



**CITY OF MILPITAS**

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

**FISCAL YEAR 2012-2013**

# City of Milpitas

## Consolidated Annual Performance and Evaluation Report (CAPER 2012-2013)

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**CITY OF MILPITAS**  
**CONSOLIDATED PLAN ANNUAL PERFORMANCE EVALUATION REPORT**  
**(CAPER)**  
**JULY 1, 2012-JUNE 30, 2013**

**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 approval of its 2011-2012 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 2012-2013, 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 met 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:

- 1) Summary of Accomplishments
- 2) Resources Made Available/Leveraging Resources
- 3) Status of the Actions Taken During the Year to Implement the City's Goals and Objectives
- 4) Affirmatively Furthering Fair Housing
- 5) Accomplishments (Households and Persons Assisted)
- 6) The City's Self- Evaluation on the Progress made in Addressing and Identifying the Priority Needs and Objectives
- 7) 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 30, 2013 to September 16, 2013**. Copies were sent out to CDBG Service Providers and all interested parties. Copies are also made available in the Milpitas Public Library and Public Service Counter at Milpitas City Hall. The Milpitas City Council will hold a public hearing on the Draft CAPER on **Tuesday, September 17, 2013 at Milpitas City Hall, 455 E. Calaveras Blvd. at 7:00 p.m.** After the public hearing and public review and comment period, a copy of the CAPER along with the

Financial Summary Grantee Performance Report, Summary of Housing Accomplishments and Integrated Disbursement and Information System (IDIS) reports will be forwarded to HUD by September 27, 2013. Public Notice of the CAPER public review and comments period and the City Council's public hearing will be advertised in the Milpitas Post, along with letters to Public Service and Housing Providers and other interested parties (including a draft copy of the CAPER) will be mailed.

### Geographic Distribution

The specific geographic areas in which the City of Milpitas provided direct assistance with CDBG funds during the 2012-2013 fiscal year contains a high concentration of minority population including Asian, Hispanics and Blacks households. The rationale for targeting these areas for allocating CDBG funds are based on financial, social and economic needs of several working class neighborhoods. Neighborhoods such as Sunnyhills, Selwyn, Shirley and Dempsey Road and Temple Drive and Adams Ave with high concentration of minority populations have benefited from the allocation of CDBG funds such as: Housing Rehabilitation Loan Program, Milpitas Food Pantry, Milpitas Recreation Assistance Program, Rebuilding Together, Health Trust, Project Sentinel, Emergency Housing Consortium, and Milpitas Senior Housing Project.

## **1. SUMMARY OF ACCOMPLISHMENTS**

The City of Milpitas uses a variety of funds to support and provide affordable and supportive housing activities during the past fiscal year. Milpitas receives direct federal funds (**\$390,716**) FY 2012-2013 from the CDBG Program and \$48,959.44 Program Income (previously estimated \$50,000) from the Housing Rehabilitation Program (Revolving Loan Fund). The loans from the rehabilitation program serve as a revolving loan fund that will go back into the program. The total CDBG funding for FY 2012-2013 was approximately **\$439,675.44**.

Milpitas continues to support and encourage the Housing Authority of Santa Clara County efforts to obtain Section 8 vouchers for Milpitas residents. To date, the Housing Authority has identified **2,454** Section 8 tenants in Milpitas and **1,848** residents on the waiting lists. Unfortunately, Milpitas has been informed from the Housing Authority of Santa Clara County that they do not have the funding to issue future Section 8 vouchers.

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

1. **Rebuilding Together Silicon Valley**-provided funding to preserve affordable housing by providing safety, energy efficiency, accessibility and mobility repairs and improvements for very low income homeowners. The primary consideration of repairs in the homes will be the correction of safety hazards to ensure affordable, decent living environment for the occupants. Work includes the following activities: accessibility modifications, including wheelchair ramps, grab bars, and hand rails. Energy efficiency includes weather-stripping, appliance

- replacements, vent cleaning, CFL replacements & windows. Other home repairs and rehabilitation work includes electrical repairs roof repairs and replacements, interior and exterior painting yard cleanup, plumbing repairs and bathroom modifications flooring (linoleum, carpet tile. Heating installation, indoor and outdoor lighting, and fences for safety, doors, steps, and smoke and CO alarms. Milpitas provided **\$39,222.22** in CDBG funds for this project. A total of **20 Milpitas homes** benefited from this project the past year.
2. **Terrace Gardens Senior Housing**-provided funding removing existing kitchen stoves and replace with newer models and installing a new emergency generator. The existing stoves were installed during the original construction in 1989 and reserve studies indicate they have exceeded their life-cycle. Replacing the 24-year old stoves with modern and new emergency back-up generator for electrical service. The new stoves are energy-efficient units and will reduce energy consumption by lowering residents' energy costs. Milpitas provided **\$161,146.44** in CDBG funds for this project. A **total 148 very low and low-income seniors** benefited from this project the past year.
  3. **San Jose Conservation Corps**-provided funding for rental apartment rehabilitation to lower consumer utility bills by improving residential energy efficiency including double-pane windows, weather stripping doors, windows, electrical outlets, replace incandescent light bulbs with compact fluorescent light bulbs, and install water aerators. Milpitas provided **\$5,555.56** in CDBG funds for this project. A total of **5 Milpitas apartment unit/household** benefited from this project the past year.
  4. **Milpitas Single-Family Rehabilitation Loan Program**-provide housing rehabilitation low-interest rate loans to very low and low-income homeowners with the goal of preserving City's neighborhoods through the conversation 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. With the repayment of loans, program income is generated (revolving loan fund) which goes back into the rehabilitation program which in the past has enable the City to fund all eligible applications received. Milpitas provided \$99,575.44 (includes \$40,000 for Rehab. Administration) in CDBG funds for this report. A total of Milpitas homeowners benefited from this project the past year.
  5. **Augustine Park Renovation Project**-provided funded for the design and construction of renovation improvements for various park elements including large picnic area and perimeter landscaping, ADA compliance assessment and improvements, drainage, lighting walkways, irrigation and other related improvements. Milpitas provided **\$38,888.69** in CDBG funds along with leveraging City Park Funds to enhance this neighborhood park.

6. **Pinewood Park Renovation Project**-provided funding for the design and construction of renovation improvements for various park elements including picnic area, landscaping, ADA compliance assessment and improvements lighting, walkways irrigation and other related improvements. Milpitas provided **\$38,888.89** in CDBG funds along with leveraging City Park Funds to enhance this neighborhood park.

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

7. **Housing Trust Fund of Santa Clara**-provides low interest-rate loan to first-time homebuyers. To date, fifty eight (58) Milpitas residents have benefited from low interest rate loans (to become first-time homebuyers) from the Housing Trust Fund. **A total of \$509,695 has been leveraged into \$21,045,236 to purchase homes from first-time homebuyers.**
8. **Mobilehome Park Rent Control Ordinance**- Milpitas continues to maintain and monitor the **527-mobilehome units** located within four mobilehome parks, which are regulated by the 1992 City's Rent Control Ordinance which guarantees long term affordability. The majority of residents (72%) living in these mobilehome parks are senior citizens over the age of 60+ years old.
9. 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 approximately **10,000-11,000 new dwelling units**, in which a large majority of multi-family units will have a minimum density of 40 dwelling units/per acre and up to 60 dwelling units/per acre for sites located within a ¼ mile of three light rail transit stations. Milpitas housing policy is to require 20% of the total number of developed housing units to be affordable.
10. As required by State Planning Law, Milpitas has hired a consultant (Bay Area Economic-BAE) to prepare its **General Plan Housing Element (2014-2022)** which identifies policies, goals and objectives to further affordable housing opportunities, which will be submitted to State of California, Department of Housing and Community Development (HCD) for review and certification of compliance. Milpitas next Housing Element will be due in December 2014.
11. **County of Santa Clara Fair Housing Task Force**-City of Milpitas 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, fair housing policies, etc. Guest presenters also invited to attend the meeting from special topics. Milpitas serves as the Co-Chairperson of the Santa Clara County Fair Housing Task Force.

## **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:

- a. Milpitas currently has **1,272** affordable housing units with long-term affordability restriction agreements for 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 **1,335** affordable housing units will be available for very low, low and moderate-income households

As in the past with previous affordable housing projects, City of Milpitas may consider providing some form of financial assistance, waiver of certain development and park/open space fees to be paid by the City's Redevelopment Agency and consider any reduction in development standards (if necessary) to assist the project.

- b. Milpitas Redevelopment Agency (RDA) continues to provide funding as required by 20% housing set-aside funds for affordability housing inside and outside of the project areas. During the past several years, RDA provided over **\$50 million** in assisting developers and first-time homebuyers

With the dissolution of Milpitas Redevelopment Agency effective February 1, 2012, the ability to support and financial future affordable housing units will be extremely difficult.

Affordable housing developers impact and park fees reimbursement to the City have been paid by the RDA along with other types of grants and very low interest rate loans to encourage and maintain long term affordability housing projects.

- c. Milpitas has negotiated with developer of South Main Street Senior Lifestyles Project to provide 387 senior housing units in which 63 would be affordable to very low-income residents.
- d. Milpitas along with the Housing Authority of Santa Clara County and HUD has continued worked with the property owner of Sunnyhills Apartments to maintain the Section 8 contract for the 151 unit's at-risk of converting to market rate. The additional 151 Section 8 Program vouchers have been maintained for low-income tenants.
- e. Milpitas is currently updating its General Plan Housing Element which will include polices, goals and objectives to support affordable housing opportunities.

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

- a. On January 29 and 30, 2013, Milpitas participated in Housing 1000 Survey for the Milpitas homeless population. The goal of Housing 1000 is to locate, identify and house the county's most vulnerable individuals into permanent supportive housing and provide coordinated, critical services to ensure all 1,000 retain their housing and regain their place in society. A total of 95 unsheltered Milpitas residents were identified as homeless, this presents a 31.6% reduction in homeless persons (139) from the previous homeless survey in 2011.
- b. 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 7,000 county residents identified as homeless in the 2013 homeless survey
- c. During the state-mandated Housing Element process Milpitas will amend its Zoning Ordinance to include the following:
  - Definitions of emergency shelters, transitional, supportive housing and single room occupancy units
  - Permitting "by right" (without discretionary review) emergency shelters, transitional and supportive housing
  - Permitting with discretionary review single room occupancy units
  - Updating policies, ordinances, and procedures to allow reasonable accommodations for persons with disabilities
- d. Milpitas will continue to provide funding to Emergency Housing Consortium to provide 41 Milpitas residents with 975 unduplicated shelter nights 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. These public services

#### **Public Services Provided**

1. **Alum Rock Counseling Center (ARCC)**-ARCC provides 24 hour mobile crisis intervention counseling services for low-income minorities at-risk youths and their families residing in Milpitas. The services focus on behaviors such as running

away, chronic truancy and behavior parental control. Services are provided by culturally sensitive counselor who are available in person at the site of the crisis within one hour. The services includes shelter referrals, use of community service and follow-up counseling. Milpitas provided **\$5,000** in CDBG funds to the program. A total of **10 very low-income persons** benefited from this program during the past year.

2. **Catholic Charities Long Term Care Ombudsman Program (CCSJ)**-This program provides services to 6 long term care facilities through regular site visits by trained certified community volunteers, who will respond to complaints, mediate fair resolution to problems, and advocate for quality for care, quality for life and residents' rights for the 54 frail, chronically ill, primary elderly residents in those facilities. Milpitas provided **\$5,000** in CDBG funds to this program. A total of **99 elderly residents** benefited from this program during the past year.
3. **City of Milpitas Recreation Assistance Program**-Provides 50% subsidy to very low and low-income youth and senior recreational programs, services and activities. 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 **64 low-income Milpitas youths** participated in the program..
4. **Emergency Housing Consortium (EHC)**-This program provides shelter and support for homeless adults, youth and families from Milpitas. Programs include housing and education services to help clients overcome barriers to housing, employment, and Self-sufficiency. EHC services ranges from emergency shelter to transitional programs permanent housing and after-care services. Milpitas provided **\$5,000** in CDBG funds to this program. EHC provided **975 personal nights days to 41 Milpitas residents**.
5. **Health Trust**-Provides meals on wheels nutritionally-balanced home-delivery hot daily meals, increased social interaction and additional wellness to five homebound Milpitas senior. Milpitas provided **\$5,000** in CDBG funds to this program. A total of **6 Milpitas seniors** will benefit from this program the past year.
6. **Live Oak Adult Day Care Services**-This program specialized in 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. Milpitas provided **\$5,000** in CDBG funds to this program. A total of **8 Milpitas senior residents with 539 days of social adult day care service** benefited from this program the past year.
7. **Milpitas Food Pantry (MFP)**-MFP is a locally based program in Milpitas which provides monthly supplemental emergency supplies of food to low-income seniors (60%), single families (10%), single teenage mothers (5%) and battered women and

their children. MFP collects purchase and store food supplies to distribute. Milpitas provided \$9,915 in CDBG funds for this program. A total of **1,031 extremely low-income persons** benefited from this program during the past year.

8. **Milpitas Family Literacy Program (MUSD)** This program Title Elementary Schools, kindergarten readiness skills and books cuddling with toddlers and infants is modeled for low income parents. Free weekly book exchanges allows families to foster a love of reading at home, while practicing skills learned in class. The aim of the program is to teach low income parents of preschool aged children how to support kindergarten readiness skills including bi-lingual classes. Milpitas provided **\$7,364** in CDBG funds for this program. **A total of 36 families benefited from this program last year.**
9. **Next Door Solutions**-This program provides shelter for up to 30 days for battered women and their children who are in immediate danger and have nowhere else to turn. Milpitas provided **\$5,000** in CDBG Funds to this project. This program benefited **40 Milpitas residents** would benefit from these services the past year.
10. **Project Sentinel (PS)**-PS provides fair housing education and enforcement with landlord-tenant and 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 **\$10,000** in CDBG Funds to this project. This project potential benefit all Milpitas residents.
12. **Senior Adults Legal Assistance (SALA)**-SALA provided free legal services to Milpitas elderly citizens. SALA provides services by appointments only at twenty-three Senior Centers throughout Santa Clara County, including the Milpitas Senior Center. SALA has served Milpitas seniors since 1979. SALA provides on-site intake sessions twice a month. Five half-hour session's appointments are available at each intake session for elderly to meet with SALA representative. Home visits are also available for those seniors who are homebound or reside in nursing homes. Milpitas provided **\$5,000** in CDBG funds to the program. A total of **47 senior citizens** benefited from these services during the past year. SALA also conducted a community education seminar at the Milpitas Senior Center for the benefit of senior citizens.

## **2. RESOURCES MADE AVAILABLE**

Milpitas received \$439,675.44 (including \$48,956.44 of Program Income) in CDBG funds during FY 2012-2013 from housing and community development activities. Milpitas used these funds from the CDBG Program to carry out the activities identified in the Five-Year Consolidated Plan. All activities were carryout Citywide; there was no

specific geographic concentration of resources. However, the specific geographic areas in which Milpitas have provided direct assistance with CDBG including Asian, Hispanics and Black households. 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 7 and April 17, 2012, the Milpitas Community Advisory Commission (CAC) and City Council held public hearings to allocated \$439,675.44of CDBG funds. The funds were used for a variety of public services, programs and activities. Subsequently, Milpitas Redevelopment Agency (RDA) has previously allocated over **\$50 million** for existing (or under construction) and proposed future affordable housing projects. The funding of these activities under this priority is consistent with the Consolidated Plan. The goals and objectives within the Consolidated Plan are on target to be met and in some cases will exceed expectations.

### **LEVERAGING OTHER RESOURCES**

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

- Continue to support developer’s applications for Federal and State Housing Funds including low income housing tax credits, Housing and Community Development (HCD) various grant applications, EB-5 applications, etc.
- Participated with other Santa Clara County jurisdictions to form a HUD HOME Consortium to provide additional funding opportunities for housing countywide.
- Participating in a Countywide Regional Countywide Housing Task Force to determine why other financial options are available with the dissolution of redevelopment agencies.
- Milpitas negotiated with developer to pay \$1.5 million to release 37 moderate-income affordable housing units. This funding can be used as leverage to increase the City’s affordable housing stock with a non-profits providing twice the number of units released.
- CDBG funding was used as seed money to argument financial support from City Park Funds to improve and enhance Augustine and Pinewood renovations of neighborhood parks which include ADA accessibility improvements.

City of Milpitas has approved and entitled **over 3,000 new housing units in the Transit Area Specific Plan** in which it is anticipated that a percentage of the units will be **affordable to very low, low and moderate-income households.**

The following listing identifies the financial resources that have been used to leverage funds within the City of Milpitas Capital Improvement Program (CIP)”

-City Building ADA Comp. Review	\$50,000
-Milpitas Sports Facility Improvements	\$1,000,000
-Main Street Park	\$3,650,000

-Pinewood Park Picnic Renovations	\$2,000,000
-Cardoza PARK Improvements Phase II	\$550,000
-Sidewalk Replacement/ADA	\$310,491
-Pedestrian and Bicycle Overcrossing	\$18,000,000
-County of Santa Clara Nutrition Program	\$92,435

The majority of the public service agencies have also leverage their funds with a variety of public and 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. Also, included in the attachments are public facilities and community improvement projects that are funded by the City of Milpitas (which does not use CDBG funds). 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.

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

#### **Existing Public Policy**

The City of Milpitas has approved and adopted four (4) 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.**

- 1) 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 and 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 ¼ miles of the Transit-Oriented Development Overlay Zones. The Milpitas City Council adopted the Midtown Specific Plan in March 2002. To date, approximately **1,485 housing units** have been approved or under construction within the Midtown Specific Plan Area.

- 2) Milpitas General Plan Housing Element (2014-2022)-**As required by State of California Housing Element Law, City of Milpitas will be updating its General Plan Housing Element which housing 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 determined by ABAG, affordable housing at-risk, governmental constraints and housing costs are several issues that will be addressed. The Housing Element is due to HCD by December 31, 2014.

- 3) **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. The updated Consolidated Plan (2012-2017) was approved by HUD in September 2012.
- 4) **Transit Area Specific Plan**-Preparation of a report for 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 ¼ 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 (within specific areas of the transit area plan) and 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 certain 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 nine (9) applications for development within the Transit Area Specific Plan with over 3,000 new housing units

Also, Milpitas has continued to demonstrate a commitment to providing a variety of affordable housing units (single family, multi-family, increased higher density to accommodate multi-family units, use of the Density Bonus Ordinance, first-time homebuyers program, etc.) to increase the City's housing supply. 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. Over the past year, approximately 1,000 acres of commercial and industry land has been rezoned to accommodate residential and commercial mixed-use development within the Milpitas Midtown Specific Plan. 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 available resources within the community. The Milpitas Housing Element serves as the guide to policies and principals 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 a several countywide groups such 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 situation 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 \$60,000 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**

Currently, City of Milpitas is in the process of drafting its state-mandated updated Housing Element (2014-2012) to submit to Department of Housing and Community

Development (HCD) by December 31, 2014. 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 will be 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 will be 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 will be 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 continues to support Project Sentinel 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 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 following actions have been taken during the past year to further implement the recommendations identified in the AI Report:

**Statistical Summary: During the 3<sup>rd</sup> and 4<sup>th</sup> Quarter:** Project Sentinel handled a total of 116 calls. The total cases handled were 22, 2 of which were fair housing cases. Including cases opened in prior quarters, 1 landlord tenant case was mediated, and 5 were closed/resolved as counseled, 2 is still pending. One fair housing case is still pending further investigation (including disability audit) and one fair housing case is resolved through conciliation.

1. On June 13, the Agency's Director of Dispute Resolution Programs and an agency's case manager participated in a Housing Task Force meeting at the Law Foundation office.
2. On June 13, an agency Case Manager held an outreach event "Mediators in the Library"
3. On June 6, the Agency's Director of Dispute Resolution Programs participated in a Real Estate Fraud Roundtable, organized by the Santa Clara District Attorney's Office.
4. On May 13, an agency's Case Manager provided outreach at the Affordable Housing Week organized by West Valley Community Agency.
5. On April 5, the Agency's Director of Dispute Resolution Programs and the agency Case Manager represented the agency at the regular meeting of the Bay Area Coalition for Community Mediation, which includes the principal mediation programs in the various Bay Area counties.

#### Specific Milpitas

6. On February 21, 2013, a Fair Housing Coordinator visited several local businesses and community centers in Milpitas, including Milpitas Public Library, Milpitas City Hall, the Great Mall, Spring Valley Bible Church, St. John the Baptist Catholic Church, Peets Coffee and Safeway, to explain the services that Project Sentinel offers, provide information about upcoming tester trainings, and to distribute flyers. One flyer on Project Sentinel's fair housing and landlord/tenant services and another flyer on tester trainings.
7. On March 28, a Fair Housing Coordinator provided tester training at Milpitas City Hall to three members of the community interested in serving as fair housing testers for Project Sentinel. All attendees submitted completed application forms, Pre and Post tests, evaluation forms and had their photos taken for the Tester Roster.
8. On February 8, the agency's Director of Dispute Resolution Programs represented the agency at the Aging in Place Resource Fair.
9. On February 24, the agency's Director of Dispute Resolution Programs participated in a meeting of the Santa Clara County Housing Task Force.
10. On February 28, the agency's Director of Dispute Resolution Programs gave a workshop on Below Market Rate Housing.
11. On March 20, an agency Case Manager held an outreach event "Mediators in the Library".
12. On March 25, an agency Case Manager attended the Housing Trust Fund Investor

Briefing at the Santa Clara Convention Center on behalf of the agency, as guest of the host agency, Wells Fargo Bank.

13. On March 28, an agency Case manager attended the general meeting of all of its economic security learning cohort agencies convened by the Silicon Valley Community Foundation.
14. On March 28 the agency's Director of Dispute Resolution Programs attended the regular meeting of the Small Claims Court Committee, which includes commissioners, pro term judges and self-help organizations in Santa Clara County
15. The agency presented an 8-hour HUD homebuyer workshops twice monthly for county residents, including some sessions in Spanish.
16. The agency is an active participant in the new 211 Referral Network organized by the United Way of Silicon Valley.
17. The agency submitted material for the tenant/landlord column, "*Rent Watch*" which is printed in the *San Francisco Chronicle*, *The Filipino Guardian*, Palo Alto Weekly and Milpitas Post as well as out-of-area publications such as the *Los Angeles Times*. The column generates written inquiries from throughout the state.
18. The agency continues to send out PSA's to every major radio outlet in the Bay Area, both in English and Spanish covering tenant-landlord, fair housing, foreclosure prevention counseling and also warnings about mortgage rescue scams.
19. In March, the agency launched a totally new website with multiple upgrades, still located at [www.housing.org](http://www.housing.org). The site has extensive additional information about the agency's services, with contact information and downloadable forms, for every agency program. The website features extensive, up-to-date mortgage foreclosure information for both homeowners and tenants.

**Statistical Summary: During the 2<sup>nd</sup> Quarter:** Project Sentinel handled a total of 41 calls. The total cases handled were 8, of which 2 were fair housing cases. Including cases opened in the prior quarters 2 landlord tenant case were conciliated, and 4 were closed as counseled. Of the fair housing case was referred to legal counsel at the Fair Housing Law Project and one is still pending further investigation.

20. On October 11, fair housing coordinator Molly Current attended the Fifth Annual City of Milpitas Town Hall Meeting. She met with several community members and city officials and discussed Project Sentinel's mission and activities. She also distributed 50 English and 25 Spanish Brochures to residents attending the meeting.
21. On September 24, the agency's Director of Dispute and Resolution Programs participated in another convening session of the foreclosure prevention programs funded by the San Francisco Foundation.

22. On October 9, a case manager represented the agency at the Bay Area Coalition of Community Mediators.
23. On October 20, the agency's Director of Dispute Resolution Programs presented a Conflict Management workshop to staff and new homebuyers participating in the Habitat for Humanity program.
24. The agency is an active member of the Foreclosure Prevention Taskforce in which it partners with a number of non-profits, legal services providers, community groups, industry groups, and staff from City of San Jose. This coalition is responsible for oversight and staff of the Foreclosure Help Center in San Jose, which is now fully operational.
25. The agency is an active participant in the new 211 Referral Network organized by the United Way of Silicon Valley.
26. The agency submitted material for the tenant/landlord column, "*Rent Watch*" which is printed in the *San Francisco Chronicle*, *Los Angeles Times*, *Palo Alto Weekly*, and *Milpitas Post*, as well as The Filipino Guardian as well as out-of-area publications such as the *Sonoma Press Democrat*. The column generates written inquiries from throughout the state.
27. The agency continues to send out PSA's to every major radio outlet in the Bay Area, in both English and Spanish covering tenant-landlord, fair housing, foreclosure prevention counseling, and also warnings about mortgage resale scams.
28. Twice a month, one of the agency's case managers provides mediation services at Small Claims court in San Jose

**Statistical Summary: During the 1<sup>st</sup> Quarter:** Project Sentinel handled a total of 31 calls. The total cases handled were 11, all of which were tenant-landlord cases. Including cases opened on prior quarters, 3 landlord tenant cases were conciliated, 8 were closed as counseled, of those counseled cases, and 2 were resolved.

29. On July 11, the Agency's Director of Dispute Resolution Programs and the Deputy Director represented the agency at the foreclosure prevention Learning Cohort conducted by the Silicon Valley Community Foundation.
30. On July 17, the Agency's Director of Dispute Resolution Programs a Case Manager participated in a meeting with the Santa Clara County Housing Task Force.
31. On July 30, the Agency Director of Dispute Resolution Programs presented a training to the Santa Clara Superior Court Temporary Judge group, who hear cases in the small claims court. The training focused on the agency's interpretation of

security deposit and other related issues that are frequently tried in small claims court.

32. On August 3, a mediation case manager and a fair housing coordinator met with 12 public health nurses and managers. Presentations were given on Project Sentinel's Mediation and Fair Housing programs. This was followed by a Q & A session. Brochures and business cards were distributed.
33. On August 24, the agency's Director of Dispute Resolution Programs and a Mediation Case Manager participated in a meeting between the Housing Task Force and Judge Greenwood who is now the presiding judge in the Unlawful Detainer court
34. On September 24, the agency's Director of Dispute Resolution Programs participated in another convening session of the foreclosure prevention programs funded by the San Francisco Foundation.
35. The agency is an active participant in the 211 Referral Network organized by the United Way of Silicon Way.
36. The agency is presenting 8-hour HUD homebuyer workshops twice monthly for county residents, including some sessions in Spanish.
37. Project Sentinel continues to update its websites (located at [www.housing.org](http://www.housing.org)), which advises interested parties on the processes of investigating housing discrimination. The websites also offers links to other non-profit and government organizations
38. The agency submitted material for the tenant/landlord column, "*Rent Watch*" which is printed in the *San Francisco Chronicle*, *Los Angeles Times*, *Palo Alto Weekly*, and *Milpitas Post*, as well as The Filipino Guardian. The column generates written inquiries from throughout the state.
39. The agency's new website, located at [www.housing.org](http://www.housing.org), has extensive additional information about the agency's services, with contact information and download forms, for every agency program. The website features extensive, up-to-date mortgage foreclosure information for both homeowners and tenants. The website attracts a large number of hits and extended visits.

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

Housing information and referral calls were handled for 188 residents

- b. Project Sentinel investigated a total of 63 cases involving discrimination on the City's behalf.

- c. A total of 31 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.
- d. Follow-up services included conciliation, legal referral, and contact with apartment owners and managers for 39 residents who alleged discriminatory practices by housing providers.
- e. Housing and training seminars for tenants, owners, and managers were provided

### **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 the vehicle to increase the availability of affordable housing units, which furthers the goals of affordable housing 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 used this permit process to increase the density on their site (high-density multi-family developments) with affordable housing serving 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 being proposed within Milpitas. The proposed 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 ¼ mile of the transit stations (VTA light rail and BART). Residential properties within this designated area will be classified as multi-family very high-density residential development with a transit oriented overlay. Densities up to 60 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 Emergency Housing Consortium of Santa Clara County, Inc. which provides a renter education program that includes information about legal protection against discrimination. Milpitas Housing Programs (i.e. single family housing rehabilitation, first time homebuyers, and rental units) has actively pursued an affirmative action plan. The loans to assist low and moderate-income households are available to all persons of the City of Milpitas. Minority participants are actively sought.

Brochures, public handouts and other fair housing information (Security Deposit, Tenant Responsibilities, Remedies for Obtaining Repairs, Tenant/Landlord Mediation, How to Protect Tenant Rights, etc.) are available at the Public Service Information Counter at City Hall. Copies of all handout information are provided in Spanish and Chinese languages.

Milpitas through its Planning and Building Departments will continue to enforce policies, ordinance and procedures to guarantee that all disabled and special needs persons has reasonable accommodations when it relates to housing opportunities.

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 operation of a variety of support services and programs to address the needs of the homeless persons and the special needs of persons that is not homeless but requires supportive housing. The support services and programs include the following:

**Alum Rock Counseling Center/Crisis Invention Program** (16 very low-income persons) which provides counseling, information and referral assistance to help individuals finds those services which most suit their particular needs and **Catholic Charities Long Term Care Ombudsman Program** which provides services to long term care facilities through regular site visits by trained certified community volunteers who respond to complaints mediate fair resolution to problems and advocate quality care for senior citizens (99 frail chronically ill elderly residents).

Also, Milpitas **Food Pantry** (1,031 extremely low income persons), which provides weekly food supplements to low-income persons. Supportive housing programs includes funding for **Emergency Housing Consortium** provides shelter and support services to homeless adults, youths and families (975 shelter nights for 41 Milpitas residents), **Health Trust** provides meals on wheels to 6 homebound seniors and **Next Door Solutions** which provides supportive services for victims of domestic violence and their children (40 residents).

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.

## **5. ACCOMPLISHMENTS**

### **(1) 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 2012-2013. 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**

1. **Milpitas Food Pantry** provides monthly supplemental food supplies to very and low-income families.
2. **Live Oak Adult Day Services**-provides specialized programs for frail and dependent at-risk seniors residents
3. **Emergency Housing Consortium** provides shelter and support services to homeless men, women and families with children to break the cycle of homelessness. Programs include housing, education, employment and self- sufficiency. A total of 975 nights of shelter have been provided to 41 Milpitas residents. Also, the “Our House” shelter for runaway youths (when constructed and completed) will provide housing for 8 Milpitas youths.
4. **Housing Trust Fund of Santa Clara County (and Silicon Valley Leadership Council)** to provide over 5,000 new affordable housing units to the homeless population and Silicon Valley workers.
5. **County of Santa Clara Housing Authority**-continue to work with County Housing Authority to maintain and support existing and new Section 8 vouchers for Milpitas residents.

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

1. Milpitas has provided **\$618, 408** for service programs, which provided food, shelter, clothing, and other assistance to homeless persons, which served **5,344** persons.
2. Milpitas continues to monitor the Sunnyhills Apartments (151 units) and the other 180 Section 8 Program tenants that have obtained vouchers in Milpitas 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**

1. **Next Door Solution to Domestic Violence**-provides comprehensive shelter services for 40 adults and their children including counseling, support groups, individual and group therapy legal assistance with restraining orders and advocacy as needed.

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

1. Milpitas has funded several programs which provided assistance and services to the elderly population such as **Rebuilding Together**. provides home improvements services to senior homeowners, **Senior Adults Legal Assistance** provides free legal services to Milpitas elderly, **Project Sentinel** provides fair housing and mediation service, **Milpitas Food Pantry** provides food and Project Match provides affordable shared housing for senior residents.
2. **Long Term Care Ombudsman Program** provides on-going care to six (6) long term care facilities in Milpitas through regular site visits by trained certified community volunteers who provides quality care to 54 frail, chronically ill, primarily elderly residents in those facilities.
3. **Health Trust**-provides meals on wheels nutritionally-balanced home-delivery hot daily meal and social interaction and additional wellness for 5 homebound Milpitas seniors.
4. **Live Oak Adult Day Care Services**- provides 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 provides services for 8 Milpitas seniors residents.
5. **Milpitas Terrace Gardens Senior Housing Renovations and Improvements**-This project provided CDBG funding for replacement of kitchen stoves and replace emergency generator at the senior housing complex.
6. Milpitas along with the County of Santa Clara provides a **Nutrition Program** which serves approximately 433 senior citizens at the Milpitas Senior Center.

### **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:

1. **Pinewood Park Renovation**-This project involves the design and construction of renovation improvements including ADA compliance. The City of Milpitas has allocated **\$2,000,000** for this neighborhood park project.
2. **Creighton Park Picnic and Playground Renovation**-This project involves design and construction of renovation including ADA compliance. The City of Milpitas has allocated \$1,400,000 for this neighborhood park project.
3. **Higuera Adobe Park Picnic and Playground Renovation**-This project involves the design and construction of renovation improvements including ADA compliance. The City of Milpitas has allocated **\$1,500,000** for this historic preservation site.
4. **City Buildings ADA Compliance Review**-This project 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.
5. **Milpitas Sports Center Facility Improvements**-This project involves various improvements to the Milpitas Sports Center which includes swimming pools lockers, gym, showers, weigh room etc. The City of Milpitas has allocated **\$1,000,000** for this project.
6. **Sidewalk Replacement**-This project involves the replacement of existing curbs, gutter ramps and sidewalks and will include ADA compliance. The City of Milpitas has allocated **\$150,000** for this project.

A total of approximately **18,894,950** has been allocated in the City of Milpitas Capital Improvement Program (CIP) budget for the installation of these improvements and ADA compliance requirements.

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

Milpitas provides CDBG funding to the Alum Rock Counseling Center to provide substance abuse prevention, intervention and treatment services. Also, Milpitas has committed General Funds for the Police Department to participate in the “Character Counts Program” (similar to DARE Program), which provides education and counseling to Milpitas students and their families. One Milpitas Police Officer administers the program.

#### **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 Undeserved Needs**

The most significant obstacle to addressing the undeserved needs of Milpitas residents continues to be the general lack of funding to appropriately allocate resources to provide assistance to the homeless, elderly, female headed households, domestic violence victims, and other special interest groups with specific needs. Since becoming an “entitlement city”, CDBG funds have increased from \$190,000 to \$711,000 enabling the City to provide additional funding to these organizations. Milpitas consistently negotiates with non-profit and for-profit housing developers to increase the supply of affordable housing.

Many of these affordable housing developments are structured with long-term loans and required that the proceeds from the projects be put back into the development with reduced or subsidized rents (i.e. Terrace Gardens).

### **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 1,272 affordable housing units with long-term affordability restriction agreements, with an additional 310 affordable units current being negotiated with staff and developers.

Also, the citywide Mobilehome Park Rent Control Ordinance provides another means of affordable housing with 527 mobilehome units. Milpitas has worked very 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.

Milpitas continues to work very closely with Project Sentinel (The City’s Fair Housing Provider) to eliminate fair housing barriers. to provide public information on the City’s cable TV, website and public information counter. Information is provided in different languages. Public announcements and fair housing information is provided in the Milpitas Post newspaper.

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

Milpitas has continued to fund a variety of support 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 and Nutrition Program provide nutritional meals to supplement low and moderate-income households.

Fair Housing and tenant-landlord mediation is provided through Project Sentinel in addressing fair housing issues and complaints regarding landlords increasing rental housing above and beyond the means of many low and moderate income renters and preventing unnecessary evictions.

Milpitas provided **\$88,027 (including, \$17,500 for ethnic meals for different ethnic groups)** from its General Funds to assistance in the Senior Citizen Nutritional Program. Milpitas actively participates in COFFY (Community Opportunities for Families and Youths), a locally based grass-roots organization established to assist families and youths at-risk. A total of 418 registered participants were served 23,104 meals during the past fiscal year.

Milpitas has also continued to work with County of Santa Clara Social Services Agency to refer low-income families to programs such as Cal Works 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, by two percent, seven percent, and seven percent respectively. A total of 7,222 Milpitas households in the county received some form of public assistance from Cal-Works aid.

Milpitas continue to worked with Santa Clara County Housing Authority to notify Milpitas residents when the Housing Authority accepted applications for Section 8 housing for the first time since 1997. Notification and announcements were provided to Milpitas residents in four different languages, on cable television, City's website and was posted at the public library and other public buildings within the City of Milpitas. Recently, the Housing Authority has obtained 1,000 new Section 8 vouchers for low-income tenants within the county.

A total of 28,540 registrations were received countywide including 2,454 Milpitas residents on the waiting list and 1,848 Section 8 tenants residing in Milpitas. To date, 17,297 residents have received Section 8 vouchers and 8,000 county residents are on the 2-3 year waiting list. Milpitas will continue to seek and explore creative and innovative ways to promote and encourage affordable housing developments with the use of local funds, streamlining the approval process and negotiating with developers on long-term affordability restrictions.

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

Milpitas consistently monitors its CDBG grantee subrecipients and projects to ensure compliance with the program goals and objectives and comprehensive planning requirements. Monitoring includes review of quarterly report 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 and Redevelopment Agency with Capital Improvement Projects (CIP) funding to provide improvements to street infrastructure, drainage improvements within low and moderate-income neighborhoods to improve on the quality of life for those residents. These improvements includes ADA compliance, infrastructure, Senior Center, Sports Center, public safety, pedestrian walkways, water master plan update, urban runoff pollution program, etc. Included in the attachments are listings of public facility and improvement projects that have been funded by the City of Milpitas to address these community needs.

### **6. SELF EVALUATION OF PROGRESS IN ADDRESSING IDENTIFIED NEEDS AND OBJECTIVES**

Milpitas appears to be on target to meet its anticipated goals and objectives outlined with Five-Year Consolidated Plan. The City's Redevelopment Agency has provided over **\$50 million** along with CDBG funds to subsidize a variety of housing programs (i.e. first time homebuyers, multi-family and senior units). Public Service programs and support services have been carefully prioritized and funded to benefit the greatest number of Milpitas residents. Housing, public services, seniors and homeless populations has been given special care and attention in addressing their need.

The three 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) Assisting on obtaining Section 8 Voucher and Certificate, and 3) 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. Housing Authority of Santa Clara County previously opened its waiting list for Section 8 applicants. Currently, 628 Milpitas residents have Section 8 active vouchers and 108 residents are on the waiting list. Milpitas provided this information to the general public through public notices, cable television, and City's web site. Milpitas also received numerous phone calls from local residents on where and how to apply for the County's waiting lists.

In regards to the DeVries Place Senior Housing Project, Milpitas has allocated \$9.6 million from its Redevelopment Agency 20% set aside housing funds for this project. The senior housing project will include all units at 25%-40% (extremely low and very low-income) of Area Median Income (AMI). Currently, Milpitas will have 252 deed

restricted affordable housing units for its senior residents (additional 63 affordable senior units have been approved).

Milpitas has provided support and financial assistance for the three 100% affordable project (Aspen Family Apartments-100 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).

Low-income housing tax credits and HOME Program are two funding sources that are being considered for these projects. Milpitas Public Facilities and Improvement needs had 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 has started to formulate its strategy.

## **7. 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 30 to September 16, 2013**. A public advisement notice was placed in the local Milpitas Post Newspaper advertising the availability of the CAPERS Report. 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 and public counter. **The Milpitas City Council will hold a public hearing on September 17, 2013 at 7:00 p.m. in the Milpitas City Hall, 455 E. Calaveras Blvd. to adopt the CAPER.**

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

All public comments received by the City of Milpitas will be incorporated into the final CAPER to be forwarded to HUD by September 27, 2013

### **Public Comments**

To be provided after City Council Public Hearing on Tuesday, September 17, 2013.