

**NOTICE OF PUBLIC HEARING ON THE CITY OF SANTA CLARA PROPOSED
SUBSTANTIAL AMENDMENT TO THE ANNUAL PLAN FOR PROGRAM YEAR
2015-2016 FOR USE OF FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT
AND HOME INVESTMENT PARTNERSHIPS ACT ENTITLEMENT FUNDS**

Notice is hereby given that the City of Santa Clara has determined and fixed April 5, 2016, at 7:00 P.M., in the City Hall Council Chambers, 1500 Warburton Avenue, Santa Clara, California, as the date, time and place of a Public Hearing to Obtain Public Comments on the Substantial Amendment to change the maximum after-rehabilitation home value used for HOME-funded NCIP rehabilitation activity, as well as to approve the Substantial Amendment to the City of Santa Clara Annual Plan for PY 2015 – 2016 to reflect the new maximum after-rehabilitation home value.

The Substantial Amendment to the Annual Plan is proposed to utilize a maximum home value for the City's Neighborhood Conservation and Improvement Program (NCIP) based on a local market analysis to ensure that a greater number of eligible and needy homeowners whose property values have escalated have access to this important program. NCIP is funded with Federal Community Development Block Grant (CDBG) Program and Home Investment Partnerships Act Program (HOME) funds. HOME rules for owner-occupied rehabilitation activity limit the after-rehabilitation value of the home to an amount provided by HUD based on Federal Housing Administration (FHA) single family mortgage data. However the HOME rules allow jurisdictions to conduct their own market analysis to derive a locally based after-rehab value that is more representative of the market. At present the City's maximum home value for this program is \$758,100. Based on the City's current market analysis, the proposed maximum value for existing, single family properties would be \$940,500. Persons wishing to present their views may attend the Public Hearing and provide written and/or oral testimony concerning the priority of needs for which the Entitlement Funds might be used, or submit written comments prior to the Public Hearing to the Housing & Community Services Division office at 1500 Warburton Avenue, Santa Clara, California or to mroaf@santaclaraca.gov. The public hearing location is fully accessible by wheelchair and public transportation. People with impaired speech or hearing may call (408) 615-2490 through 711, the nationwide Telecommunications Relay Service. If you need sign language interpretation or translation for languages other than English, please call (408) 615-2490 at least one week in advance of the hearing. Reasonable modifications in policies, procedures and/or practices will be made as necessary to provide access for all individuals with a disability or with limited English proficiency.

Rod Diridon, Jr., City Clerk