily presumed to be low and moderate income such as abused children, battered spouses, homeless persons and others. Public services are activities including, but not limited to: employment services, child care, health services, substance abuse services (e.g. counseling and treatment) case management, and services for homeless persons. This Public Services program was primarily established to help Visalia's homeless population.

Table 1 below, includes the original allocation toward the Public Services program, with the proposed amendment of \$50,000, redirecting the remaining funds from the Ice House and Housing rehabilitation program, bringing the total Public Services funding available to approximately \$70,000 which will assist approximately 7 to 14 people for 2 years.

Table 1: Proposed Amendments CDBG			
CDBG Amendments			
PROJECT (Increase)	Current Balance as of (8-22-16) *	Proposed Amendment	Project Balance with recommended Amendment
Public Services	\$ 20,000.00	\$ 50,000.00	\$ 70,000.00
PROJECT (Decrease)			
Ice House	\$ 24,576.77	\$ (24,576.77)	-
Housing Rehabilitation Program	\$ 25,423.23	\$ (25,423.23)	-
NET CHANGE CDBG			
* balance calculated as of (8-22-16) including 2016 Action Plan allocations			

Family Services has expressed interest in administering the CDBG Public Service program, which includes case management services.

HOME Amendment: In April of 2015 and 2016, City Council authorized a total of \$40,000 HOME funds to initiate the HOME funded Tenant Based Rental Assistance pilot program.

Table 2 below reflects the original HOME funding approved, as well as the proposed HOME amendment of \$135,000, bringing the HOME funded program total to \$175,000 which would provide rental assistance for 2 years to approximately 8 to 16 people.

Table 2: Proposed Amendments HOME			
HOME Amendments			
PROJECT (Increase)	Current Balance as of (7-27-16) *	HOME-CHDO Amendment	Project Balance with recommended Amendment
Tenant Based Rental Assistance Program	\$ 40,000.00	\$ 135,000.00	\$ 175,000.00
PROJECT (Decrease)			
Unprogrammed Program Income	\$ 135,000.00	\$ (135,000.00)	-
NET CHANGE HOME		\$ -	
* balance calculated as of (7-27-16) including 2016 Action Plan allocation			

The TBRA Program provides monthly rental assistance (payments) for a period of not more than 24 months. This helps a homeless person or at-risk of homelessness obtain housing, then, obtain the necessary services, such as job training, mental health, and other case management services.