



**CITY OF MILPITAS**

---

**CONSOLIDATED ANNUAL  
PERFORMANCE EVALUATION  
REPORT (CAPER)**

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**FISCAL YEAR 2014-2015**

**APPROVED BY MILPITAS CITY COUNCIL SEPTEMBER 15, 2015**

# CITY OF MILPITAS | CONSOLIDATED ANNUAL PLAN PERFORMANCE EVALUATION REPORT

JULY 1, 2014 - JUNE 30, 2015

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CITY OF MILPITAS  
**CONSOLIDATED ANNUAL PLAN PERFORMANCE EVALUATION  
REPORT (CAPER)**

JULY 1, 2014 - JUNE 30, 2015

**EXECUTIVE SUMMARY**

During fiscal year 2014-2015, the City of Milpitas received \$395,456 in Community Development Block Grant (CDBG) funds. A total of \$59,318.40 was allocated to 12 different public service providers. These public services include a variety of programs such as: 1) supportive services for domestic violence families, 2) senior legal aid, 3) supplemental supplies of food and clothes program, 4) homeless shelter and supportive services, 5) recreational assistance programs, 6) child advocacy, 7) family literacy program, 8) long-term care ombudsman services for senior in care facilities, 9) adult day care services, 10) fair housing services and 11) meals for home-bound seniors.

With regards to non-public service activities, Milpitas allocated \$257,046.40 to 4 different non-public service providers, these services will include: 1) funding for the modernization of elevators for a senior project, 2) home repairs and improvements for senior and physically, disabled persons, 3) Milpitas Single-Family Rehabilitation Loan Program and 4) apartment/home rehabilitation that includes weatherization, energy conservation, and code deficiency repairs.

The 15-day public review period on the Milpitas CAPER was advertised from August 21st to September 4th, 2015 for public review and comments. The Milpitas City Council held a public hearing on September 15, 2015. No comments were received prior to or during the City Council public hearing to be incorporated into the final document. Community Development Block Grant funds will be provided to all segments of Milpitas population including geographical areas with concentrated low-income households.

**Certification of Discharge Policy**

The City of Milpitas will be working with the State of California Department of Corrections and County of Santa Clara Department of Corrections to establish a comprehensive policy and strategy for the housing and placement of offenders in the community. The Discharge Placement Policy seeks to provide direct help and assist for the placement of prisoners released from jails, hospitals, and other facilities in order to prevent homelessness.

**Public Comments:** There were no public comments to be provided from the City Council Public Hearing held on Tuesday, September 15, 2015 nor during the public review period.

## **Introduction**

Pursuant to the Department of Housing and Urban Development (HUD) funding requirements and in conformance with 24 CFR Part 91.520 Performance Report, City of Milpitas has prepared and will be recommending for approval of its 2014-2015 Consolidated Annual Performance Evaluation Report (CAPER). The CAPER describes: 1) the City's low and moderate income housing and community development activities carried out during the past fiscal year 2014-2015, 2) the funding resources that were made available for low-income activities, and 3) the number of low-income households who received assistance with housing-related needs.

The CAPER also evaluates the City's overall progress in carrying out those priority projects that were identified in the approved Five Year (2012-2017) Consolidated Plan and One-Year Action Plan. To date, Milpitas has continued to meet its overall one-year goals and will be on target to meet its goals for the Five-Year Consolidated Plan.

## **SUMMARY OF THE CONSOLIDATED PLAN ANNUAL PERFORMANCE REPORT**

The CAPER'S Narrative Report consists of the following:

- Summary of Accomplishments
- Resources Made Available/Leveraging Resources
- Status of the Actions Taken during the Year to Implement the City's Goals and Objectives
- Affirmatively Furthering Fair Housing
- Accomplishments (Households and Persons Assisted)
- The City's Self-Evaluation on the Progress Made in Addressing and Identifying the Priority Needs and Objectives
- Citizens Comments and Public Review

## **PUBLIC REVIEW OF THE CAPER**

The CAPER was made available for public review and comments for a 15-day public review period from August 21, 2015 to September 4, 2015. Copies were sent out to CDBG Service Providers and all interested parties. Copies are also made available in the Milpitas Public Library, Public Information Counter at Milpitas City Hall and City's Website. The Milpitas City Council held a public hearing and adopted the CAPER on Tuesday, September 15, 2015. After the public hearing, public review comment period, a copy of the CAPER along with the Financial Summary Grantee Performance Report, Summary of Housing Accomplishments and Integrated Disbursement and Intonation System (IDIS) reports will be forwarded to the Department of Housing and Urban Development (HUD) by September 30, 2015. Public Notice of the CAPER public review and the City Council's public hearing notice were advertised in the Milpitas Post, along with letters to Public Service and Housing Providers and other interested parties were mailed.

## GEOGRAPHIC DISTRIBUTION

The specific geographic areas in which the City of Milpitas provided direct assistance with CDBG funds during the fiscal year 2014-2015 contains an inclusive population. The rationale for allocating CDBG funds are based on financial, social and economic needs of several working class neighborhoods. Neighborhoods such as Sunnyhills, Selwyn, Shirley, Dempsey Road, Temple Drive and Adams Ave have high concentration of low income populations which have benefited from CDBG funds such as: Housing Rehabilitation Loan Program, Next Door Solution to Domestic Violence, YWCA Silicon Valley, Milpitas Food Pantry, Milpitas Recreation Assistance Program, Rebuilding Together, The Health Trust, Project Sentinel, Senior Adults Legal Assistance, HomeFirst, and Terrace Gardens Senior Housing Project.

## SUMMARY OF ACCOMPLISHMENTS

The City of Milpitas uses a variety of funds to support services and provide affordable and supportive housing activities during the past fiscal year. Milpitas received direct federal funds of \$395,456 for fiscal year 2014-2015 from the CDBG Program and \$9,706.06 in Program Income in form of the payments from the Housing Rehabilitation Program. The loan payments from the rehabilitation program serve as a revolving loan fund that will go back into the program. The total CDBG funding for FY 2014-2015 was approximately \$405,162.06.

Please note, as reported in the City's 14/15 Action Plan, it was estimated that the City's CDBG 20% Program Administration limit was \$88,698.00. This was based on an allocation of \$393,490 and anticipated program income of \$50,000.00. However, the City only received \$9,700 of program income. Therefore the maximum amount allowable for program administration is \$80,938. The City expended \$96,199.62, an overage of \$15,261. The City will reimburse the program account for the overage in administrative expenses.

Milpitas continues to support and encourage the Housing Authority of Santa Clara County efforts to increase Section 8 vouchers for Milpitas residents. To date, the Housing Authority has identified 615 Section 8 tenants in Milpitas and 1,892 residents on the waiting lists. Unfortunately, Milpitas has been informed by the Housing Authority of Santa Clara County that they do not have the funding to issue future Section 8 vouchers and the current waitlist is 8-10 years.

### ***Non-Public Services Provided***

A summary of the Milpitas housing and community projects accomplishments is presented below:

- **Rebuilding Together Silicon Valley** provides funding to preserving affordable housing through home improvements. The home improvements are prioritized by the homes which is in need of safety, energy efficiency, accessibility and mobility repairs and upgrades for very low-income homeowners. The primary focus is also to correct code deficiencies that are safety hazards. Home improvements include: increasing accessibility, modifying homes to include wheelchair ramps, grab bars, and hand rails; and increasing energy efficiency through weather-stripping, appliance replacements, vent cleaning, compact fluorescent lights replacements and windows. Other home repairs and rehabilitation work includes electrical repairs roof repairs and replacements, interior and exterior painting yard cleanup, plumbing repairs, bathroom modifications flooring (linoleum, carpet tile), heating installation, indoor and outdoor lighting, fences for safety, doors, steps, and smoke and carbon monoxide alarms. Milpitas provided

\$94,563.20 in CDBG funds for this project. A total of 30 Milpitas homes benefited from this project the past year.

**Goal/Objective:** This accomplishments exceeded its goal of 25 homes and rehabilitated 30 low income homes.

- **San Jose Conservation Corporation** provided apartment rehabilitation which include weatherization, energy conservation and mitigating code deficiencies for very-low to low-income Milpitas households. The project also provides valuable, vocational education to at-risk, disadvantaged, young adults with the opportunity of hands-on training by working on the rehabilitation projects.

**Goal/Objective:** The goal was accomplished as they served six (6) residents.

- **Terrace Gardens Senior Housing** received funds to modernize three (3) elevators and upgrade electrical and mechanical components to meet state and local codes. A total 148 very low and low-income seniors benefited from this project the past year.

**Goal/Objective:** This goal was accomplished with the modernization and upgrade of elevators and its components.

- Milpitas Single-Family Rehabilitation Loan Program provides housing rehabilitation at a low-interest rate loan to very-low and low-income homeowners with the goal of preserving City's neighborhoods through the conservation of existing stocks. The loans are for eligible improvements identified through inspections. Rehabilitation addresses building codes issues, home improvements and other housing deficiencies and to ensure that the rehabilitation units are free of lead based paint. Program income is generated through repayments of loans; that money then is contributed back into the program enabling the program to continue. Milpitas provided \$351,521 (includes \$9,706.06 Program Income and \$50,000 for Rehabilitation Administration) in CDBG funds for this report. A total of 1 Milpitas homeowner benefited from this project the past year.

**Goal/Objective:** This goal was not accomplished as only 1 rehabilitation of a single family home was completed out an anticipated goal of 2. During FY 2014-2015, two homes were being rehabilitated in which only 1 was 100% completed, and the other as of June 30, 2015 was 99% completed, but still awaiting notice of completion.

### ***Affordable Housing Programs and Opportunities***

- **Housing Trust Silicon Valley** has raised approximately over \$84 million and have leveraged this amount to over \$1.88 billion to create 12,699 housing opportunities for families and individuals within Santa Clara County. To date, a total of fifty-five (55) loans in the amount of \$536, 620 were approved for Milpitas First-Time Homebuyer residents with low-interest rates from Housing Trust Silicon Valley.
- **Mobilehome Park Rent Control Ordinance** has allowed the continuance of affordable rent for the 527 Mobile home units located within four mobile home parks, which are regulated by the

1992 City's Rent Control Ordinance which guarantees long-term affordability. Seventy-two percent living in these mobile home parks are senior citizens over the age of 60-years-old.

- Milpitas continues to implement its Transit Area Specific and Mid-Town Specific Plans around the proposed new BART Station which is proposing a range of densities that would allow up to an additional 5,500 new dwelling units and 3,000 units from the Midtown Specific Plan.
- As required by State Planning Law, Milpitas hired a consultant, Bay Area Economic (BAE) to prepare its General Plan Housing Element (2015-2023) which identifies policies, goals and objectives to further affordable housing opportunities. It was approved by the State of California, Department of Housing and Community Development (HCD) and adopted by City Council on April 28, 2015. Milpitas next Housing Element will be due in January 2023.
- County of Santa Clara Fair Housing Task Force continues to participate in quarterly countywide Fair Housing Task Force meetings with other jurisdictions within Santa Clara County. The task force addresses a variety of issues from housing discrimination, foreclosures, redlining, and fair housing policies. Guest presenters are also invited to attend the meeting from special topics.

### ***Met or Exceed 3-5 Year Goals and Expectations for Affordable Housing***

Milpitas appears to be on target to meet and exceed its goals and expectations for affordable housing identified with the 2012-2017 Consolidated Plan:

- Milpitas currently has 1,248 affordable housing units with long-term affordability restriction agreements for very-low, low- and moderate-income households and senior citizens. The types of units include single family, attached townhomes and multi-family rental. An estimated additional affordable housing units with long-term restrictions agreements has submitted to the City of Milpitas for project review and approval. If approved, upon completion of construction, a total of 1,317 affordable housing units will be available for very low, low and moderate-income households.
- City of Milpitas may incentivize and encourage the development of affordable housing with either/or: wavier of certain development fees, park/open space fees, and/or consider a reduction in development standards to assist the project.
- Prior to the dissolution of Milpitas Redevelopment Agency (RDA), RDA provided funding required 20% housing set-aside funds for affordability housing inside and outside of the project areas. In the past years, RDA provided over \$50 million in assisting developers and first-time homebuyers through park fees or impact fees and low interest rate loans. However, with dissolution of RDA effective February 1, 2012, the ability to support and financial fixture affordable housing units will be extremely difficult.
- Milpitas has negotiated with developer of South Main Street Senior Lifestyles Project to provide 48 very-low income designated units of the total 389 units.
- The Housing Authority of Santa Clara County, HUD and the City has continued worked with the property owner of Sunnyhills Apartments to maintain the Section 8 contracts for the 151 units

at-risk of converting to market rate. The additional 151 Section 8 Program vouchers have been maintained for low-income tenants.

- Milpitas has updated its General Plan Housing Element (2015-2023) which will include polices, goals and objectives to support affordable housing opportunities.

### ***Met or Exceed 3-5 Year Goals and Expectations for Homelessness***

On January 27th and 28th, 2015, Santa Clara County administered a biennial point-in-time Homeless Census and Survey. The goal of the Homeless Census and Survey is to locate, identify, and eventually house the county's most vulnerable individuals into permanent supportive housing. A total of 112 unsheltered Milpitas residents were identified as homeless in 2015, this presents a 15% increase in homeless persons (95) from the previous homeless survey in 2013. Milpitas will continue to provide funding to address homeless issues throughout the city.

Milpitas will continue to support County of Santa Clara efforts to obtain homeless funds from the McKinney-Vento Act for Emergency Shelter Grants (ESG) to assist over 6,000 county residents identified as homeless in the 2015 homeless survey.

During the state-mandated Housing Element process Milpitas has amended its Zoning Ordinance to include the following:

- Modify Zoning Ordinance to allow transitional/supportive housing in MXD Zoning Districts.
- Modify Zoning Ordinance to allow manufactured homes in all zoning districts where residential developments are allowed.
- Milpitas will continue to provide funding to HomeFirst to provide shelter and support services for homeless Milpitas residents.

Milpitas is on target to meet its 3-5 year housing goals and expectation for homelessness.

### ***Met or Exceed 3-5 Year Goals and Expectations for Public Services***

Based on the variety of public services being provided Milpitas appears to be on target to meet or exceed its goals and expectations for public services identified within the five year Consolidated Plan.

#### ***Public Services Provided***

- **Catholic Charities Long Term Care Ombudsman Program** provides services to six (6) long-term care facilities through regular site visits by trained, certified community volunteers. Volunteers will respond to complaints, mediate fair resolution to problems, and advocate for quality of care and residents' rights to at least 68 frail, chronically-ill, elderly residents in those facilities. Milpitas provided \$5,000 in CDBG funds to this program. In total, 87 elderly residents benefited from this program during the past year.

**Goal/Objective:** This accomplishment has exceeded its goal, 87 Milpitas residents were served, in comparison to the anticipated 68 residents.

- **City of Milpitas' Recreation Assistance Program** provides monetary assistance to subsidize recreational programs to low and very low-income youths. The previous Milpitas Stay & Play After School and Camp Stay and Play Programs have been incorporated into the Milpitas Recreation Department Recreation Assistance Program. Milpitas provided \$5,000 in CDBG funds to this program. A total of 47 Low-income Milpitas youths participated in the program.

**Goal/Objective:** This accomplishment has exceeded the goal as 47 Milpitas youths were served, in comparison to the anticipated 40.

- **Child Advocates of Silicon Valley** provides court-appointed, foster care children to special advocates (CASA) to provide one-on-one consistent and permanent support, by remaining in the child's life during the whole duration of the child's time in the foster care system. The CASA provide consistent critical emotional and educational support due to the absentee and inconsistencies of the child's parent(s)/guardians/adults in his/her life. Milpitas provided \$5,000 in CDBG funds to fund 25-30 children.

**Goal/Objective:** This accomplishment has exceeded their goal by servicing 32 children. In addition recruited 311 CASA volunteers, trained 201 CASA volunteers, supported 564 CASAs to work with foster children, providing 7,406 hours of continuing education and over 54,000 hours of volunteer hours to the community.

- **HomeFirst** provides shelter and supportive services for homeless adults, youth, and families in Milpitas. Programs include housing and education services to help clients overcome barriers to housing and employment to encourage self-sufficiency. HomeFirst services ranges from emergency shelter to transitional programs permanent housing and after-care services. Milpitas provided \$5,000 in CDBG funds to this program. HomeFirst provided 574 personal nights days to 33 Milpitas residents.

**Goal/Objective:** This accomplishment has exceeded the goal as 33 unduplicated Milpitas Residents were served in comparison to the anticipated 20 residents. A total of 574 personal shelter days were also recorded.

- **Live Oak Adult Day Care Services** specializes in adult day care services for frail and dependent at-risk senior residents including: respite for family caregivers, provides nutritious meals, counseling, referrals, and case management to support family members in their efforts to maintain their dependent senior relative in the family home. Milpitas provided \$5,000 in CDBG funds to this program. A total of 5 Milpitas senior residents with 214 days of social adult day care service benefited from this program the past year.

**Goal/Objective:** This accomplishment has not met its goal, as only 5 unduplicated Milpitas Seniors were served instead of the anticipated 12. Live Oak stated difficulties and barriers in the location of the adult day services. The day services for Milpitas residents were located in Willow Glen of San Jose, leading families to lose interest in driving their elders far or arranging transportation. Live Oak's executive director is researching the feasibility of having a satellite program inside Milpitas to encourage and entice more Milpitas clients and participation.

- **Milpitas Food Pantry** is a locally-based organization that provides supplemental emergency supplies of food to low-income individuals and households and other household items such as clothes, toiletries and school supplies. The Milpitas Food Pantry collects, purchases and store food supplies to distribute. Milpitas provided \$9,318.40 in CDBG funds for this program. A total of 1,026 very low and low-income households (2,959 persons) benefited from this program during the past year.

**Goal/Objective:** This accomplishment has exceeded the goal. As 1,026 unduplicated Milpitas Residents were served in comparison to the anticipated 800-1,000 residents.

- **Milpitas Family Literacy Program** is located only at Title I elementary schools in the Milpitas Unified School District to teach low-income, pre-school aged children and their families (and often bilingual): book handling skills, reading out loud, and other kindergarten readiness strategies for parents and pre-school aged children. In addition the program provides free weekly book exchanges to encourage reading at home with his/her parents. Milpitas provided \$5,000 in CDBG funds for this program. A total of 35 families benefited from this program last year.

**Goal/Objective:** This accomplishment has met its goal, as 30 unduplicated Milpitas pre-school aged children and families were served or 60 individuals.

- **Next Door Solutions to Domestic Violence** provides shelter for up to 30 days for women and children victims of domestic violence in need of emergency shelter. Milpitas provided \$5,000 in CDBG funds to this project. Three (3) Milpitas residents benefited from the emergency shelter this past year and an additional sixty-three (63) were provided non-residential services such as: crisis counseling, support groups, individual therapy, legal assistance and advocacy in the past year.

**Goal/Objective:** This accomplishment was not met, as only three (3) residents were housed in emergency shelter instead of the anticipated five (5). The number was not met because only 1 family in Milpitas requested shelter.

- **Project Sentinel** provides fair housing education and landlord-tenant dispute resolution services along with mortgage default, delinquency and pre-purchase counseling to Milpitas residents. Public education and outreach activities for both fair housing and landlord-tenant services includes Rent Watch, rental housing advice column, distribution of brochures, radio and television public service announcements, presentations and workshops. Milpitas provided \$15,000 in CDBG administration funds to this project. This project benefits all Milpitas residents.

**Goal/Objective:** This accomplishment has exceeded the goal, as 73 referrals by Milpitas Residents were served.

- **Senior Adults Legal Assistance (SALA)** provides free legal services to Milpitas elderly citizens. SALA provides services by appointments only at 23 senior centers throughout Santa Clara County, one being the Milpitas Senior Center. SALA has served Milpitas seniors since 1979. SALA provides an on-site intake sessions twice a month. Five, half-hour session's appointments are available at each intake session for the elderly to meet with SALA representative. Home visits

are also available for those seniors who are home-bound or reside in nursing homes. Milpitas provided \$5,000 in CDBG funds to the program. A total of 49 senior citizens benefited from these services during the past year. SALA also conducted a community education seminar at the Milpitas Senior Center for senior citizens.

**Goal/Objective:** This accomplishment has exceeded the goal, as 49 unduplicated Milpitas Seniors were served, in comparison to the anticipated 38 seniors.

- **The Health Trust** provides nutritionally-balanced, home-delivered meals daily to six (6) unduplicated, home-bound seniors, as well as increasing social interaction and provide additional wellness checks. Milpitas provided \$5,000 in CDBG funds to this program. A total of 1,636 daily, nutritionally-balanced meals were delivered to six (6) Milpitas seniors in fiscal year 2014-2015.

**Goal/Objective:** This accomplishment has met its goal of 6 unduplicated Milpitas Residents.

- **YWCA of Silicon Valley** provides supportive services for domestic violence victims including: 24-hour tool of free bilingual (English/Spanish) crisis hotline, confidential emergency shelter, counseling, case management, individual and group therapy, support groups, children's art therapy, safety planning and domestic violence education. Milpitas provided \$5,000 in CDBG funds to the program. A total of 20 Milpitas households benefitted from these services during the past year.

**Goal/Objective:** This accomplishment fell short of the goal of assisting 30 Milpitas residents (24 instead of 30). YWCA surpassed its goal in providing direct supportive services and crisis counseling/information to survivors through referrals from the Milpitas Police Department as 110 individuals were assisted. City Staff has met with the sub-recipient in strategies to additional outreach and other further assistance as requested to increase the program awareness that may restrict the project from reaching 30.

## **RESOURCES MADE AVAILABLE**

Milpitas received \$405,162.06 (including \$9,706.06 of Program Income) in CDBG funds during FY 2014-2015 from housing and community development activities. Milpitas used these CDBG funds to carry out the activities identified in the Five-Year Consolidated Plan. All activities were carryout Citywide; there were no specific geographic concentration of resources. However, the specific geographic areas in which Milpitas have provided direct assistance with CDBG include low-income neighborhoods. The rationale for targeting these areas for allocating CDBG funds are based on financial, social, and economic needs of several working class neighborhoods.

On March 5th and April 15th, 2014, the Milpitas Community Advisory Commission (CAC) and City Council held public hearings to allocated \$395,456 of CDBG funds. The funds were used for a variety of public services, programs and activities.

### ***Leveraging Other Resources***

Milpitas has leverage other resources in support of affordable housing and community projects which includes:

- Provide land donation (\$12.4 million by Milpitas Housing Authority) to developer to construct South Main Senior Lifestyles apartments with 48 very low-income units for seniors.
- Participate in Countywide Fair Housing Task Force to address various housing issues throughout Santa Clara County.
- Participating in a Countywide Regional Countywide Housing Task Force to consider adoption housing nexus study and developer impact fees.

Provided over \$37 million in Capital Improvement Projects (CIP) on community and parks projects to enhance quality of life for Milpitas residents. The following listing identifies the financial resources that have been used to leverage funds within the City of Milpitas Capital Improvement Program 2015-2020 (CIP):

City Building ADA Compliance Review	\$50,000
Sports Center Skate Park	\$1,650,000
Alviso Adobe Renovation	\$6,474,272
Murphy Park Picnic Playground Renovation	\$3,750,000
Sports Center Sports Fields	\$2,875,000
Park Access Improvements and Resurfacing	\$600,000

The majority of the public service agencies have also leverage their funds with a variety of public, private funding sources including other foundations, corporations, and private donations. Milpitas CDBG application process requires applicants to explain their method and strategy of leveraging funds for their programs and activities. Milpitas will continue to seek creative and alternative methods to leverage its funds and continue to financially support a variety of housing and public services programs and activities.

## STATUS OF OTHER ACTIONS TAKEN DURING THE YEAR TO IMPLEMENT THE CITY'S GOALS AND OBJECTIVES

### *Existing Public Policy (On-Going Implementation)*

The City of Milpitas has approved and adopted four important documents which will have a major impact on the City's future housing policies: 1) The Midtown Specific Plan, 2) Milpitas General Plan Housing Element, 3) Milpitas Five-Year Consolidated Plan (2012-2017) and 4) Transit Area Specific Plan.

- **Midtown Specific Plan:** Milpitas continues to implement the Midtown Specific Plan. Overall, the plan calls for up to 4,000-5,000 new dwelling units, support retail development, new office developments at key locations, bicycle and pedestrian trails linking the areas together and new parks to serve residential development. Residential densities up to 60 dwelling units per acre will be accommodated with parking reductions for developments with 1/4 miles of the Transit-Oriented Development Overlay Zones. The Milpitas City Council adopted the Midtown Specific Plan in March 2002. To date, approximately 1,317 housing units have been approved or under construction within the Midtown Specific Plan Area.
- **Milpitas General Plan Housing Element (2015-2023):** As required by State of California Housing Element Law, City of Milpitas has certified and adopted its General Plan Housing Element, which

establishes goals, policies and objectives over the next eight years. Identifying adequate housing opportunity sites, appropriate densities to meet the Regional Housing Needs Determination (RHND) housing goals as determined by ABAG, affordable housing at-risk, governmental constraints and housing costs are several issues that will be addressed.

- **Consolidated Plan (2012-2017):** City of Milpitas submitted its Five-Year Consolidated Plan was approved by HUD in August 2012. The Consolidated Plan is a comprehensive planning document that identifies the City's overall needs for affordable housing and non-housing community development activities and outlines the strategy to address the identified needs. Staff is working on updating the next Consolidated Plan for 2018-2023.
- **Transit Area Specific Plan:** Preparation of a report for over 400 acres around the light rail and future Montague/Capital Bart station in Milpitas for specific types of land uses, streetscape, design guidelines, and high-density residential development within half mile of the light rail and BART stations. High-density residential development would allow up to 60 dwelling units per acre. The plan also allows for a bonus of 25% increased density with a use permit. In addition housing developers can apply for the State Density Bonus. If the use permit and density bonus are approved, a developer could potentially have up to 90 dwelling units permitted on approved sites. The Transit Area Specific Plan has the potential to provide 5,000 to 7,000 additional dwelling units in Milpitas. To date, Milpitas has approved or under construction eleven (11) applications for development within the Transit Area Specific Plan with over 3,200 new housing units.

Also, Milpitas has continued to demonstrate a commitment to providing a variety of affordable housing units to increase the City's housing supply through the use of the Density Bonus Ordinance, and first-time homebuyers program. Milpitas has and will continue to consistently negotiate with developers to provide a percentage of the units as affordable through the use of incentives such as reduction in development standards, waiver of developmental fees, and financial concessions.

Milpitas has also taken steps to streamline the permit processing procedures to expedite the approval of affordable housing projects. Milpitas in terms of the approval process has given these projects special priority for fast track approval. Milpitas policies as well as its financial commitment will continue to support, maintain and improve on affordable housing opportunities for its residents.

### ***Public Housing Improvement and Residents Initiatives***

Presently, there is no public housing within the City of Milpitas.

### ***Institutional Structure***

There are no weaknesses identified in the institutional structure.

### ***Actions Taken to Overcoming Gaps in Institutional Structures to Enhance Coordination***

Milpitas continues to work closely with the State, County, local jurisdictions, public and private agencies to provide and coordinate strategies and provide available resources within the community. The

Milpitas Housing Element serves as the guide to policies and principles in providing affordable, safe and decent housing to all segments of the population.

Also, Milpitas has prepared and submitted its updated Consolidated Plan (2012-2017) to identify its CDBG housing and community goals and objectives over the next five years. Milpitas continues to serve on the Housing Bond Advisory Committee within Santa Clara County to raise approximately \$20 million dollars to address the affordable housing and homeless support programs throughout the entire County.

Milpitas continues to participate in several countywide groups such as: Fair Housing Task Force, CDBG Coordination meetings, HOME Consortium, Regional Countywide Housing Task Force, and Homelessness Prevention over the next 10 years. Finally, Milpitas continues to support and encourage intergovernmental cooperation among the various public agencies and organizations to foster coordination and avoid the duplication of services and the effective use of financial resources. Projects such as the Countywide Homeless Survey, Fair Housing Report, Countywide Fair Housing Task Force, Housing Trust Fund, and Regional Countywide Housing Task Force are just a few examples of the City of Milpitas collaboration among the other jurisdictions in Santa Clara County.

### ***Lead Based Paint Hazard Reduction***

Milpitas has updated its information on lead-based paint hazard which will continue to be provided to all property owners and residents prior to any housing rehabilitation work being performed. If the property appears to have lead-based paint hazard, the property owner will be notified and further testing will be required to abate the problem. Milpitas has allocated \$50,000 of Single Family Rehabilitation Program Administration funds to implement compliance with the HUD Lead-Based Paint regulations.

Milpitas will continue to work with its Building Division and County of Santa Clara Environmental Health Department, as funding becomes available, in the design and implementation programs related to the detection, abatement, presentation and education of lead paint in the housing stock.

## **AFFIRMATIVELY FURTHERING FAIR HOUSING**

The state-mandated updated Housing Element (2015-2023) was submitted, certified, and approved by the Department of Housing and Community Development (HCD) and City of Milpitas' City Council pursuant to State Housing Element Law, the following updates will be incorporated into the document to further fair housing opportunities for lower income households:

- Milpitas Zoning Ordinance was amended to permit emergency shelters without discretionary review "by right" within certain zoning district. In the past, this use would require a discretionary review by Planning Commission and or City Council through the conditional use permit process which could be denied with opposition. Development standards will also be incorporated to promote and regulate orderly development.
- Milpitas Zoning Ordinance was amended to permit transitional and supportive housing without discretionary review "by right" within certain residential zoning districts. These uses will be subject to the same development standards and restrictions as other residential uses within the same zoning districts.

- Milpitas Zoning Ordinance was amended to permit single room occupancy units by discretionary review by Milpitas Planning Commission. These uses will also be subject to development standards to promote and regulate orderly development.
- Milpitas will review and consider updating any policies, ordinances or procedures to further allow reasonable accommodation for persons with disabilities in the application of housing opportunities.
- Milpitas' City Council directed that all new residential developments applications submitted after June 16, 2015 shall provide five percent (5%) of very-low or low-income residential units with a restriction of fifty-five (55) years or contribute an amount to the City equivalent to the five percent (5%) of the construction value or a combination of both.
- Milpitas continues to support Project Sentinel's fair housing services. Project Sentinel provides fair housing education, enforcement, tenant/landlord and dispute resolution services along with public education and outreach activities for both fair housing and tenant/landlord services for Milpitas residents.

In May 2011, the Milpitas City Council held a public hearing, reviewed and approved the updated Analysis of Impediments to Fair Housing Choice (AI) Report and its recommendations. The AI Report identified several impediments such as demographics, advertising, cases of housing discrimination, awareness of local fair housing services and public policies housing affordability will be addressed and implemented by Milpitas. The AI coincides with the update of the Consolidated Plan. Both documents will be updated by staff in the upcoming months.

The following actions have been taken during the past year to further implement the recommendations identified in the AI Report:

**Statistical Summary: 4th Quarter (April 1- June 30, 2015)**

Project Sentinel handled a total of 27 cases and did 6 outreach events, had 3 fair housing cases, 4 consultations on fair housing and 0 calls on Fair Housing. During this reporting period, Project Sentinel Staff conducted the following outreach and education activities relevant to City of Milpitas:

- June 10, 2015 – Presentation for Atheist Community of San Jose | San Jose, CA: Senior Fair Housing Coordinator presented fair housing laws to Atheist Community of San Jose, in which 1 of the 25 attendees were resident of City of Milpitas. The presentation went over fair housing laws and focused particularly on religious discrimination against non-religious individuals and their rights.
- May 26, 2015 – Training for Apartment Owner's Association Members | San Jose, CA: Fair Housing Director did a 90 minute presentation on "Fair Housing is Good Business," to 38 members of the Apartment Owner's Association comprised of "mom and pop" owners who managed property throughout Northern and Central California. In addition an extensive question and answers were conducted with one member owning property in the City of Milpitas.

- May 18, 2015 – Training for Downtown Streets Team Staff | San Jose, CA: Fair Housing Coordinator led an hour-long housing presentation on fair housing laws and answering specific housing-related questions. The staff in attendance service all of Santa Clara County which includes the City of Milpitas.
- May 15, 2015 – Project Sentinel’s Fair Housing Symposium | Mountain View, CA: The symposium provide an opportunity for dialogue between individuals with diverse background and experience in housing and experiences in discrimination. The day long even attracted various fair housing advocates and stakeholders from all the bay area. Forty-two (42) attendees serviced Santa Clara County which includes City of Milpitas.
- April 8, 2014 – California Apartment Association Annual Northern California Expo | Santa Clara, CA: Fair Housing Staff tabled at the expo attended by various owners, managers and service providers which included those who had property in Milpitas. Fair housing brochures were passed out included handing out 300 additional brochures on familiar status discrimination and assistance animals.

**Statistical Summary: 3rd Quarter (January 1 – March 31, 2015)**

Project Sentinel handled a total of 21 cases, did 2 outreaches, 2 consultations on fair housing and had 1 fair housing call. During this reporting period, Project Sentinel Staff conducted the following outreach and education activities relevant to City of Milpitas:

- March 17, 2015 – Training for San Andreas Regional Center | Campbell, CA: Fair housing coordinator conducted an in-depth presentation for service coordinators who provided supportive service to people with developmental disabilities. Service providers received training on familiar status, national origin, and source of income discrimination and instruction on disability discrimination and reasonable accommodations. The service providers provided services for residents in Milpitas.
- February 19, 2015 – Tabling at Milpitas Library | Milpitas, CA: Staff set up a resource table in the mail lobby and passed out fair housing brochures and informational handouts. In which, 10 residents visited the booth seeking more information with 4 signing up to receive information on upcoming fair housing workshops.
- February 19, 2014 – Brochures Distributions | Milpitas, CA: Staff delivered brochures at the Milpitas Senior Center, Milpitas Community Center, Milpitas City Hall, and at Peet’s Coffee Shop.
- January 24, 2015 – Rental Housing Network Presentation | San Jose, CA: Staff provided a fair housing presentation sponsored by the Rental Housing Network that provides tool and resources for small rental property in Silicon Valley. Thirty-eight providers attended, in which 2 are Milpitas residents.

**Statistical Summary: 2nd Quarter (October 1 - December 31, 2014)**

Project Sentinel handled a total of 5 outreaches, 12 cases and out of those 12 cases, 3 were fair housing with 2 consultations and 4 fair housing calls.

During this reporting period. Project Sentinel Staff conducted the following outreach and education activities relevant to City of Milpitas:

- November 25, 2014 – Training for Housing Choices Coalition Staff | San Jose: Staff provided a fair housing presentation for a staff of 13. Housing Choices Coalition is a non-profit that works with individuals with developmental disabilities on housing-related issues.
- November 13, 2014 - Training for all MidPen Staff | San Jose: Approximately 175 staff servicing any of the MidPen properties including Milpitas had to attend training. The training was an overview of fair housing laws and details about protected classes and reasonable accommodations and modifications and HUD requirements about service animals and reasonable accommodations.
- November 10, 2014 – Outreach to Fremont Freelance Journalist with Indian Express and TriCity Voice | Fremont & Milpitas, CA: Fair housing coordinator met with freelance journalist who works for Indian Express and TriCity to collaborate on outreach to the Indian community. The journalist distributed brochures and translated to Hindi on print and social media platforms along with Hindu temples.
- November 4, 2014 – Fair Housing Workshop at Barbara Lee Senior Center | Milpitas, CA: Workshop was conducted at the senior center to provide overview of fair housing rights with 4 Milpitas residents attending the workshop. Staff distributed an additional 20 informational flyers on fair housing rights and Project Sentinel’s services to staff and visitors at the senior center.
- October 26, 2014 – Make a Difference Day Community Health and Wellness Faire | Milpitas, CA: Staff delivered a short introduction of Project Sentinel’s services and was available for question at a table staged near the Milpitas Lions Club, also in attendance was the mayor.
- October 23, 2014 – Housing Choices Workshop/Panel | San Jose, CA: Staff presented and sat on a panel about fair housing choices for parents of adult disabled children and how to help their children live independently. Attendees reside in Santa Clara County including those serving City of Milpitas.
- October 18, 2014 – Global Real Estate Investors Club | Milpitas, CA: Fair housing director conducted a 2 hour training on fair housing rights and responsibilities for members of the Global Real Estate Investors Club – primarily Chinese investment property owners who own properties throughout Silicon Valley.

**Statistical Summary: 1st Quarter (July 1 -September 30, 2014)**

Project Sentinel handled a total of 12 cases. The total cases handled out of the total of 12 cases: 1 fair housing case, 2 consultations and 3 housing calls related to fair housing. In addition 4 outreaches were done.

During this reporting period, Project Sentinel Staff conducted the following outreach and education activities relevant to City of Milpitas:

- September 4, 2014 – Milpitas Library and Barbara Lee Senior Center | Milpitas, CA: Staff distributed fair housing brochures, day care brochures and familiar status leaflets to the Milpitas Main Library. Staff also tabled at the center including providing a workshop for the residents in attendance.
- August 25, 2014 – Outreach to Indian Community | Milpitas, CA: Met with freelance journalist who writes for TriCity and Indian Express to translate fair housing PSAs and advertisements. Journalist also provided a co-sponsored workshop for Milpitas residents.
- August 19, 2014 – Devries Senior Housing | Milpitas, CA: Staff provided an information workshop to describe Project Sentinel’s housing services to staff and awaiting if they are interested in training.
- August 18, 2014 – Milpitas Community Center | Milpitas, CA: Staff provided a free fair housing informational workshop and/or set up table at the Milpitas Community Center.
- August 18, 2014 – St. John’s the Baptist Catholic Church | Milpitas, CA: Staff spoke with a representative at St. John the Baptist Catholic Church about the possibility of doing a workshop and/or setting an informational table during one of their events.

**General Summary: Fair Housing Services and Community Outreach**

During the past program year, Project Sentinel provided the following fair housing and tenant/landlord dispute resolution services:

- Project Sentinel investigated a total of seventy-three (73) cases for the City of Milpitas. Of those 73, seven (7) were fair housing investigations that were more intensive and longer in duration.
- A total of 17 outreach sessions were held to benefit the general public regarding fair housing issues. Also, on-going advertising and continued outreach campaign to heighten public awareness of discrimination and fair housing services were provided.
- Housing and training seminars for tenants, owners, and managers were provided throughout Milpitas and documents were translated in languages commonly used in Milpitas i.e. Tagalog, Spanish, Vietnamese etc.

***Other Policies to Further Fair Housing***

Milpitas continues to support and encourage developers to consider higher density residential projects through the use of the Density Bonus Ordinance as a mechanism to increase the affordable housing opportunities for low and moderate-income families.

Milpitas Planned Unit Development (PUD) permit process allows for higher density (20-40 dwelling units per acre), if the applicant can demonstrate a public benefit. Housing developers have used this permit process to increase the density on their high-density multi-family projects, offering affordable housing units as the public benefit.

Milpitas continue to implement its Midtown Specific Plan to accommodate densities up to 60 dwelling units per acre in specific locations with 1/4 mile of the two light rail transit stations proposed in Milpitas. The adopted Midtown Specific Plan will accommodate a range of 4,000-5,000 dwelling units of various housing types and styles. Milpitas continues to implement its Transit Area Specific Plan for those properties that are located within VTA mile of the transit stations, Santa Clara Valley Transportation Authority (VTA) light rail and Bay Area Rapid Transit (BART). Residential properties within this designated area will be classified as multi-family, high-density residential development with a transit-oriented overlay. Densities up to 75 dwelling units per acre will be allowed within this zoning district. With a use permit and state density bonus, developers can obtain up to 90 dwelling units per acre within certain designated area of the transit area. A total of approximately 400 acres around the light rail and Montague/Capital Bart station will be designated.

Milpitas has also provided funding to HomeFirst and Project Sentinel, which provides a renter education program that includes information about legal protection against discrimination. Milpitas programs such as single family housing rehabilitation, first-time homebuyers has actively pursued an affirmative action plan. In addition there are rehabilitation loans and first-time homebuyer loans to assist low and moderate-income households are available to all persons of the City of Milpitas.

Brochures, public handouts and other fair housing information (i.e. information on security deposits, tenant responsibilities, remedies for obtaining repairs, tenant/landlord mediation, how-to protect tenant rights etc.) are available at the Information Counter at Milpitas City Hall. Copies of all handout information are provided in Spanish, Chinese and others included Tagalog and Vietnamese.

The Planning and Building Departments will continue to enforce policies, ordinance and procedures to guarantee that all disabled and special needs persons has reasonable accommodations as it relates to housing developments. The best means to further the housing opportunities for its diverse population is to continue to provide housing programs in the City, which preserves and expands the existing housing stock especially for large families with children. The narrative within the Consolidated Plan illustrates that the City's use of CDBG and other funding resources were directed towards meeting this goal.

## CONTINUUM OF CARE NARRATIVE

Milpitas will continue to fund the operations of a variety of support services and programs to address the needs of homeless persons and the special needs of persons that may require supportive housing. The supportive services and programs include the following:

- **Catholic Charities Long-Term Care Ombudsman Program** which provides services to long-term care facilities through regular site visits by trained certified community volunteers. The visits include speaking to residents and also responding to complaints to mediate fair resolution to problems and advocate quality care for senior citizens (87 chronically ill elderly residents).

Other supportive services funded in the City of Milpitas includes:

- **Milpitas Food Pantry** served about 1,026 very low and low-income households through weekly food supplements and household items. In addition the Health Trust provides Meals on Wheels to 6 homebound seniors.

- Supportive housing programs includes funding for **HomeFirst**, which provides shelter and supportive services to homeless adults, youths and families (574 shelter nights for 33 Milpitas residents).
- **Next Door Solutions to Domestic Violence** and **YWCA Silicon Valley** which provides supportive services for victims of domestic violence and their children sheltered a total of 23. Also both organizations provided supportive non-residential services for 83 individuals and worked with 110 Milpitas residents through referrals from the Milpitas Police Department.
- The goals of funding these supportive services, programs and housing activities are to assist homeless and non-homeless persons (individuals and families) on making the transition to permanent housing and independent living. Milpitas will continue to implement its Continuum of Care Strategy and take appropriate actions to provide funding to address the needs of its homeless and non-homeless populations.

## ACCOMPLISHMENTS

### *Households and Persons Assisted*

This section identifies the number of households and persons assisted through the various programs, activities and projects during the past FY 2014-2015. Milpitas has used its CDBG funds and other available resources to serve a wide range of very low and low-income households with a combination of housing rehabilitation services and providing affordable housing alternatives. The following information below outlines the specific goals established by the Plan and the accomplishments for the various categories of assistance:

### *Programs and Services to Address the Needs of Homeless Persons and Special Needs*

- **Milpitas Food Pantry** provides monthly supplemental food supplies to 1,026 very and low-income families.
- **Live Oak Adult Day Services** provides adult day care serves for 5 frail and dependent at-risk seniors residents.
- **HomeFirst** provides shelter and supportive services to homeless men, women and families for emergency shelter and case management to find housing opportunities. Programs include housing, education, employment and self- sufficiency. A total of 574 nights of shelter have been provided to 33 Milpitas residents.
- **Housing Trust Silicon Valley** continues to work to provide over 1,049 families in securing permanent housing with the *Finally Home Security Deposited Grant Program* to end homelessness and help those at-risk of being homeless. The individuals that benefited from the program include seniors, minors, female-head of households, chronically homeless and those directed from the County's Housing 1000 clients.
- County of Santa Clara Housing Authority continues to work with County Housing Authority to maintain and support existing Section 8 vouchers for Milpitas residents.

### *Program and Services to Prevent Persons and Families from Becoming Homeless*

- Milpitas has provided \$405,162.06 for service programs, which provided food, shelter, clothing, and other assistance to homeless persons, which served 3,584 persons.
- Milpitas continues to monitor the Sunnyhills Apartments (151 units) and the other 180 Section 8 Program tenants to prevent the at-risk conversion to market-rate units and the displacement of existing low-income households. Milpitas will continue to work with the property owner and HUD to maintain its long-term affordability.

### ***Programs and Services to Address Homeless Persons, Including Those with Special Needs, to Transition to Independent Living***

- **Next Door Solution to Domestic Violence** and **YWCA Silicon Valley** provided comprehensive shelter services for 23 women and their children including over 83 individuals with counseling, support groups, individual and group therapy legal assistance with restraining orders and advocacy. In addition, provided supportive services to another 110 referrals from the Milpitas Police Department.

### ***Actions to Assist Non-Homeless Elderly Persons***

- Milpitas has funded several programs which provided assistance and services to the elderly population such as: **Rebuilding Together** provided 30 home improvements services to senior homeowners; **Senior Adults Legal Assistance** provided 49 free legal services to Milpitas elderly; **Project Sentinel** provided fair housing and mediation service; and **Milpitas Food Pantry** provided food for 1,026 households.
- **Catholic Charities Long Term Care Ombudsman Program** provided on-going care to six (6) long-term care facilities in Milpitas through regular site visits by trained certified community volunteers who provided quality care to 87 frail, chronically-ill, elderly residents in those facilities.
- **The Health Trust** provided daily, nutritionally-balanced meals on wheels, social interaction and additional wellness for 6 home-bound Milpitas seniors.
- **Live Oak Adult Day Care Services** provided adult day care services for frail and dependent at-risk senior residents, respite for family caregivers and provides nutritious meals and snacks. Services include counseling, referrals, and case management, support family members in their efforts to maintain their dependent senior relative in the family home. This program provided services for 5 Milpitas senior residents.
- **Terrace Gardens Senior Housing Renovations and Improvements** provided CDBG funding for the modernization and upgrade of three elevators at the senior property.
- In FY 14-15, the Senior Nutrition Program budget was \$171,235 for Santa Clara County. Milpitas contributes 50% of that cost of \$85,618. In the past year, 240 unduplicated Milpitas residents were served of the total of 411 participants countywide.

## ***Actions to Assist Persons with Physical or Mental Disabilities***

The City of Milpitas has committed General Funds, Capital Improvement Project (CIP) and CDBG funds for the following on-going projects (2015-2020):

- City Buildings ADA Compliance Review involves the review of all City Buildings constructed prior to 2000 to confirm compliance with access requirements in accordance with American with Disabilities Act, to identify any deficiencies and recommend improvements. The City of Milpitas has allocated \$50,000 for this project.
- Alviso Adobe Renovation provides new park improvement and restoration that include structural stabilization, seismic strengthening and improvement in walkways, parking lot and picnic areas. The City of Milpitas has identified \$1,000,000 from the Park Fund.
- Murphy Park Picnic Playground Renovation provides for renovation improvements that increase the picnic area and ADA compliance assessment and improvements. The project will be funded \$3,750,000.
- Sports Center Sports Fields will include improvements and modification of lighting and bleachers to accommodation related fields and pathway improvements. An estimated \$2,875,000 is funded for this project through the Park Fund and the Midtown Park Fund
- Park Access Improvements and Resurfacing will provide for improvement and rehabilitation of vehicle, bike and pedestrian access for City parks. The project will be funded in the following year for about \$600,000.

A total of approximately \$13,275,000 has been allocated in the City of Milpitas' Capital Improvement Program (TIP) budget for the installation of these improvements and ADA compliance requirements.

## ***Actions to Assist Persons with Alcohol or Other Drug Related Problems***

Milpitas does not currently provide any funding for alcohol or other drug related problems as City Council has directed priorities for the funding.

## ***Actions to Taken to Improve Public Housing and Residents Initiatives***

There are no public housing units within the City of Milpitas.

## ***Actions to Address Obstacles to Meeting Underserved Needs***

Milpitas has provided funding CDBG funding and set priorities to meet underserved individuals and families, especially that of youth. The following programs serve the needs of underserved youths:

- **Child Care Advocates** recruits, trains and support volunteers to court-appointed children in the foster care system to remain a constant supportive presence throughout the whole foster care process, some until they are adults. With the CDBG funding they were able to serve 32 Milpitas children.

- **City of Milpitas' Recreation Assistance Program** provides financial assistance to very-low and low-income Milpitas youths for recreational programs at 50% of the costs in which 47 youths received.
- **Milpitas Family Literacy Project** provides kindergarten readiness program to low income, and often bilingual families through teaching the families book handling skills, reading out loud, and other readiness strategies.

### ***Actions to Foster and Maintain Affordable Housing and Eliminating Barriers to Affordable Housing***

Milpitas continues to work with HUD and the property owners of Sunnyhills Apartments to maintain the long-term affordability of the 151 units at-risk of conversion to market rate units for very low and low-income persons. Milpitas has approximately 1,248 affordable housing units with long-term affordability restriction agreements, with an additional 56 affordable units approved with staff and developers.

Also, the Mobilehome Park Rent Control Ordinance conserves affordable rent to 527 mobile home units. Milpitas continues to work closely with Project Sentinel on eliminating barriers to affordable housing. Additional outreach efforts, including seminars and workshops have been held with local property owners/managers to discuss housing discrimination and flyers, advertising on cable television are made available to the public.

Project Sentinel (the City's Fair Housing provider) aims to eliminate fair housing barriers by publicizing and advertised their services through the City's cable TV, website and Information Counter in various languages, in addition through the newspaper outlets as Milpitas Post.

### ***Actions Taken to Reduce the Number of Persons Living Below the Poverty Level***

Milpitas has continued to fund a variety of supportive programs and activities that provides food, clothing, job training, counseling, rental assistance and crisis invention to prevent individuals and families from becoming at-risk of being homeless.

**Milpitas Food Pantry** provided meals to supplement 1,026 low and moderate-income households.

Fair Housing and tenant-landlord mediation is provided through **Project Sentinel** and **Senior Adults Legal Services** in addressing fair housing issues and complaints regarding landlords. Landlords may increase rent above and beyond the means of many low and moderate income renters and preventing unnecessary evictions.

Milpitas has also continued to work with County of Santa Clara Social Services Agency to refer low-income families to programs such as Cal Work's poverty level. Santa Clara County has experienced a decline in all public assistance programs including Medi-Cal, Food Stamp, and Foster Care Cash Aid programs. A total of 464 Cal WORKS cases of the Santa Clara County are Milpitas households (2.7%).

## ***Actions Taken to Ensure Compliance with Program and Comprehensive Planning Requirements***

Milpitas consistently monitors its CDBG grantee sub-recipients and projects to ensure compliance with the program goals and objectives and comprehensive planning requirements. Monitoring includes review of quarterly reports to determine if goals are achieved, invoices and review of agency audits, financial records, and clientele files. Staff also conducts annual on-site monitoring. The Milpitas Community Advisory Commission (CAC) and City Council conducts annual public hearings on its Action Plan, CAPER, and the allocation of CDBG funds to provide the general public the opportunity to review and comment on the use of CDBG funds.

## ***Public Facilities and Improvement Needs***

Milpitas has committed General Funds with Capital Improvement Projects (CIP) funding to provide improvements on street infrastructure to drainage improvements for low and moderate-income neighborhoods. These improvements includes ADA compliance, infrastructure, public safety, pedestrian walkways, and urban runoff pollution program.

## **SELF-EVALUTION OF PROGRESS IN ADDRESSING IDENTIFIED NEEDS AND OBJECTIVES**

Milpitas appears to be on target to meet most of its anticipated objectives outlined with Five-Year Consolidated Plan. Public Service programs and supportive services have been carefully prioritized and funded to benefit an inclusive population of Milpitas. Housing, public services, seniors and homeless populations has been given special care and attention in addressing their need.

The two main goals and objectives, which the City is presently behind on meeting its schedule, are:  
1) Assisting first-time homebuyers on participating in the Mortgage Credit Certificate Program and  
2) The development of the Senior Housing Project.

The Mortgage Credit Certificate Program for first-time homebuyers continues to be extremely difficult to achieve based on the limited mortgage credit credits issued by the State of California to Santa Clara County. This program has been reduced by almost 80% countywide. This goal appears to be unattainable unless additional funds sources are available.

Milpitas has provided support and financial assistance for the three (3) 100% affordable project (Aspen Family Apartments - 100 units, Terrace Gardens – 148 units, and DeVries Place Senior Housing – 103 units). Milpitas also provides letters for support with these projects to the State of California Tax Credit Allocation Committee (TCAC).

Milpitas Public Facilities and Improvement needs has largely been funded through the City's Capital Improvement Program (CIP) budget, which addresses citywide problems such as infrastructure, parks, and other types of recreational activities.

In general, Milpitas appears to be well on its way on meeting or exceeding its goals and objectives that have been identified within the Consolidated Plan (2012-2017) and in process of updating its new Consolidated Plan for 2018-2023.

## **CITIZEN PARTICIPATION**

As outlined in the Milpitas Citizens Participation Plan, the Draft CAPER Report was prepared and made available to the public for review for 15 days from August 21st to September 4th, 2015. A public advisement notice was placed in the local Milpitas Post Newspaper advertising the availability of the CAPER Report on August 14, 2015. In addition, copies of the report were mailed to all organizations, grantees, and other people who have expressed an interest in the City's CDBG Program. Copies of the report were also available at the Milpitas Public Library and City of Milpitas information desk. The Milpitas City Council held a public hearing on September 15, 2015 at 7:00 p.m. at Milpitas City Hall and adopted the CAPER.

### ***Summary of Public Comments Received***

There were no public comments received by the City of Milpitas to be incorporated into the final CAPER.

### ***Public Comments***

There were no public comments received by the public to be included in this final CAPER.