

**CONSOLIDATED PLAN EXECUTIVE SUMMARY
2005 – 2010
&
ANNUAL ACTION PLAN
2005 - 2006**

INDEX

Executive Summary 2005-2010

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SECTION A
CITY OF REDWOOD CITY, CALIFORNIA
CONSOLIDATED PLAN SUMMARY
2005 – 2010

Executive Summary

Redwood City's Consolidated Plan is a short term plan for the proposed use of federal funds to identify and address the needs of our residents who are earning below the area median income and poverty level. The theme of Redwood City's five year plan is housing production--basic human needs, and improvement of the quality of life and economic stability for residents in low income neighborhoods.

The strategy focuses on the social and physical needs of persons who are at-risk of homelessness or who are homeless and in need of adequate, affordable, and available permanent housing. The strategy couples housing programs with supportive services and neighborhood and community improvements that will improve the appearance of neighborhoods occupied primarily by low income households. The strategy serves to direct the City's focus of federal funds on efforts to meet three specific priority objectives defined in this Plan.

Strategic Plan Priorities

Consolidated planning is a community building process where the community stakeholders establish a vision for community development actions that primarily benefit households with incomes at or below 80% of area median income. Three priority strategies will guide the City's subsequent Action Plans during the term of the Plan.

**Geographical Investment and Basis for Priority Needs
And Performance Measurement
2005-2010**

<u>Strategic Priorities</u> Geographical Target Areas	Purpose	Annual Quantitative Performance
<p align="center">Strategy # 1: Expansion and preservation of <u>affordable housing</u> Citywide</p>	<p>The City's goal is to increase affordable housing stock and provide decent, safe, and sanitary housing in adequate supply and at affordability levels for a wide range of residents from low income to poverty level.</p>	<p>During the term of this Plan, the City seeks to construct approximately 200 new affordable housing units by 2010.</p>
<p align="center">Strategy # 2: Public and supportive <u>service activities</u> Citywide</p>	<p>The goal of the City is to provide a continuum of services ranging from homelessness prevention and homeless services, to supportive housing, intervention programs, and services which respond to basic human needs including food, health, safety, survival, independent living, and self-sufficiency.</p>	<p>Approximately 10,000 households and individuals will be assisted annually for a total of 50,000 unduplicated service elements during the life of this Plan.</p>
<p align="center">Strategy # 3: Non-housing community <u>development activities</u> Census Tracts 6101, 6102, 6104, 6107, 6108, 6109, 6113.</p>	<p>The City's goal is to promote economic and job development activities for low income persons; to facilitate capital improvements that improve the quality of life in low income neighborhoods; to provide a variety of public facilities where various comprehensive anti-poverty and supportive intervention services can be delivered for a range of special needs populations.</p>	<p>The City estimates that approximately 20 public facility and neighborhood improvements can be accomplished within low income neighborhoods during the life of this Plan.</p>

Action Plan Fund Sources

During Fiscal Year 2005/2006, Redwood City expects to receive approximately \$834,053 in CDBG funds and \$444,286 in HOME funds. These funds will be combined with approximately \$300,000 in revolving program income to provide numerous housing, community development, economic development and supportive services to Redwood City residents. The Annual Action Plan for 2005-2006 is shown in this Executive Summary by priority.

**Community Development Block Grant (CDBG)
HOME Investment Partnership Program (HOME)
FY 2005-2006
Annual Action Plan**

CDBG Funds	Amount
<u>258-66310 Administration</u>	
General Administration	\$ 150,000
<u>258-66320 Program Support</u>	
Home Improvement Loan Program Support	\$ <u>91,735</u>
Total Administration & Support	\$ 241,735
Miscellaneous Funding for Non-Profit Organizations	
City of Redwood City Bradford Street Site Acquisition for Senior Housing	\$ 100,000
First Community Housing El Camino Vera Street Affordable Housing	\$ 200,000
Center for Independence of the Disabled Housing Accessibility Modification Program	\$ 30,000
City of Redwood City Minor Home Repair Program	\$ 10,000
Casa de Redwood Solar Replacement	\$ 30,000
Service League Hope House I Bathroom Repairs	\$ 10,000
Community Overcoming Relationship Abuse (CORA) Emergency Shelter for Domestic Violence Survivors	\$ 10,000
HIP Housing (Human Investment Project) Home Sharing Program	\$ 20,000
Interfaith Hospitality Network	

Rotating Shelter Support	\$	10,000
Inn Vision the Way Home Clara-Mateo Alliance Adult Shelter and Family Shelter	\$	12,000
La Raza Centro Legal, Inc. Homelessness Prevention and Eviction Defense Project	\$	20,000
MidPeninsula Citizens for Fair Housing Fair Housing Services	\$	42,210
Mental Health Association Spring Street Shelter	\$	10,000
Regional Occupational Program Job training Support	\$	10,108
Samaritan House Safe Harbor Shelter	\$	10,000
Shelter Network Maple Street Shelter	\$	20,000
Shelter Network Redwood Family House	\$	40,000
Youth and Family Enrichment Services (YFES) Daybreak Shelter for Homeless Youth	\$	<u>8,000</u>
TOTAL MISCELLANEOUS SERVICES	\$	592,318

TOTAL CDBG FUNDING	\$	834,053
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CDBG Program Income

257-66380 Program Support

Home Improvement Loan Program Support	\$	25,000
Home Improvement Loans	\$	<u>275,000</u>

TOTAL CDBG Program Income	\$	300,000
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HOME Funds

\$ -

258-66354 HOME Administration

HOME Administration	\$	44,428
CHDO 15% Setaside	\$	66,643
Bradford Street Site Acquisition for Senior Housing	\$	<u>333,215</u>

TOTAL HOME	\$	444,286
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TOTAL ALL FUND SOURCES	\$	1,578,339
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Citizen Participation

The City used an open citizens participation process to approach the development of the Consolidated Plan. The process solicited input from

- the low and moderate population which would be served by the Plan,
- service providers who would be instrumental in delivering many of the programs and services identified as needs, and
- decision makers who ultimately would create policy to facilitate affordable housing and an improved quality of life for Redwood City residents.

Numerous public hearings and meetings were held by the Housing and Human Concerns Committee; one public meeting was held by the Planning Commission, and the final public hearing is held before the City Council for the adoption of the Consolidated Plan and One Year Action Plan. During the 30-day review period, the draft plan was distributed to numerous service organizations, neighborhood associations, and community facilities including libraries and community centers. For a detailed summary of the process, refer to **Section E - Citizens Participation Process and Consolidated Planning Schedule**.

An Executive Summary was made available on the City's website at redwoodcity.org

COMMUNITY PROFILE

Redwood City is an entitlement city, receiving direct allocations of Community Development Block Grant and HOME Investment Partnership funds from the U.S. Department of Housing and Urban Development. Redwood City is the third largest city in population in San Mateo County. Within the City's sphere of influence is North Fair Oaks, located in the unincorporated area of Redwood City. ABAG¹ estimates that Redwood City's population in 2005 is 77,300. The current population represents a 39% increase since 1980. Redwood City is rich in cultural diversity with ethnic demographics representing just under half of the total residents.

Ethnicity² in Redwood City is changing rapidly with the largest increase among the Hispanic and Asian populations and a decrease in African Americans and minimal change in American Indians & Alaskan natives. Median Household income in Redwood City goes up or down depending on ethnicity. Minority households except for Asians, have median incomes that are below the citywide median income. The disproportionate needs of low income minority households are rooted in economics. Low income and minority households tend to be concentrated within certain areas of the city related to location of multifamily housing, where the housing cost is cheaper. Redwood City's community needs are intensified by the fact that it is the county seat of San Mateo County, its location attracts special needs populations for the numerous services that are provided.

Redwood City Demographics by Ethnic Group 2000 Census

Ethnic Group	Population	% by Ethnicity	Occupied Housing Units	Household Size	Per Capita Income	Median Income by Ethnicity
Total	75,402	100%	28,060	2.62	34,042	\$66,748
White	40,656	53.9%	18,628	2.21	\$44,297	\$79,844
Hispanic	23,557	31.2%	5,565	4.03	\$15,914	\$47,868
Asian	6715	8.9%	2,505	2.57	\$39,621	\$82,545
African American	1916	2.5%	644	2.45	\$26,684	\$52,019
Pacific Islander	663	0.9%	152	4.09	\$20,505	\$47,212
Native American	384	0.5%	122	3.05	\$20,659	\$43,542
Other	1511	2.0%	444	3.4	\$18,375	

¹ Association of Bay Area Governments - Projections 2005

² Source: 2000 Census

The largest housing problem in Redwood City is the lack of affordable housing followed by a shortage in the supply of housing units in adequate size and available to the households need with the greatest need. The majority of low income and minority households occupy housing built prior to 1960. These housing units may be exposed to minimal or significant amount of lead based paint hazards. A disproportionate number of low income and minority renter households over pay for housing, are more likely to live in overcrowded conditions, more likely to occupy substandard housing, and at the greatest risk of becoming homeless.

Housing Costs

The median home value in Redwood City has increased by 320% over the last 20 years. During the first quarter of 2005, the median price of a single family home in Redwood City was \$902,000 and condominiums were \$543,000. The median rent price increased by 40% from 1990 to 2005. The average rent of \$1,460 per month requires an annual household income of \$52,560 to afford the rent. The U.S. Census reports that 63% of all renter households are overpaying and with the largest burden on elderly households where 76% pays more than 30% of their income for housing.

Median Household income for a family of four in 1995 was \$40,200 and in 2005 it is \$58,800, an increase of 125% over the last 10 years. There are more low income households in 2005 than there were in 2000. Many households whose incomes fell into the 80% of median category in 2000 are counted today in the 50% or very low and extremely low income category because their salaries did not escalate during the dot com era and low income households remain concentrated at the bottom of the economic scale.

**San Mateo County
INCOME LIMITS BY FAMILY SIZE
As of January 2005**

	1	2	3	4	5	6	7	8
Extremely Low (30%)	23,750	27,150	30,550	33,950	36,650	39,350	42,050	44,800
Very Low (50%)	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
HOME Limit (60%)	47,520	54,300	61,080	67,860	73,260	78,720	84,120	89,580
Low Income (80%)	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450

Since 1990, Redwood City has created 140 new affordable housing units, representing only 5% of the total units produced during this 14 year period. Citizen comments that affordable housing continues to be the number one community need is supported by U.S. Census data which shows that 75% of low income renter households over 5 persons and 75% of low income elderly persons pay more than 30% of their income for housing, overcrowding increases in minority households, and the majority of renters live in housing with some type of health and safety problems or could benefit from rehabilitation.

Housing costs have the greatest impact on extremely low (30% of median) and very low income (50% of median) households. Approximately 63% of all low income renter households are paying more than 30% of their income for housing compared to 30% of homeowners who are paying more than 30% of their income for housing. Approximately 33% of the renter households are paying more than 50% of their income for housing as are 29% of owner households paying more than 50% of their income for housing.

This Consolidated Plan will identify the ways in which the City will be able to use federal funds over the next 5 years to develop affordable housing for those residents with the greatest housing need.

Unemployment Rate

Redwood City is becoming home to many high tech companies as Silicon Valley grows north. This growth is bringing numerous jobs to Redwood City. The unemployment rate³ for Redwood City is 2.7% compared to the statewide unemployment rate of 5.4%.

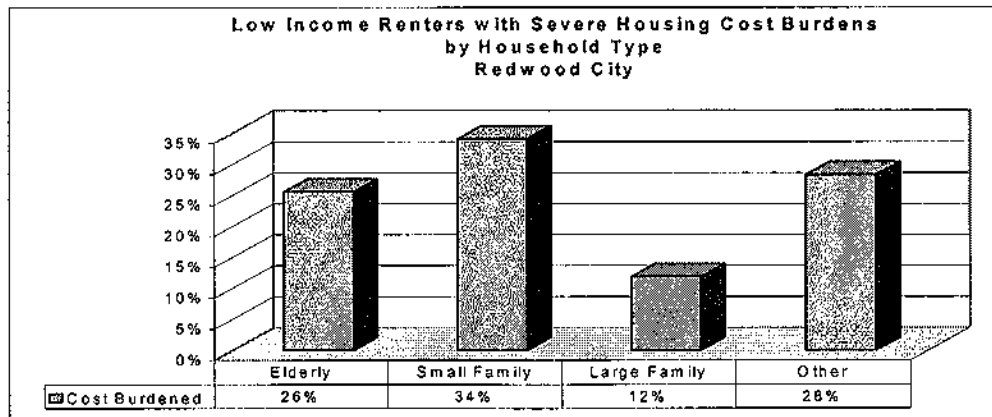
HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Conditions

As Silicon Valley sprawls from Santa Clara north up the peninsula through San Mateo County, Redwood City has realized an increased number of commercial developments have created more jobs and brought more workers to the City. The supply and cost of housing has contributed to long commutes and high turnover in local business and industry. Approximately 77%⁴ of the work force in Redwood City commute into the City from other areas. Among the many reasons for the amount of those who commute is the cost and availability of affordable housing.

Housing Needs

The Association of Bay Area Governments has projected that an additional 2,544 housing units are needed for all income levels. Of this total, 534 or 21% are needed for very low income households, 256 or 10% for low income, 486 or 26% for moderate



³ Source: California Employment Development Department, US Bureau of Labor Statistics

⁴ Source: Association of Bay Area Governments, Projections 2000, 1990 Census, Place of Work, Redwood City

income, and 809 or 43% are needed for above moderate income. The 1990 Census reported that approximately 47% of all low income renters in Redwood City are family households who have severe housing cost burden. These households are paying more than 50% of their income for rent. There is a disproportionate housing need for families with children. The second greatest need is that of elderly households, who make up 27% of all low income renters.

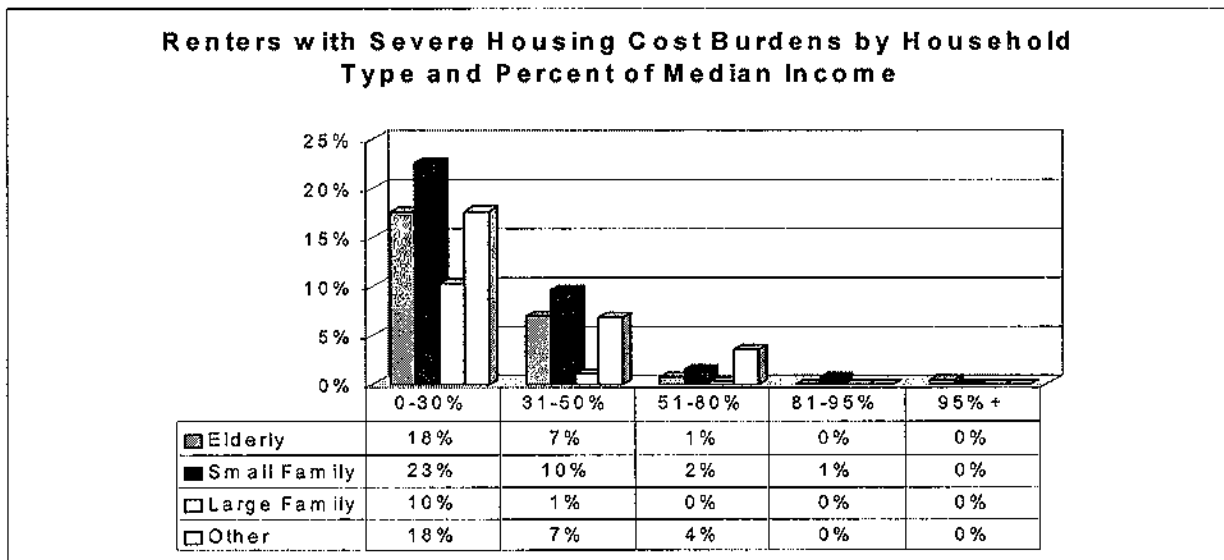
1999 - 2007 Fair Housing Needs for Redwood City (ABAG Projections)

Very Low	Low	Moderate	Above-Moderate	Total
534	256	486	809	2,544
790 Low & Very Low Units Needed				
21%	10%	19%	32%	100%

The housing production chart below will show that despite Redwood City's best attempts, the affordable housing needs of low and very low income residents will continue to bring the message that the City alone cannot provide enough affordable housing for the community.

HOUSING UNIT PRODUCTION FROM 1990 - 2004																
Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total
Units Produced	41	95	116	82	188	505	308	321	568	54	229	38	35	11	9	2600
Affordable Units Produced						15			81	1	6	7	14	7	8	139
						3%			14%	2%	3%	18%	40%	64%	89%	5%

The rate of overcrowding remains steady with families living together to afford the rent of housing large enough to accommodate their households. Overcrowding leads to a more rapid rate of deterioration and creates the potential for an increased number of substandard housing units.



Market Conditions

There are approximately 28,921 housing units in Redwood City. The number of studio and one and two bedroom units outnumber three bedroom and larger units. Rents have increased 40% since 1990. Consequently, large family households, including multiple small families living together, are occupying smaller units in order to 1) obtain housing, and 2) to afford housing.

Affordable Housing Needs

There are approximately 7,088 renter households in Redwood City, of which 43% are low-income households. The 2000 Census reported that 63% of all renter households and 52% of owner occupied households are cost burdened and paid more than 30% of their income for housing.

Homeless Needs

There are 126 shelter beds located in Redwood City. In order to increase shelter capacity, the City also contracts with shelter providers in Menlo Park (Inn Vision) and South San Francisco (Safe Harbor Shelter). Shelter types include emergency services, which provide temporary service up to 28 days, and transitional services which are long term and provide assistance from up to 60 days or longer. Of the total clientele, an estimated 47% are Redwood City residents. The profile of the homeless population is 38% white, 9% Black, 52% Hispanic, 1% Asian or Pacific Islander and 0% American Indian or Alaskan Native.

The County's Shelter Plus Care Program provides long term rental assistance and supportive services to approximately 76⁵ Redwood City residents. The City also provides direct funding to non-profit organizations serving homeless families, homeless individuals, including persons who are senior citizens, homeless youth and homeless persons who have mental disabilities. Additional assistance is provided to special needs populations residing in group housing.

Public and Assisted Housing

There are no public housing units located in Redwood City. The San Mateo County Housing Authority administers the Section 8 Program that provides housing subsidies to very low-income households. The Housing Authority is currently updating its waiting list and could not cite the number of people on the list nor how many of them are Redwood City residents.

Redwood City's affordable assisted housing units have increased from 439 in 1995 to 538 units in 2005 of which 480 are rental units. Approximately 60% of assisted housing inventory is family housing. Of the total assisted rental units, 217 are elderly and 164 are family units and 58 additional units are ownership units. These developments were assisted by the City or Redevelopment Agency or were financed with HUD funds, Tax Credits or other state funds and contain project based subsidies or fixed rents.

⁵ Source: San Mateo County Homeless Quadrant, Redwood City Family House, Spring Street Shelter, Your House South, and Maple Street Shelter

Inventory of Affordable Housing by Type

<u>Elderly</u>		<u>Family Rental</u>	
Casa de Redwood	138	City Center Plaza	81
Redwood Commons	58	Hallmark Apartments	72
Heron Court	<u>21</u>	Heron Court	83
	217	Redwood Court	<u>27</u>
			263
<u>Family Ownership</u>		<u>Special Needs Housing</u>	
Wyndham Place	15	Pine Middlefield	
McEvoy	1	Hilton House	
Rolison Road	36	Kainos LaVista	
Hope Court	<u>6</u>	Kainos A&B	
	58	Kainos Triplex plus one	
<u>Shelters</u>			
Family		Redwood Family House	8 units
Mental Health		Spring Street Shelter	
Singles		Street Shelter	
Singles		Safe Harbor Shelter	
Individuals & couples w/out children		Inn Vision Shelter	
Youth		DayBreak Youth Shelter	
Battered Spouses		Domestic Violence Shelter	

Barriers to Affordable Housing

There are a number of public policies at the local, state and federal levels, which create barriers to affordable housing. The cost of land and construction costs are the greatest barriers to affordable housing.

Other impediments include fees, environmental costs, relocation, prevailing wages further increase construction costs, housing costs and lack of coordination between job training and community college programs and the types of jobs enhancement skills required to help people move from minimum wage to higher paying jobs within the community.

As the technological industry and higher paying jobs decreased in Redwood City after 2003, more vacant ownership and rental units have become available. The City's vacancy rate has risen from .5% in 1990 to 3% in 2005. While rents have decreased in some cases, the price of homes has risen steadily over the last 20 years making ownership housing out of reach for the majority of working class people.

The need for affordable housing increases as the population of low income households increase from population growth. Many senior citizens are still priced out of the housing market, and are more visible in emergency shelters with few transition options.

Redwood City will need to pursue every opportunity available to acquire sites and develop policies that encourage private developers to include affordable units in their developments as a means of expanding the supply of affordable housing.

Lead Based Paint

There is an estimated amount of 3,736 units, which exist today, that may contain lead-based paint. Lead based paint is an issue due to the possibility of children ingesting it. Consequently, the potential of a serious health problem for families living in Redwood City exists. Redwood City has one of the highest number of units built prior to 1950 in San Mateo County.

General Community Development Needs

Redwood City's preschool population and aging population are the fastest growing segments of the population. Within the preschool group, the need for childcare facilities providing subsidized childcare services for low income households are increasing. As the senior population increases, there will be a greater demand for senior services ranging from developmental activities for the independent seniors, to adult day care or assisted care for the frail and disabled elderly. Existing facilities may need to be expanded to keep pace with rising demand. As the number of incidences of Alzheimer's increases within the senior population, including non-seniors with disabilities, day care facilities will be needed to prevent early institutionalization.

Public facilities providing adult day care and development services, homeless assistance and numerous supportive service efforts will mean survival for many who are paying excessive housing costs due to the current market.

Additional community resources like transportation to move youth between neighborhoods, will be needed to minimize gang participation and encourage students to strive for academic excellence. Other physical improvements that will improve the quality of life for residents include individual neighborhood improvements to be defined.

SECTION B

CITY OF REDWOOD CITY

HOUSING AND COMMUNITY DEVELOPMENT DRAFT

STRATEGIC PLAN

SUMMARY

Mission Statement

Redwood City's Mission Statement is to promote affordable housing by monitoring changing social needs in the community, and ensure that the needs of all income levels are given sufficient consideration in the approval of housing developments to provide:

- diversity and balance of housing types and affordability within all geographical locations,
- affordability levels for all income groups and special needs populations

The Housing & Human Concerns Committee advocates and monitors the basic needs and housing for the entire community, with a special focus on disadvantaged residents by providing leadership and solutions through partnerships with community stakeholders and decision makers.

The Consolidated Plan is a community building process of establishing a vision between local decision-makers and the community to address local problems. The Plan is designed to allow the City to shape various housing and community development programs into effective neighborhood and community development strategies. Available federal funds during the term of this Plan can be used by Redwood City to accomplish housing and community development goals.

The federal statutes for entitlement grants included in the Consolidated Plan include a number of basic goals, which relate to major commitments and priorities of HUD which have been compressed into three clusters for the Consolidated Plan. These goals are the underlying policy of the City's Consolidated Plan Strategy: provide decent housing, provide a suitable living environment, and expand economic opportunities. Redwood City adopts priorities to implement this strategy as follows in the rank order that assistance will be targeted:

1. Increase the availability of affordable housing in decent, safe and sanitary condition.
2. Improve the safety and livability of neighborhoods by focusing resources for public facilities and services.
3. Promote economic growth through employment services, job training, business development and expansion which result in jobs for low income persons

For purposes of this plan, primary activities for increasing affordable housing will be those projects that create additional affordable housing units through new construction.

Basic human needs for low income households at risk of homelessness or who are homeless include rehabilitation and preservation activities for both housing and community development projects.

5 YEAR STRATEGY PRIORITIES AND PERFORMANCE MEASUREMENTS

Redwood City's Consolidated Plan Strategy targets assistance to households earning 80% or below median income for San Mateo County. The greatest overall need is for households earning at or below 50% of median. In order to implement the Anti-Poverty Strategy, criteria for funding will seek to select programs that provide assistance to those with the greatest housing needs. The Housing Needs Assessment shows that the greatest disproportionate need for housing is among the very low and extremely low income households who are elderly or have a household size of 5 or more persons. This strategy, therefore, seeks to provide the broadest range of assistance to the lowest income and special needs populations.

Priority Strategy # 1 – Expansion and preservation of affordable housing

The goal of the City is to increase the affordable housing stock and provide decent, safe, and sanitary housing in adequate supply and at affordability levels for a wide range of residents from low income to poverty level.

Funding Commitment:___Approximately 50% of the annual entitlement from Community Development Block Grant (CDBG) funds, and 90% of the annual entitlement from HOME Investment Partnership Act funds will be allocated to this priority during the term of the Consolidated Plan 2005 - 2010.

Priority Programs and Proposed Outcomes: For the term of this Plan, large families of 5 or more people who are low income should have first preference for 3 bedrooms or larger units produced as a result of federal funds. Elderly persons who are low income should be given first preference for studio and one bedroom units produced as a result of federal funds. This preference will assist large families to move out of overcrowded housing and smaller units will reduce the number of seniors paying more than 30% of their income for housing. Units designed as accessible for persons with disabilities should be marketed first to persons with disabilities. For example, if a unit was required to be constructed (pursuant to Section 504 of the Rehabilitation Act of 1978 as amended) for wheelchair accessibility, a person who is dependent upon a wheel chair for mobility would receive first preference for the unit. For those units required to be built as adaptable for vision and hearing impairments, persons disabled with either a vision impairment or hearing impairment as defined under the Fair Housing Act and Americans with Disabilities Act. Where possible, assisted housing programs should seek to serve extremely low and very low income who also have disproportionate needs.

This priority is expected to increase the availability and affordable supply of affordable housing for renters. Redwood City proposes to meet this priority through 7 identified programs.

1. Land Acquisition for new construction
2. Acquisition/Rehabilitation for conversion to affordable housing⁶
3. Home Improvement Loans
 - ✓ Emergency Loans
 - ✓ Minor Home Repairs
 - ✓ Housing Accessibility Modifications
 - ✓ Lead Based Paint Inspection & removal
 - ✓ Free Paint Program
4. Acquisition of existing housing for special needs housing where supportive housing services is provided
5. First Time Homebuyer Loans
6. Affordable skilled care facilities that prevent early institutionalization of seniors and persons with disabilities
7. Rehabilitation of publicly owned residential facilities⁷

Performance Indicators: approximately 200 units of new affordable housing,

- Participation in the acquisition of 2 new sites for affordable housing developments,
- rehabilitation of 50 owner and 125 renter units,
- 35 lead based paint inspections with lead paint hazard removal in 75 units,
- complete 30 exterior paint jobs after lead hazard removal,
- install 50 accessibility improvements,
- provide 100 minor home repair grants, and
- underwrite 50 emergency loans
- assist non-profit organization to acquire existing housing to assist 5 households with special needs
- assist 2 low income households to acquire Wyndham Place Resale Units as they become available.

Lead Agency: Affordable housing programs will be implemented by the Redevelopment Housing & Economic Development Division, Community Development Services Department

⁶ This program anticipates acquiring non-Section 8 assisted housing units and reducing rent affordable to people who do not have Section 8 housing subsidies or other rental assistance.

⁷ This priority relates to providing rehabilitation assistance to existing affordable housing developments owned and operated by non-profit organizations.

Collaborative Partnerships: Non-Profit Housing Developers, For Profit Housing Developers, CalHFA, HUD, Redevelopment Agency, Private Lenders, and Environmental and other Consultants.

Priority Strategy # 2 – Provide public service activities that help to reduce poverty, prevent homelessness, and provide intervention programs that meets basic human needs, and assist special needs populations

The goal of the City is to provide a continuum of services ranging from homeless prevention and homeless services, to supportive housing, intervention programs, and services which respond to basic human needs including food, health, safety, survival, independent living, and self-sufficiency.

Funding Commitment: Approximately 15% of the annual Community Development Block Grant (CDBG) entitlement and 100% of the annual Human Services Financial Assistance (HSFA) fund sources will be dedicated to homeless and housing activities and basic human needs.

Priority Programs and Proposed Outcomes: This priority implements the City's antipoverty strategy by providing homeless and housing assistance and basic human needs programs that include intervention programs designed to assist people at risk of homelessness from becoming homeless. The City's goal also implements the County's 10 year plan to end chronic homelessness by reducing the number of homeless persons, and increasing the number of homeless persons who transition from shelter to permanent housing.

1. Homeless and Housing Assistance Activities⁸

- Emergency Shelter & Transitional Housing for individuals, youth, families, and couples without children and persons with dual diagnosed conditions
- Shelter for victims of domestic violence
- Intervention activities for persons at-risk of homelessness

2. Basic Human Needs⁹ – including, but not limited to:

- ✓ Emergency Assistance non-housing services including food, clothing and transportation
- ✓ Affordable childcare
- ✓ Elder Care Programs
- ✓ Legal Services
- ✓ Youth intervention programs
- ✓ Advocacy/ombudsman assistance

Performance Indicators: The City will collaborate with non-profit organizations and public agencies to provide direct services to households at risk of becoming

⁸ Homeless and housing assistance activities will be funded primarily by Community Development Block Grant funds (CDBG).

⁹ Basic Human Needs will be funded primarily from Human Service Financial Assistance funding (HSFA)

homeless, individuals, couples and families with children who are homeless and intervention programs to help people at-risk to keep their housing. Over the term of this Plan, 50,000 households, averaging 10,000 per year, will receive direct services from one or more unduplicated programs funded under this priority.

Lead Agency: This strategy will be implemented in coordination between the Redevelopment Housing & Economic Development Division and Park Recreation and Community Services Department, Fair Oaks Community Center.

Collaborative Partnerships: Redwood City Human Services Network, San Mateo County Human Services Agency local community college and job training programs.

Priority Strategy # 3 – Implement non-housing community development activities to provide economic and physical improvements and facilities for social programs in low income neighborhoods

The City's goal is to promote economic and job development activities for low income persons, and facilitate capital improvements that improves the quality of life in low income neighborhoods, and provide a variety of public facilities where anti-poverty and supportive intervention services can be delivered for a range of special needs populations.

Economic development, job creation, and job training are major investments in the health and well being of a jurisdiction's overall goal to improve the quality of life for its residents. The City recognizes that the absence of these programs in its service delivery, significantly limits the overall impact short term assistance can have on low and very low income residents. The City also recognizes that such goals are more likely to be met from Redevelopment and Economic Development activity initiated by the Redevelopment Agency. Where possible, CDBG funds can be used to help facilitate a relationship between a third party training agency and/or job development program that would pursue job development and job creation opportunities with the Agency.

Funding Commitment: Approximately 15% of the annual Community Development Block Grant (CDBG) entitlement will be targeted to neighborhood improvements and non-housing activities in low income residential neighborhoods.

Priority Programs and Proposed Outcomes:

1. Provide capital for the development of new and improvement of existing service facilities:
 - ✓ Adequate senior facilities
 - ✓ Adequate child care facilities
 - ✓ Adequate youth facilities
 - ✓ Adequate Community Centers
2. Provide job training and job skill development to create, expand, or retain job opportunities for low income persons.

3. Provide non-housing neighborhood improvements including transportation to access facilities and services.
4. Carry out activities which remove architectural barriers for persons with disabilities

Performance Indicators: The City estimates that approximately 20 public facility and neighborhood improvements can be accomplished within low income neighborhoods during the life of this Plan.

Lead Agency: Redevelopment Housing & Economic Development Division, Community Development Department

Collaborative Partnerships: Non-profit organizations, local businesses, neighborhood associations, and other community stakeholder groups.

The 5 Year Strategy will be assessed, monitored, and evaluated by a Performance Plan developed by the City's Housing & Human Concerns Committee.

**PRIORITIES AND PERFORMANCE MEASUREMENTS
2005-2010**

Strategic Priority Programs & Performance Measurement	Annual Quantitative Performance	5 Year Quantitative Performance
<p><u>Strategy # 1:</u> <u>Expansion and preservation of affordable housing</u></p> <p>1. Land acquisition for new construction</p> <p>2. Acquisition and/or rehabilitation for conversion to affordable housing</p> <p>3. Home Improvement Loans ✓ Emergency Loans ✓ Minor Home Repairs ✓ Housing Accessibility Modifications</p>	<p>Annually, initiate assembly of sites. Achieve an annual average of 40 newly constructed units.¹⁰</p> <p>No annual goal stated</p> <p>Rehabilitate 10 owner units and 25 renter units per year. Provide 5 emergency loans Complete 20 Minor Home Repairs per year. Complete 50 housing accessibility modifications</p>	<p>Acquire sites¹¹ to construct at least 2 new housing developments by 2010. Construct 200 new Housing units by 2010.</p> <p>Assist a non-profit or for-profit housing developer to acquire, rehabilitate and/or convert to affordable at least 10 units of existing housing¹²</p> <p>Rehabilitate 50 owner occupied units and 125 renter occupied units by 2010. Provide 25 Emergency Loans and 100 Minor Home Repairs by 2010. Provide 250 Housing Accessibility Modifications</p>

¹⁰ This performance goal includes an unknown as the actual number of setaside units to be developed in the downtown within the Consolidated Plan period. The goal includes an estimated 120 units to be sponsored by the Redevelopment Agency and an unknown number to be built by private developers within the Redevelopment Plan area.

¹¹ This goal is in addition to the housing sites already owned by the City and Agency.

¹² In response to opportunities presented.

Strategic Priority Programs & Performance Measurement	Annual Quantitative Performance	5 Year Quantitative Performance
<ul style="list-style-type: none"> ✓ Lead Based Paint Inspection & Removal ✓ Free Paint grant for properties assisted to remove lead hazards. 	<p>Conduct 7 lead based paint inspections and facilitate the removal of hazards in 15 units.</p> <p>6 annually</p>	<p>Conduct a total of 35 lead based paint inspections and removal of hazards in 75 units by 2010.</p> <p>30 housing units will have received free paint grants by 2010.</p>
<p>4. Acquisition of existing housing for special needs housing where supportive housing services are provided.</p> <p>5. First Time Homebuyer Loans</p> <p>6. Affordable skilled care facilities that prevents early institutionalization of seniors and persons with disabilities</p> <p>7. Rehabilitation assistance for publicly owned residential facilities</p>	<p>No annual goal stated</p> <p>No annual goal stated</p> <p>One facility per year</p>	<p>Assist non-profit organization to acquire existing housing to assist 5 households with special needs.</p> <p>Assist 2 low income households to acquire Wyndham Place Resale Units as they become available.</p> <p>In response to opportunities, create skilled care units for low income persons by 2010.</p> <p>5 facilities by 2010</p>

Strategic Priority Programs & Performance Measurement	Annual Quantitative Performance	5 Year Quantitative Performance
<p><u>Strategy # 2:</u> <u>Supportive service activities</u></p> <p>1. Homeless and Housing Assistance Activities</p> <ul style="list-style-type: none"> • Emergency Shelter & Transitional Housing • Shelter for victims of domestic violence • Intervention activities for persons at-risk of homelessness <p>2. Basic Human Needs¹³ – including, but not limited to:</p> <ul style="list-style-type: none"> ✓ Emergency Assistance non-housing services including food, clothing and transportation ✓ Affordable childcare ✓ Elder Care Programs ✓ Legal Services ✓ Youth intervention programs ✓ Advocacy and ombudsman assistance 	<p>Approximately 500 homeless individuals and households will be housed in shelter annually.</p> <p>Approximately 20 victims of domestic violence will be sheltered annually.</p> <p>Approximately 150 households at risk of being homeless will receive intervention services.</p> <p>Approximately 10,000 households and individuals will be assisted annually.</p>	<p>By 2010, 2,500 homeless individuals and households will have been sheltered in emergency and transitional housing.</p> <p>By 2010, 100 victims of domestic violence will have been sheltered and returned to permanent housing.</p> <p>By 2010, targeted assistance will prevent 750 households and individuals from becoming homeless.</p> <p>A total of 50,000 individuals and households will receive assistance from one unduplicated basic human service element during the life of this Plan.</p>

¹³ Basic Human Needs will be funded primarily from Human Service Financial Assistance funding (HSFA)

<p><u>Strategy # 3:</u> <u>Non-housing</u> <u>community</u> <u>development activities</u></p> <p>1. Provide capital for service facilities: ✓ Adequate senior facilities ✓ Adequate child care facilities ✓ Adequate youth facilities ✓ Adequate Community Centers</p> <p>2. Provide job training to create, expand, or retain job opportunities for low income persons.</p> <p>Work with the Redevelopment Agency to create opportunities and identify projects that will provide job opportunities for low income persons.</p> <p>3. Provide non-housing neighborhood improvements including transportation to access facilities and services</p> <p>4. Carry out activities which remove architectural barriers for persons with disabilities</p>	<p>Provide assistance to 2 public facilities or neighborhood improvement activities annually.</p> <p>An estimated 5 per year could reasonably be expected to receive job skills training and or employment as a result of CDBG funding.</p> <p>Additional jobs are expected to be created as a result of Redevelopment activities.</p> <p>At least one neighborhood improvement will be solicited for funding annually.</p> <p>At least one accessibility activity which removes barriers for residents with disabilities may be completed annually.</p>	<p>Approximately 20 public facility and neighborhood improvements will be accomplished within low income neighborhoods during the life of this Plan.</p> <p>By 2010, an estimated 25 persons will have received job skills training leading to enhanced employment.</p> <p>Working in conjunction with the Redevelopment Agency, jobs can reasonably be expected to be created from RDA funded activities.</p> <p>At least 5 neighborhood improvement activities will be completed by 2010 up to and including developing a Neighborhood Revitalization Plan for the Middlefield neighborhood between Main Street and Woodside Road (and/or other low income neighborhoods).</p> <p>By 2010, at least 5 activities that remove architectural barriers for residents with disabilities will be completed.</p>
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PERFORMANCE MEASUREMENT PLAN 2005 - 2010

GOALS
Proposed solutions to problems or needs identified in the Consolidated Plan

Priority #1

- ✓ Expand the supply of affordable housing
- ✓ Maintain decent, safe, sanitary and accessible housing for low income residents.
- ✓ Improve Housing/Job Balance ratio

INPUTS
Resources dedicated to or consumed by the program.

- ✓ Money
- ✓ Land
- ✓ Staff /Staff time
- ✓ Developers
- ✓ Public Will & Public Awareness
- ✓ Density and design
- ✓ Accessibility Design Assistance

ACTIVITIES
What the program does with the inputs to fulfill its mission.

- ✓ Land Acquisition for new construction
- ✓ Acquisition/Rehabilitation for conversion to affordable housing
- ✓ Home Improvement Loans
- ✓ Emergency Loans
- ✓ Minor Home Repairs
- ✓ Housing Accessibility Modifications
- ✓ Lead Based Paint Inspection & Removal
- ✓ Special needs housing & supportive services
- ✓ First Time Homebuyer Loans
- ✓ Rental Assistance
- ✓ Housing Counseling & Technical Assistance

OUTPUTS
The direct products of program activities.

- ✓ Number of sites acquired
- ✓ Number of units constructed
- ✓ Number of Market Rate units Converted to affordable
- ✓ Number of homes Rehabilitated
- ✓ Number of accessibility improvements
- ✓ Number of minor repairs completed
- ✓ Number of lead hazards removed
- ✓ Number of new first time homeowners
- ✓ Number of rental assistance deposits

OUTCOMES
Benefits that result from the program.

- ✓ Increased percentage of Affordable housing units
- ✓ Increased percentage of Units occupied by low income residents that are decent, safe, sanitary, and free of lead based paint hazards.
- ✓ Improved quality of life for program Participants
- ✓ Increased percentage of accessible housing units
- ✓ Revitalization of neighborhoods

GOALS

Proposed solutions to problems or needs identified in the Consolidated Plan.

Priority #2

- ✓ Increase the percentage of homeless who successfully transition to permanent housing after shelter
- ✓ Maintain programs that facilitate self-sufficiency and reduce persons at risk, including those with special needs from becoming homeless
- ✓ Affirmatively Further Fair Housing

INPUTS

Resources dedicated to or consumed by the program.

- ✓ Money
- ✓ Staff /Staff time
- ✓ Service Providers
- ✓ Public facilities
- ✓ Collaborative networks
- ✓ Fair Housing Audits

ACTIVITIES

What the program does with the inputs to fulfill its mission.

Provide the following services:

- ✓ Basic Human Needs
- ✓ Emergency Shelter
- ✓ Domestic Violence Shelter
- ✓ Transitional Housing Programs
- ✓ Case Management
- ✓ Emergency Food Programs
- ✓ Housing Counseling & support
- ✓ Intervention activities – childcare, Elder care, legal services
- ✓ Advocacy/Ombudsman assistance
- ✓ Anti Poverty Strategies
- ✓ Technical assistance & referrals
- ✓ Legal Assistance

OUTPUTS

The direct products of program activities.

- ✓ Number of Emergency Shelter Bed Nights provided
- ✓ Number of Transitional Housing Shelter Nights provided
- ✓ Number of Intervention Programs operated
- ✓ Number of persons at risk who maintained their housing
- ✓ Number of persons transitioning to housing from domestic violence shelters
- ✓ Number of persons transitioning from shelters to permanent housing
- ✓ Number of fair housing cases pursued
- ✓ Number of fair housing impediments removed
- ✓ Number of people assisted in each program or service

OUTCOMES

Benefits that result from the program.

- ✓ Reduced number of homeless persons
- ✓ Reduced number of chronic homeless
- ✓ Increased percentage of homeless transitioning to permanent housing
- ✓ Increased number of stable households
- ✓ Reduced number of at risk households becoming homeless
- ✓ Reduced incidences of differential treatment and discrimination

GOALS

Proposed solutions to problems or needs identified in the Consolidated Plan.

Priority #3

- ✓ Preserve existing public facilities & create new facilities to provide services
- ✓ Provide non-housing neighborhood improvements including transportation to access facilities & services
- ✓ Provide ADA and other accessibility to services, facilities and programs
- ✓ Promote job development and job creation for low income residents

INPUTS

Resources dedicated to or consumed by the program.

- ✓ Money
- ✓ Land
- ✓ Staff /Staff time
- ✓ Service providers
- ✓ Redevelopment activity
- ✓ Economic Development assistance

ACTIVITIES

What the program does with the inputs to fulfill its mission.

- ✓ Land Acquisition for new construction of facilities
- ✓ Job Training programs to create or expand job opportunities for RWC residents
- ✓ Transportation services
- ✓ Improvements for facilities
 - Senior Facilities
 - Childcare facilities
 - Youth facilities
 - Community Centers
 - Publicly owned residential housing programs

OUTCOMES

Benefits that result from the program.

- ✓ Increased usage of facilities or programs due to the CDBG funds
- ✓ Greater percentage of low income residents who can access facilities, programs, or services
- ✓ Increased number of public facilities
- ✓ Increased percentage of residential units improved
- ✓ Increased number of jobs for low income residents
- ✓ Improved quality of life in designated neighborhoods
- ✓ Revitalization of neighborhoods

OUTPUTS

The direct products of program activities.

- ✓ Number of sites acquired
- ✓ Number of facilities and square footage created
- ✓ Number of facilities and square footage improved
- ✓ Number of capital loans or grants made
- ✓ Number of accessibility improvements made in neighborhoods
- ✓ Number of users of program, service, or facility

SECTION C
CITY OF REDWOOD CITY
2005/2006
ANNUAL ACTION PLAN

Summary of Use of Funds
Community Development Block Grant (CDBG)

Description of Key Projects by Priority

The City of Redwood City, in partnership with non-profit organizations and County agencies, will undertake numerous programs and activities to meet the three identified Priorities of the Consolidated Plan during Fiscal Year 2005 - 2006. The timeline for completion of these projects and programs is by June 30, 2006.

Priority Strategy # 1: Expansion and Preservation of Affordable housing

\$100,000 CDBG

\$100,000 HOME

Bradford Street Site Acquisition for Affordable Housing – Redevelopment Agency of the City of Redwood City, 1017 Middlefield Road. These funds will be used to acquire a site for an affordable senior housing development with the possibility of a child care facility being part of the development.

\$200,000 CDBG

Villa Montgomery Affordable Housing Development (formerly referred to as the El Camino Vera Project) – Redevelopment Agency of the City of Redwood City & First Community Housing, 1017 Middlefield Road. These funds will be used to assist a non-profit developer to construct 58 affordable rental units.

\$30,000 CDBG

Housing Accessibility Modification Program: Center for the Independence of the Disabled, 875 O'Neill Ave, Belmont. These funds will be used to provide citywide accessibility improvements to residences occupied by home owners and renters who are physically challenged, are elderly and fragile, or non elderly and have other disabilities.

\$25,000 CDBG Program Income

\$91,753 CDBG

Home Improvement Program Support: City of Redwood City, 1017 Middlefield Road. These funds will pay program support costs for the operation of the Housing Rehabilitation Loan Programs and Tenant Assistance Programs. Eligible costs are limited to staff, supplies and support costs directly related to carrying out the loan programs.

\$200,000 CDBG Program Income

Housing Rehabilitation Loan Program: City of Redwood City, 1017 Middlefield Road. These funds are used to provide funds for rehabilitation loans on single family owner occupied property. The program is offered citywide, and targeted to Census Tracts # 6101, 6102, 6104, 6107, 6108, 6109 and 6113.

\$10,000 CDBG

Minor Home Repair and Emergency Loan Program: City of Redwood City, 1017 Middlefield Road. This is a citywide program for seniors and persons with disabilities and funds will be used to make free minor home repairs to single family owner occupied dwellings for home repair to maintain safe housing. An additional program component provides emergency loans to correct emergency health and safety conditions that must be resolved quickly and cannot wait for a Home Improvement loan.

\$75,000 CDBG Program Income

Multifamily Loan Program: City of Redwood City, 1017 Middlefield Road. These funds are used to leverage CDBG funds for rehabilitation loans on rental property. The program is offered citywide but targeted to Census Tracts # 6101, 6102, 6104, 6107, 6108 and 6109 where more than 50% of the Census Tract households earn less than 80% of area median income.

\$30,000 CDBG

Solar Replacement/Repair: Casa de Redwood, 1280 Veterans Blvd. These funds will be used to repair or replace solar panels at an affordable senior housing development.

\$10,000 CDBG

Hope House I Bathroom Repair: Service League of San Mateo County, 3789 Hoover Street. These funds will be used to repair water damage and dry rot in the bathroom walls, floor and lower ceiling in a residential treatment facility for substance abusers.

\$66,643 HOME

Community Housing Development Organization (CHDO) Setaside: These funds will be reserved for use by an eligible CHDO for housing acquisition, rehabilitation or new construction. The specific activity and organization are unknown at this time. These funds are setaside by federal statute and represents 15% of the annual HOME entitlement.

Additional activities will be allocated to this priority from Redevelopment Housing Funds.
Refer to Redevelopment Agency Proposed Housing Projects 2005-2006

Priority Strategy # 2: *Provide public service activities that help to reduce poverty, prevent homelessness, and provide intervention programs that meets basic human needs and assists special needs populations*

\$12,000 CDBG

Clara Mateo Shelter: - Inn Vision The Way Home, 795 Willow Road, Bldg.323-D, Menlo Park. These funds will pay for operation and support costs for an emergency and transitional housing program for homeless individuals and couples without children.

\$10,000 CDBG

Daybreak Shelter for Homeless Youth - Youth Enrichment Services, 639 Douglas Avenue. This is a Citywide Program and funds will be used to pay operating costs for transitional housing for homeless youth.

\$21,000 CDBG

Domestic Violence Shelter (CORA) Community Overcoming Relationship Abuse, Address Suppressed. These funds will pay for operation costs for a shelter for women and children who are victims of domestic violence.

\$42,210 CDBG

Fair Housing Counseling: MidPeninsula Citizens for Fair Housing, 457 Kingsley Avenue, Palo Alto. This is a Citywide Program and funds will be used to provide assistance to Redwood City residents who believe they have experienced discrimination in the housing market.

\$150,000 CDBG

General Administration: City of Redwood City, 1017 Middlefield Road. These funds are used to pay staff wages and benefits to administer Community Development Block Grant, HOME, and other federal or state funds. This budget will provide salaries, supplies and professional services necessary to implement the Consolidated Plan priorities and strategies.

\$20,000 CDBG

Homesharing Help and Information Program: HIP Housing Development Corporation, 2600 Middlefield Road. These funds will be used Citywide to provide homesharing help, matching people seeking housing with others willing to share their housing accommodations.

\$20,000 CDBG

Homeless Prevention & Eviction Defense Project: La Raza Centro Legal, Inc., 2600 Middlefield Road. These funds will be used Citywide to intervene in evictions and landlord tenant disputes to assist low income tenants at risk of becoming homeless.

\$20,000 CDBG

Maple Street Shelter: Shelter Network of San Mateo County, 1580A Maple Street. These funds will be used to pay operating costs for an emergency shelter for homeless persons with mental disabilities on a Citywide basis including assistance in securing

health care, financial benefits, employment, training, and alternatives to long term housing.

\$10,000 CDBG

Rotating Shelter Program: Interfaith Hospitality Network, 1720 El Camino, Ste.7, Burlingame. These funds will be used to support operation costs to administer a Rotating Church Shelter Program.

\$10,000 CDBG

Safe Harbor Shelter: Samaritan House, 295 North Access Road, South San Francisco. These funds will be used to support operating costs for an emergency shelter for homeless individuals.

\$20,000 CDBG

Spring Street Shelter: Mental Health Association of San Mateo County, 2686 Spring Street. These funds will be used to support operating costs for an emergency shelter for homeless individuals who have mental disabilities.

\$40,000 CDBG

\$40,000 General Fund

Redwood Family House: Shelter Network of San Mateo County, 110 Locust Street. These funds will be used Citywide to pay operating costs for a transitional housing facility for homeless families.

Additional Basic Human Needs and Intervention Programs will be funded by Human Services Financial Assistance (HSFA) Program of the City general fund. These services will primarily meet Priorities # 2. ***Refer to Human Service Financial Assistance Programs 2005-06***.

Priority Strategy # 3: *Implement Non-Housing Community Development Activities to Provide Economic and Physical Improvements and Facilities for Social Programs in Low Income Neighborhoods*

\$10,108 CDBG

Supportive Job Training: Regional Occupational Program of San Mateo County, 900 Main Street. These funds will be used to provide Office Equipment Training as a prerequisite for an On the Job Training Internship Program.

Total Estimated Program Income	\$300,000
Total Community Development Block Grant	\$834,053
Total HOME Investment Partnership Funds	\$444,286
Total All Fund Sources	\$1,578,339

**HOME FUNDING RECOMMENDATIONS
FY 2005/2006**

HOME Administration	\$44,428
Bradford Street Senior Housing Site Acquisition Kainos Residential Facilities Rehabilitation Project	\$333,215
15% setaside for undesignated CHDO per HOME regulations	\$66,643
TOTAL HOME FUNDS AVAILABLE	\$444,286

SECTION D

Glossary of Terms

GENERAL DEFINITIONS USED WITH THE CONSOLIDATED PLAN

Acquisition: Acquisition means acquisition of standard housing only, or substandard properties that can be demolished and made available for affordable housing development. The expectation is that federal funds used for acquisition are being provided with the expectation that a CDBG or HOME eligible "affordable housing activity or public facility activity" will be carried out on the site after acquisition.

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.

1. **Rental Housing:** A rental housing unit is considered to be an affordable housing unit if it is occupied by a low income family or individual and bears a rent that is the lesser of (1) the Existing Section 8 Fair Market Rent (FMR) for comparable units in the area or, (2) 30 percent of the adjusted income of a family whose income equals 65 percent of the median income for the area. An exception is for those cases where, depending on the prevailing market conditions, HUD specifically establishes higher or lower FMR's for a jurisdiction.
2. **Home ownership:** (1) Principal residence; and (2) has a sale price which does not exceed the mortgage limit for the type of single family housing for the area under HUD's single family insuring authority under the National Housing Act.
 - (b) Housing that is to be rehabilitated, but is already owned by a family when assistance is provided qualifies as affordable if the housing (1) is occupied by a low-income family which uses the housing as its principal residence and (2) has a value, after rehabilitation, that does not exceed the mortgage limit for the type of single family housing for the area, as described in 2(a) above.

Note: these definitions apply for Consolidated Plan purposes, regardless of the Federal, State or local funding sources, i.e., even if the unit is not assisted with HOME funds. Rental and home ownership projects assisted with Title II, HOME program funds are subject to "affordable housing" requirements, as contained in Section 92.252 (rental housing) and 92.254 (home ownership housing) of 24 CFR Part 92, which define "affordable housing" for purposes of the HOME program, unless otherwise noted.

AIDS and Related Diseases: The disease of acquired immune deficiency syndrome or any conditions arising from the etiologic agent for acquired immune deficiency syndrome.

Alcohol/Other Drug Addiction: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Area of Low Income Concentrations: Area of low income concentration is defined as any area in the City where more than 50% of the occupants in a given Census Tract have household incomes at or below 80% of Median Income. Areas where the percentage of non-white/hispanic households, with income at or below 80% of area median, exceed the Citywide average of 15% shall also be considered as an area of low income concentration.

Area of Racial/Ethnic Concentration: The definition of Area of Racial/Ethnic Concentration is any area or Census Tract in the City of Redwood City where the ethnic classification of households exceed the citywide average of 10% for other than non hispanic/white.

Assisted Household or Person: For the purpose of identification of goals, an assisted household or person is one which during the period covered by the annual plan will receive benefits through the Federal funds, either alone or in conjunction with the investment of other public or private funds. The program funds providing the benefit(s) may be from any funding year or combined funding years.

- A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority.
- An existing homeowner is benefited during the year if the home's rehabilitation is completed.
- A first-time home buyer is benefited if a home is purchased during the year.
- A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing.
- A non-homeless person with special needs is concerned as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year.
- Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing units must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR section 882.109).

Committed: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Consistent with the Consolidated Plan: A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas as specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden > 30%: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U. S. Census Bureau.

Cost Burden > 50% (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U. S. Census Bureau.

Disabled Household: A household composed of one or more persons (at least one of whom is an adult) a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that:

- (1) is expected to be of long-continued and indefinite duration,
- (2) substantially impeded his or her ability to live independently, and
- (3) is of such a nature that the ability could be improved by more suitable housing conditions.

A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S. C. 6001-6006). The term also includes the surviving member or members of any household described in

the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHA's) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHA's may operate locally-developed programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

Elderly Household: For HUD rental programs, a one or two persons household in which the head of the household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Family: See definition in 24 CFR 812.2 (The National Affordable Housing Act definition required to be used in the CHAS rule differs from the Census definition). The Bureau of Census defines a family of a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption.

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHA's) and Indian Housing Authorities (IHA's) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Federal Preference for Admission: The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. (See, for example 24 CFR 882.219.)

First Time Home buyer: An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the home buyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time home buyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

For Rent: Year round housing units which are vacant and offered/available for rent. (U.S. Census definition)

For Sale: Year round housing units which are vacant and offered/available for sale only. (U.S. Census Definition)

FmHA: The Farmers Home Administration, or programs it administers.

Frail Elderly: An elderly person who is unable to perform at least 3 activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR 889.105.)

Group Quarters: Facilities providing living quarters that are not classified as housing units. (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The HOME Investment Partnerships Program, which is authorized by Title II of the National Affordable Housing Act.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children.

Homeless Youth: Unaccompanied youth (17 years or younger) who is living in situations described by terms "sheltered" or "unsheltered".

HOPE 1: The HOPE for Public and Indian Housing Home Ownership Program, which is authorized by Title IV, Subtitle A of the National Affordable Housing Act.

HOPE 2: The HOPE for Home Ownership of Multifamily Units Program, which is authorized by Title IV, Subtitle B of the National Affordable Housing Act.

HOPE 3: The HOPE for Home Ownership of Single Family Homes Program, which is authorized by Title IV, Subtitle C of the National Affordable Housing Act.

Household: One or more persons occupying a housing unit. (U. S. Census definition). See also "Family".

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

HUD: U. S. Department of Housing and Urban Development

Institutions/Institutional: Group quarters for persons under care or custody. (U.S. Census definition)

Large Related: A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

LEAD BASED PAINT DEFINITIONS

These guidelines replace the 1992 Interim Guidelines: The "Guidelines" were issued pursuant to Section 1017 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, which is often referred to as Title X ("Title Ten") because it was enacted as Title X of the Housing and Community Development Act of 1992 (Public Law 102-550). The Guidelines are based on the concepts, definitions, and requirements set forth by Congress in Title X.

The Guidelines provide detailed, comprehensive, technical information on how to identify lead-based paint hazards in housing and how to control such hazards safely and efficiently. **The goal of this document is to help property owners, private contractors, and Government agencies sharply reduce children's exposure to lead without unnecessarily increasing the cost of housing.**

LBP standards:

Under the new standards, lead is considered a hazard if there are greater than: 40 micrograms of lead dust per square foot on interior floors, 800 micrograms of lead dust per square foot on exterior floors, 250 micrograms of lead dust per square foot on interior window sills, and 800 micrograms of lead dust per square foot on exterior window sills and troughs, and 400 parts per million (ppm) of lead in bare soil in children's play areas or 1200 ppm average for bare soil in the rest of the yard.

SEC. 1004. DEFINITIONS - EPA

For the purposes of this Act, the following definitions shall apply:

- (1) **Abatement.** The term "abatement" means any set of measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by appropriate Federal agencies. Such term includes --
 - (A) the removal of lead-based paint and lead-contaminated dust, the permanent containment or encapsulation of lead-based paint, the replacement of lead-painted surfaces or fixtures, and the removal or covering of lead contaminated soil; and
 - (B) all preparation, cleanup, disposal, and post-abatement clearance testing activities associated with such measures.

- (2) **Accessible surface.** The term "accessible surface" means an interior or exterior surface painted with lead-based paint that is accessible for a young child to mouth or chew.

- (3) **Certified contractor.** The term "certified contractor" means --
 - (A) a contractor, inspector, or supervisor who has completed a training program certified by the appropriate Federal agency and has met any other requirements for certification or licensure established by such agency or who has been certified by any State through a program which has been found by such Federal agency to be at least as rigorous as the Federal certification program; and
 - (B) workers or designers who have fully met training requirements established by the appropriate Federal agency.

- (4) **Contract for the purchase and sale of residential real property.** The term "contract for the purchase and sale of residential real property" means any contract or agreement in which one party agrees to purchase an interest in real property on which there is situated 1 or more residential dwellings used or occupied, or intended to be used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of 1 or more persons.

(5) Deteriorated paint. The term "deteriorated paint" means any interior or exterior paint that is peeling, chipping, chalking or cracking or any paint located on an interior or exterior surface or fixture that is damaged or deteriorated.

(6) Evaluation. The term "evaluation" means a risk assessment, inspection, or risk assessment and inspection.

(7) Federally assisted housing. The term "federally assisted housing" means residential dwellings receiving project-based assistance under programs including --

(A) section 221(d)(3) or 236 of the National Housing Act;

(B) section 1 of the Housing and Urban Development Act of 1965;

(C) section 8 of the United States Housing Act of 1937; or

(D) sections 502(a), 504, 514, 515, 516 and 533 of the Housing Act of 1949.

(8) Federally owned housing. The term "federally owned housing" means residential dwellings owned or managed by a Federal agency, or for which a Federal agency is a trustee or conservator. For the purpose of this paragraph, the term "Federal agency" includes the Department of Housing and Urban Development, the Farmers Home Administration, the Resolution Trust Corporation, the Federal Deposit Insurance Corporation, the General Services Administration, the Department of Defense, the Department of Veterans Affairs, the Department of the Interior, the Department of Transportation, and any other Federal agency.

(9) Federally supported work. The term "federally supported work" means any lead hazard evaluation or reduction activities conducted in federally owned or assisted housing or funded in whole or in part through any financial assistance program of the Department of Housing and Urban Development, the Farmers Home Administration, or the Department of Veterans Affairs.

(10) Friction surface. The term "friction surface" means an interior or exterior surface that is subject to abrasion or friction, including certain window, floor, and stair surfaces.

(11) Impact surface. The term "impact surface" means an interior or exterior surface that is subject to damage by repeated impacts, for example, certain parts of door frames.

(12) Inspection. The term "inspection" means a surface-by-surface investigation to determine the presence of lead-based paint as provided in section 302(c) of the Lead-Based Paint Poisoning Prevention Act and the provision of a report explaining the results of the investigation.

(13) Interim controls. The term "interim controls" means a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards, and the establishment and operation of management and resident education programs.

(14) Lead-based paint. The term "lead-based paint" means paint or other surface coatings that contain lead in excess of limits established under section 302(c) of the Lead-Based Paint Poisoning Prevention Act.

(15) Lead-based paint hazard. The term "lead-based paint hazard" means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

(16) Lead-contaminated dust. The term "lead-contaminated dust" means surface dust in residential dwellings that contains an area or mass concentration of lead in excess of levels determined by the appropriate Federal agency to pose a threat of adverse health effects in pregnant women or young children.

(17) Lead-contaminated soil. The term "lead-contaminated soil" means bare soil on residential real property that contains lead at or in excess of the levels determined to be hazardous to human health by the appropriate Federal agency.

(18) Mortgage loan. The term "mortgage loan" includes any loan (other than temporary financing such as a construction loan) that --

(A) is secured by a first lien on any interest in residential real property; and

(B) either --

(i) is insured, guaranteed, made, or assisted by the Department of Housing and Urban Development, the Department of Veterans Affairs, or the Farmers Home Administration, or by any other agency of the Federal Government; or

(ii) is intended to be sold by each originating mortgage institution to any federally chartered secondary mortgage market institution.

(19) Originating mortgage institution. The term "originating mortgage institution" means a lender that provides mortgage loans.

(20) Priority housing. The term "priority housing" means target housing that qualifies as affordable housing under section 215 of the Cranston-Gonzalez National Affordable Housing Act 942 U.S.C. 12745), including housing that receives assistance under subsection (b) or (c) of section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f(b) or (c)).

(21) Public housing. The term "public housing" has the same meaning given the term in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(1)).

(22) Reduction. The term "reduction" means measures designed to reduce or eliminate human exposure to lead-based paint hazards through methods including interim controls and abatement.

(23) Residential dwelling. The term "residential dwelling" means --

(A) a single-family dwelling, including attached structures such as porches and stoops; or

(B) a single-family dwelling unit in a structure that contains more than 1 separate residential dwelling unit, and in which each such unit is used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of 1 or more persons.

(24) Residential real property. The term "residential real property" means real property on which there is situated 1 or more residential dwellings used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of 1 or more persons.

(25) Risk assessment. The term "risk assessment" means an on-site investigation to determine and report the existence, nature, severity and location of lead-based paint hazards in the residential dwellings, including --

(A) information gathering regarding the age and history of the housing and occupancy by children under age 6;

(B) visual inspection;

(C) limited wipe sampling or other environmental sampling techniques;

(D) other activity as may be appropriate; and

(E) provision of a report explaining the results of the investigation.

(26) Secretary. The term "Secretary" means the Secretary of Housing and Urban Development.

(27) Target housing. The term "target housing" means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing for the elderly or persons with disabilities) or any 0-bedroom dwelling. In the case of jurisdictions which banned the sale or use of lead-based paint prior to 1978, the Secretary, at the Secretary's discretion, may designate an earlier date.

lead equal to or exceeding levels promulgated by the EPA at 40 CFR 745.65 or, if such levels are not in effect, the standards for soil-lead hazards in Sec. 35.1320.

Sponsor means mortgagor (borrower).

Subrecipient means any nonprofit organization selected by the grantee or participating jurisdiction to administer all or a portion of the Federal rehabilitation assistance or other non-rehabilitation assistance, or any such organization selected by a subrecipient of the grantee or participating jurisdiction. An owner or developer receiving Federal rehabilitation assistance or other assistance for a residential property is not considered a subrecipient for the purposes of carrying out that project.

HUD Definitions

Lead Safe Housing Rule (24 CFR Part 35, subparts B-R), as amended June 21, 2004
Sec. 35.110 Definitions.

Abatement means any set of measures designed to permanently eliminate lead-based paint or lead-based paint hazards (see definition of "permanent"). Abatement includes:

(1) The removal of lead-based paint and dust-lead hazards, the permanent enclosure or encapsulation of lead-based paint, the replacement of components or fixtures painted with lead-based paint, and the removal or permanent covering of soil-lead hazards; and

(2) All preparation, cleanup, disposal, and post abatement clearance testing activities associated with such measures.

Act means the Lead-Based Paint Poisoning Prevention Act, as amended, 42 U.S.C. 4822 et seq.

Bare soil means soil or sand not covered by grass, sod, other live ground covers, wood chips, gravel, artificial turf, or similar covering.

Certified means licensed or certified to perform such activities as risk assessment, lead-based paint inspection, or abatement supervision, either by a State or Indian tribe with a lead-based paint certification program authorized by the Environmental Protection Agency (EPA), or by the EPA, in accordance with 40 CFR part 745, subparts L or Q.

Chewable surface means an interior or exterior surface painted with lead-based paint that a young child can mouth or chew. A chewable surface is the same as an "accessible surface" as defined in 42 U.S.C. 4851b(2)). Hard metal substrates and other materials that cannot be dented by the bite of a young child are not considered chewable.

Clearance examination means an activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or worksite. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at Sec. 35.1320.

CILP recipient means an owner of a multifamily property which is undergoing rehabilitation funded by the Flexible Subsidy-Capital Improvement Loan Program (CILP).

Common area means a portion of a residential property that is available for use by occupants of more than one dwelling unit. Such an area may include, but is not limited to, hallways, stairways, laundry and recreational rooms, playgrounds, community centers, on-site day care facilities, garages and boundary fences.

Component means an architectural element of a dwelling unit or common area identified by type and location, such as a bedroom wall, an exterior window sill, a baseboard in a living room, a kitchen floor, an interior window sill in a bathroom, a porch floor, stair treads in a common stairwell, or an exterior wall.

Composite sample means a collection of more than one sample of the same medium (e.g., dust, soil or paint) from the same type of surface (e.g., floor, interior window sill, or window trough), such that multiple samples can be analyzed as a single sample.

Containment means the physical measures taken to ensure that dust and debris created or released during lead-based paint hazard reduction are not spread, blown or tracked from inside to outside of the worksite.

Designated party means a Federal agency, grantee, subrecipient, participating jurisdiction, housing agency, Indian Tribe, tribally designated housing entity (TDHE), sponsor, or property owner responsible for complying with applicable requirements.

Deteriorated paint means any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.

Dry sanding means sanding without moisture and includes both hand and machine sanding.

Dust-lead hazard means surface dust that contains a dust-lead loading (area concentration of lead) equal to or exceeding the levels promulgated by the EPA at 40 CFR 745.65 or, if such levels are not in effect, the standards for dust-lead hazards in Sec. 35.1320.

Dwelling unit means a:

(1) Single-family dwelling, including attached structures such as porches and stoops; or

(2) Housing unit in a structure that contains more than 1 separate housing unit, and in which each such unit is used or occupied, or intended to be used or occupied, in whole or in part, as the home or separate living quarters of 1 or more persons.

Encapsulation means the application of a covering or coating that acts as a barrier between the lead-based paint and the environment and that relies for its durability on adhesion between the encapsulant and the painted surface, and on the integrity of the existing bonds between paint layers and between the paint and the substrate. Encapsulation may be used as a method

of abatement if it is designed and performed so as to be permanent (see definition of "permanent").

Enclosure means the use of rigid, durable construction materials that are mechanically fastened to the substrate in order to act as a barrier between lead-based paint and the environment. Enclosure may be used as a method of abatement if it is designed to be permanent (see definition of "permanent").

Environmental intervention blood lead level means a confirmed concentration of lead in whole blood equal to or greater than 20 µg/dL (micrograms of lead per deciliter) for a single test or 15-19 µg/dL in two tests taken at least 3 months apart.

Evaluation means a risk assessment, a lead hazard screen, a lead-based paint inspection, paint testing, or a combination of these to determine the presence of lead-based paint hazards or lead-based paint.

Expected to reside means there is actual knowledge that a child will reside in a dwelling unit reserved for the elderly or designated exclusively for persons with disabilities. If a resident woman is known to be pregnant, there is actual knowledge that a child will reside in the dwelling unit.

Federal agency means the United States or any executive department, independent establishment, administrative agency and instrumentality of the United States, including a corporation in which all or a substantial amount of the stock is beneficially owned by the United States or by any of these entities. The term "Federal agency" includes, but is not limited to, Rural Housing Service (formerly Rural Housing and Community Development Service that was formerly Farmer's Home Administration), Resolution Trust Corporation, General Services Administration, Department of Defense, Department of Veterans Affairs, Department of the Interior, and Department of Transportation.

Federally owned property means residential property owned or managed by a Federal agency, or for which a Federal agency is a trustee or conservator.

Firm commitment means a valid commitment issued by HUD or the Federal Housing Commissioner setting forth the terms and conditions upon which a mortgage will be insured or guaranteed.

Friction surface means an interior or exterior surface that is subject to abrasion or friction, including, but not limited to, certain window, floor, and stair surfaces.

g means gram, mg means milligram (thousandth of a gram), and µg means microgram (millionth of a gram).

Grantee means any state or local government, Indian Tribe, IHBG recipient, insular area or nonprofit organization that has been designated by HUD to administer Federal housing assistance under a program covered by subparts J and K of this part, except the HOME program.

Hard costs of rehabilitation means:

(1) Costs to correct substandard conditions or to meet applicable local rehabilitation standards;

(2) Costs to make essential improvements, including energy-related repairs, and those necessary to permit use by persons with disabilities; and costs to repair or replace major housing systems in danger of failure; and

(3) Costs of non-essential improvements, including additions and alterations to an existing structure; but

(4) Hard costs do not include administrative costs (e.g., overhead for administering a rehabilitation program, processing fees, etc.).

Hazard reduction means measures designed to reduce or eliminate human exposure to lead-based paint hazards through methods including interim controls or abatement or a combination of the two.

HEPA vacuum means a vacuum cleaner device with an included high-efficiency particulate air (HEPA) filter through which the contaminated air flows, operated in accordance with the instructions of its manufacturer. A HEPA filter is one that captures at least 99.97 percent of airborne particles of at least 0.3 micrometers in diameter.

Housing for the elderly means retirement communities or similar types of housing reserved for households composed of one or more persons 62 years of age or more, or other age if recognized as elderly by a specific Federal housing assistance program.

Housing receiving Federal assistance means housing which is covered by an application for HUD mortgage insurance, receives housing assistance payments under a program administered by HUD, or otherwise receives more than \$5,000 in project-based assistance under a Federal housing program administered by an agency other than HUD.

HUD means the United States Department of Housing and Urban Development.

HUD-owned property means residential property owned or managed by HUD, or for which HUD is a trustee or conservator.

Impact surface means an interior or exterior surface that is subject to damage by repeated sudden force, such as certain parts of door frames.

Indian Housing Block Grant (IHBG) recipient means a tribe or a tribally designated housing entity (TDHE) receiving IHBG funds.

Indian tribe means a tribe as defined in the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4101 et seq.)

Inspection (See Lead-based paint inspection).

Insular areas means Guam, the Northern Mariana Islands, the United States Virgin Islands and American Samoa.

Interim controls means a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, ongoing lead-based paint maintenance activities, and the establishment and operation of management and resident education programs.

Interior window sill means the portion of the horizontal window ledge that protrudes into the interior of the room, adjacent to the window sash when the window is closed. The interior window sill is sometimes referred to as the window stool.

Lead-based paint means paint or other surface coatings that contain lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight or 5,000 parts per million (ppm) by weight.

Lead-based paint hazard means any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or lead-based paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces, and that would result in adverse human health effects.

Lead-based paint inspection means a surface-by-surface investigation to determine the presence of lead-based paint and the provision of a report explaining the results of the investigation.

Lead hazard screen means a limited risk assessment activity that involves paint testing and dust sampling and analysis as described in 40 CFR 745.227(c) and soil sampling and analysis as described in 40 CFR 745.227(d).

Mortgagee means a lender of a mortgage loan.

Mortgagor means a borrower of a mortgage loan.

Multifamily property means a residential property containing five or more dwelling units.

Occupant means a person who inhabits a dwelling unit.

Owner means a person, firm, corporation, nonprofit organization, partnership, government, guardian, conservator, receiver, trustee, executor, or other judicial officer, or other entity which, alone or with others, owns, holds, or controls the freehold or leasehold title or part of the title to property, with or without actually possessing it. The definition includes a vendee who possesses the title, but does not include a mortgagee or an owner of a reversionary interest under a ground rent lease.

Paint stabilization means repairing any physical defect in the substrate of a painted surface that is causing paint deterioration, removing loose paint and other material from the surface to be treated, and applying a new protective coating or paint.

Paint testing means the process of determining, by a certified lead-based paint inspector or risk assessor, the presence or the absence of lead-based paint on deteriorated paint surfaces or painted surfaces to be disturbed or replaced.

Paint removal means a method of abatement that permanently eliminates lead-based paint from surfaces.

Painted surface to be disturbed means a paint surface that is to be scraped, sanded, cut, penetrated or otherwise affected by rehabilitation work in a manner that could potentially create a lead-based paint hazard by generating dust, fumes, or paint chips.

Participating jurisdiction means any State or local government that has been designated by HUD to administer a HOME program grant.

Permanent means an expected design life of at least 20 years.

Play area means an area of frequent soil contact by children of less than 6 years of age, as indicated by the presence of play equipment (e.g. sandboxes, swing sets, sliding boards, etc.) or toys or other children's possessions, observations of play patterns, or information provided by parents, residents or property owners.

Project-based rental assistance means Federal rental assistance that is tied to a residential property with a specific location and remains with that particular location throughout the term of the assistance.

Public health department means a State, tribal, county or municipal public health department or the Indian Health Service.

Public housing development means a residential property assisted under the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.), but not including housing assisted under section 8 of the 1937 Act.

Reevaluation means a visual assessment of painted surfaces and limited dust and soil sampling conducted periodically following lead-based paint hazard reduction where lead-based paint is still present.

Rehabilitation means the improvement of an existing structure through alterations, incidental additions or enhancements. Rehabilitation includes repairs necessary to correct the results of deferred maintenance, the replacement of principal fixtures and components, improvements to increase the efficient use of energy, and installation of security devices.

Replacement means a strategy of abatement that entails the removal of building components that have surfaces coated with lead-based paint and the installation of new components free of lead-based paint.

Residential property means a dwelling unit, common areas, building exterior surfaces, and any surrounding land, including outbuildings, fences and play equipment affixed to the land, belonging to an owner and available for use by residents, but not including land used for agricultural, commercial, industrial or other non-residential purposes, and not including paint on the pavement of parking lots, garages, or roadways.

Risk assessment means:

(1) An on-site investigation to determine the existence, nature, severity, and location of lead-based paint hazards; and

(2) The provision of a report by the individual or firm conducting the risk assessment explaining the results of the investigation and options for reducing lead-based paint hazards.

Single family property means a residential property containing one through four dwelling units.

Single room occupancy (SRO) housing means housing consisting of zero-bedroom dwelling units that may contain food preparation or sanitary facilities or both (see Zero-bedroom dwelling).

Soil-lead hazard means bare soil on residential property that contains

Standard treatments means a series of hazard reduction measures designed to reduce all lead-based paint hazards in a dwelling unit without the benefit of a risk assessment or other evaluation.

Substrate means the material directly beneath the painted surface out of which the components are constructed, including wood, drywall, plaster, concrete, brick or metal.

Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless a child of less than 6 years of age resides or is expected to reside in such housing for the elderly or persons with disabilities) or any zero- bedroom dwelling. In the case of jurisdictions which banned the sale or use of lead-based paint prior to 1978, HUD may designate an earlier date.

Tenant means the individual named as the lessee in a lease, rental agreement or occupancy agreement for a dwelling unit.

A visual assessment alone is not considered an evaluation for the purposes of this part. Visual assessment means looking for, as applicable:

- (1) Deteriorated paint;
- (2) Visible surface dust, debris and residue as part of a risk assessment or clearance examination; or
- (3) The completion or failure of a hazard reduction measure.

Wet sanding or wet scraping means a process of removing loose paint in which the painted surface to be sanded or scraped is kept wet to minimize the dispersal of paint chips and airborne dust.

Window trough means the area between the interior window sill (stool) and the storm window frame. If there is no storm window, the window trough is the area that receives both the upper and lower window sashes when they are both lowered.

Worksite means an interior or exterior area where lead-based paint hazard reduction activity takes place. There may be more than one worksite in a dwelling unit or at a residential property.

Zero-bedroom dwelling means any residential dwelling in which the living areas are not separated from the sleeping area. The term includes efficiencies, studio apartments, dormitory or single room occupancy housing, military barracks, and rentals of individual rooms in residential dwellings (see Single room occupancy (SRO)).

Sec. 35.115 Exemptions.

- (a) Subparts B through R of this part do not apply to the following:
 - (1) A residential property for which construction was completed on or after January 1, 1978, or, in the case of jurisdictions which banned the sale or residential use of lead-containing paint prior to 1978, an earlier date as HUD may designate (see Sec. 35.160).
 - (2) A zero-bedroom dwelling unit, including a single room occupancy (SRO) dwelling unit.

(3) Housing for the elderly, or a residential property designated exclusively for persons with disabilities; except this exemption shall not apply if a child less than age 6 resides or is expected to reside in the dwelling unit (see definitions of "housing for the elderly" and "expected to reside" in Sec. 35.110).

(4) Residential property found not to have lead-based paint by a lead-based paint inspection conducted in accordance with Sec. 35.1320(a) (for more information regarding inspection procedures consult the 1997 edition of Chapter 7 of the HUD Guidelines). Results of additional test(s) by a certified lead-based paint inspector may be used to confirm or refute a prior finding.

(5) Residential property in which all lead-based paint has been identified, removed, and clearance has been achieved in accordance with 40 CFR 745.227(b)(e) before September 15, 2000, or in accordance with Secs. 35.1320, 35.1325 and 35.1340 on or after September 15, 2000. This exemption does not apply to residential property where enclosure or encapsulation has been used as a method of abatement.

(6) An unoccupied dwelling unit or residential property that is to be demolished, provided the dwelling unit or property will remain unoccupied until demolition.

(7) A property or part of a property that is not used and will not be used for human residential habitation, except that spaces such as entryways, hallways, corridors, passageways or stairways serving both residential and nonresidential uses in a mixed-use property shall not be exempt.

(8) Any rehabilitation that does not disturb a painted surface.

(9) For emergency actions immediately necessary to safeguard against imminent danger to human life, health or safety, or to protect property from further structural damage (such as when a property has been damaged by a natural disaster, fire, or structural collapse), occupants shall be protected from exposure to lead in dust and debris generated by such emergency actions to the extent practicable, and the requirements of subparts B through R of this part shall not apply. This exemption applies only to repairs necessary to respond to the emergency. The requirements of subparts B through R of this part shall apply to any work undertaken subsequent to, or above and beyond, such emergency actions.

(10) If a Federal law enforcement agency has seized a residential property and owns the property for less than 270 days, Secs. 35.210 and 35.215 shall not apply to the property.

(11) The requirements of subpart K of this part do not apply if the assistance being provided is emergency rental assistance or foreclosure prevention assistance, provided that this exemption shall expire for a dwelling unit no later than 100 days after the initial payment or assistance.

(12) Performance of an evaluation or lead-based paint hazard reduction or lead-based paint abatement on an exterior painted surface as required under this part may be delayed for a reasonable time during a period when weather conditions are unsuitable for conventional construction activities.

(13) Where abatement of lead-based paint hazards or lead-based paint is required by this part and the property is listed or has been determined to be eligible for listing in the National Register of Historic Places or contributing to a National Register Historic District, the designated party may, if requested by the State Historic Preservation Office, conduct interim

controls in accordance with Sec. 35.1330 instead of abatement. If interim controls are conducted, ongoing lead-based paint maintenance and reevaluation shall be conducted as required by the applicable subpart of this part in accordance with Sec. 35.1355.

(b) For the purposes of subpart C of this part, each Federal agency other than HUD will determine whether appropriations are sufficient to implement this rule. If appropriations are not sufficient, subpart C of this part shall not apply to that Federal agency. If appropriations are sufficient, subpart C of this part shall apply.

Sec. 35.120 Options.

(a) Standard treatments. Where interim controls are required by this part, the designated party has the option to presume that lead-based paint or lead-based paint hazards or both are present throughout the residential property. In such a case, evaluation is not required. Standard treatments shall then be conducted in accordance with Sec. 35.1335 on all applicable surfaces, including soil. Standard treatments are completed only when clearance is achieved in accordance with Sec. 35.1340.

(b) Abatement. Where abatement is required by this part, the designated party may presume that lead-based paint or lead-based paint hazards or both are present throughout the residential property. In such a case, evaluation is not required. Abatement shall then be conducted on all applicable surfaces, including soil, in accordance with Sec. 35.1325, and completed when clearance is achieved in accordance with Sec. 35.1340. This option is not available in public housing, where inspection is required.

(c) Lead hazard screen. Where a risk assessment is required, the designated party may choose first to conduct a lead hazard screen in accordance with Sec. 35.1320(b). If the results of the lead hazard screen indicate the need for a full risk assessment (e.g., if the environmental measurements exceed levels established for lead hazard screens in Sec. 35.1320(b)(2)), a complete risk assessment shall be conducted. Environmental samples collected for the lead hazard screen may be used in the risk assessment. If the results of the lead hazard screen do not indicate the need for a follow-up risk assessment, a risk assessment is not required.

(d) Paint testing. Where paint stabilization or interim controls of deteriorated paint surfaces are required by this rule, the designated party has the option to conduct paint testing of all surfaces with non-intact paint. If paint testing indicates the absence of lead-based paint on a specific surface, paint stabilization or interim controls are not required on that surface.

END OF LEAD BASED PAINT DEFINITIONS

LIHTC: (Federal) Low Income Housing Tax Credit.

Low Income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. **NOTE:** HUD income limits are updated annually and are available from local HUD offices for the appropriate jurisdictions.

	1	2	3	4	5	6	7	8
Extremely Low (30%)	14,400	16,450	18,500	20,600	22,250	23,850	25,500	27,150
Very Low (50%)	24,000	27,450	30,850	34,300	37,050	39,800	42,550	45,300
HOME Limit (60%)	28,800	32,940	37,020	41,160	44,460	47,760	51,060	54,360
Low Income (80%)	32,200	36,800	41,400	46,000	49,700	53,350	57,050	60,700

Middle Income: Households whose incomes are from 96 to 120 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 120 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents or unusually high or low family incomes.

If income adjustments are made by HUD and the low income limit for the area is set at higher or lower than 80 percent of median income, the middle income limits must be adjusted by multiplying the adjusted low income limit by 1.5. Example: With a median income for the area of \$10,000 and a low income limit adjusted by HUD to \$7,500, the adjusted middle income limit would be computed as: $\$7,500 \times 1.5 = \$11,250$ adjusted middle income limit.

Moderate Income: Households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of constructions costs or fair market rents, or unusually high or low family incomes. (This definition is different than that for the CDBG Program).

$\$7,500 \times 1.1875 = \$8,906$ adjusted moderate income limit.

Needing Rehabilitation: Dwelling units that do not meet standard conditions but are financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction, or minor livability problems or maintenance work.

Non-Elderly Household: A household which does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional: Group quarters for persons not under care or custody.

Not Rehabable: Dwelling units that are determined to be in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related household, Large Related household, or Elderly household.

Other Income: Households whose incomes exceed 80 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Other Low Income: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This term corresponds to moderate-income in the CDBG Program.)

Other Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency. This category does not include homeless.

Other Vacant: Vacant year round housing units that are not For Rent or For Sale. This category would include Awaiting Occupancy or Held. (U.S. Census definition)

Overcrowded: A housing unit containing more than one person per room. (U. S. Census definition)

Owner: A household that owns the housing unit it occupies. (U.S. Census definition)

Permanent Housing: For purposes of this document, permanent housing shall mean individual housing units which are fully equipped with adequate kitchen and bathroom facilities, all sleeping areas are legal as defined by local zoning, and occupancy is not based on group residential or a shared basis.

Physical Defects: A housing unit lacking complete kitchen or bathroom. (U.S. Census definition) Jurisdictions may expand upon the Census definition.

Primary Housing Activity: A means of providing or producing affordable housing - such as rental assistance, production, rehabilitation or acquisition - that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. (See also, "Secondary Housing Activity".)

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program.

Public Housing MROP: Public Housing Major Reconstruction of Obsolete Projects.

Rent Burden > 30% (Cost Burden): The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 50% (Severe Cost burden): The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U. S. Census Bureau.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U. S. census definition)

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Rural Homelessness Grant Program: Rural Homeless Housing Assistance Program, which is authorized by Subtitle G, Title IV of the Stuart B. McKinney Homeless Assistance Act.

Secondary Housing Activity: A means of providing or producing affordable housing - such as rental assistance, production, rehabilitation or acquisition - that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also, "Primary Housing Activity".)

Section 215: Section 215 of Title II of the National Affordable Housing Act. Section 215 defines what constitutes "affordable" housing projects under the HOME program.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden > 50%.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Small Related: A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.

Substandard Condition and not Suitable for Rehab: By local definition, dwelling units are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

Substantial Amendment: A major change in an approved housing strategy. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

Supportive Service Need in FSS Plan: The Plan that PHA's administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in home ownership; job development and placement; follow-up assistance after job placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling, and supervision, child care, transportation, and job training.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenants may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project. Assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Total Vacant Housing Units: Unoccupied year round housing units. (U.S. Census definition)

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings).

Vacant Awaiting Occupancy or Held: Vacant year round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year round housing units that are held by owners or renters for occasional use.
(U.S. Census definition)

Vacant Housing Unit: Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Very Low Income: Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents. (This term corresponds to low-income households in the CDBG Program.) For the purpose of further distinguishing needs within this category, two subgroups (0 to 30% and 31 to 50% of Median Family Income) have been established in the CHAS tables and narratives.)

Worst-Case Needs: Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

Year Round Housing Units: Occupied and vacant housing units intended for year round use. (U. S. Census definition). Housing units for seasonal or migratory use are excluded.

SECTION E

CITIZEN PARTICIPATION PROCESS

CONSOLIDATED PLANNING AND APPROVAL SCHEDULE CITIZEN PARTICIPATION PROCESS

November 23, 2004 Finalize Process for Consultations and Development of the Consolidated Plan, Housing & Human Concerns Committee Public Meeting

November 30, 2004

December 1, 2004 Consultation Sessions with 60 non-profit organizations, public agencies, and interested individuals 9AM -4PM

December 6, 2004

Develop Consolidated Plan Funding Criteria for 2005-06 and Priority Strategies for 2005-2010 Housing and Human Concerns Committee Public Meeting

Publications

November 12, 2005

Published Invitation to Consolidated Plan Consultations, Needs Assessment and Consolidated Plan Strategy Development for December 6, 2005, Housing and Human Concerns Committee Public Hearing, Redwood City Daily News

November 12, 2005

Published Invitation to Consolidated Plan Consultations, Needs Assessment and Consolidated Plan Strategy Development for December 6, 2005, Housing and Human Concerns Committee Public Hearing, San Mateo County Times

January 4, 2005

Published Notice of Funding Availability (NOFA) and Request for Proposals (RFP's) for Community Development Block Grant (CDBG) and Human Services Financial Assistance Funding and Technical Assistance Workshops, Redwood City Daily News

January 5, 2005

Published Notice of Funding Availability (NOFA) and Request for Proposals (RFP's) for Community Development Block Grant (CDBG) and Human Services Financial Assistance Funding and Technical Assistance Workshops, San Mateo County Times

April 15, 2005

Published Invitation for Public Comment and Notice of Public Hearings Regarding the City of Redwood City's Draft Consolidated Planning Strategy 2005-2010, Annual Action Plan's Projected Use of Funds for Fiscal Year 2005/2006, Redwood City Daily News and San Mateo County Times

Workshops

January 6, 2005

Funding Application Technical Assistance Workshop, CDBG and HSFA - City Hall Council Chambers

January 7, 2000

Funding Application Technical Assistance Workshop, CDBG and HSFA - City Hall Council Chambers

Public Hearings/Public Comment

- November 23, 2004 Housing and Human Concerns Committee, Process for Needs Assessment Hearing and Development of Consolidated Plan Strategy - City Hall Council Chambers, 7:00 p.m
- February 22, 2005 Housing and Human Concerns Committee, CDBG/HOME Agency Presentations, City Hall Council Chambers, 7:00 p.m.
- March 2, 2005 Housing and Human Concerns Committee, Public Hearing, CDBG/HOME Funding Deliberations, City Hall Council Chambers, 7:00 p.m.
- April 7, 2005 Housing and Human Concerns Committee Public Hearing, HSFA Funding Deliberations, Approved Consolidated Plan Action Plan, City Hall Council Chambers, 1017 Middlefield Road, 7:00 p.m.
- April 12, 2005 Housing and Human Concerns Committee Consolidated Plan Five Year Strategy Study Session, City Hall Council Chambers, 1017 Middlefield Road, 7:00 p.m.
- April 19, 2005 Planning Commission review of Consolidated Plan Strategy and Annual Action Plan for consistency with the General Plan
- May 9, 2005 City Council Public Hearing, Adoption of Consolidated Plan and One Year Action Plan for FY 2000/2001, City Hall Council Chambers, 7:30 p.m.

Funding Allocation Process

- December 14, 2004 Distribute Notice of Funding Availability – CDBG/HOME/HSFA Funds for FY 2005/2006
- January 5, 2005 Publish Notice of CDBG/HSFA Application and Technical Assistance Workshops
- January 4, 2005 Published Notice of Funding Availability (NOFA) and Request for Proposals (RFP's) for Community Development Block Grant (CDBG) and Human Services Financial Assistance Funding and Technical Assistance Workshops, Redwood City Daily News
- January 5, 2005 Published Notice of Funding Availability (NOFA) and Request for Proposals (RFP's) for Community Development Block Grant (CDBG) and Human Services Financial Assistance Funding and Technical Assistance Workshops, San Mateo County Times
- January 6, 2005 Request for Proposal (RFP) Technical Assistance Workshop #1, CDBG/HOME/HSFA
- January 7, 2005 Request for Proposal (RFP) Technical Assistance Workshop #2, CDBG/HOME/HSFA
- February 4, 2005 Final Submittal date for CDBG/HOME/HSFA applications

- February 22, 2005 Housing and Human Concerns Committee begins review of CDBG/HOME applications (Agency Presentations)
- March 2, 2005 Housing and Human Concerns Committee funding allocation deliberations, CDBG/HOME
- March 22, 2005 Housing and Human Concerns Committee begins review of HSFA applications (Agency Presentations)
- April 7, 2005 Housing and Human Concerns Committee funding allocation deliberations, HSFA (Agency Presentations)
- April 19, 2005 Planning Commission review of CDBG Capital Projects recommended for CDBG funding for consistency with the General Plan

Consolidated Plan Approval and Submittal to HUD

- May 9, 2005 City Council adopts Consolidated Plan 2005-2010 and one year Action Plan 2005-2006
- May 15, 2005 Submit Consolidated Plan and one year Action Plan to U. S. Department of Housing and Urban Development

SECTION F

MAPS

