

Housing Sub committee

The purpose of the housing subcommittee is to find alternative solutions to address the high cost of rent of our Milpitas families who are facing economic hardship. The committee is to find alternative methods to alleviate rent relief.

Ideas to find ways to alleviate economic hardship on families:

1. Create an emergency rental assistance fund under the auspices of the HA
2. Find outside resources for rent relief programs such as Catholic Charities and Faith based organizations to assist families who face economic hardship
3. Provide city jobs to youth that come from low income families, eg summer jobs to low income HS students
4. Work with employment agencies to help find better paying jobs for unemployed tenants
5. Provide childcare subsidies to qualifying families with children
6. Provide afterschool program subsidies to qualifying families
7. Hire a staff person to manage and execute program
8. Create a waiting list/registry for families to move into current and future affordable housing, Sango Project or other affordable city led units
9. Keep track and monitor current developments that are suppose to provide affordable units
10. Create public utility (water) grants or waivers to qualifying families
11. Provide VTA or Eco passes
12. Referral to food pantry/food gift cards
13. Work with school district to provide educational and counseling services to families
14. Set a standard what is a "qualifying family" based on income and rent
15. Rent mediation program such as the city of Fremont and others
16. Work closely with Project Sentinal to keep stats and assist renters
17. Map out and create a list of all apts in the city that are built before 1995
18. Keep stats of all rent cost of pre 1995 Apts in Milpitas
19. Seek grants from corporations and others to help fund program
20. Connect with Family Resources centers and county resources



Item No	Brainstorming Ideas	Difficulty based on the amount of staff time & resources required	Requires City Attorney		County/Non-profit Collaboration		Notes
			Yes	No	Yes	No	
1	Create an emergency rental assistance fund under the auspices of the HA	Hard	Yes				Will need to discuss with City Attorney
2	Find outside resources for rent relief programs such as Catholic Charities and Faith based organizations to assist families who face economic hardship	Easy			Yes		We already partner with CC, we can get connected with them on other areas they provide tenant support
3	Provide city jobs to youth that come from low income families, eg summer jobs to low income HS students	Hard	Yes		Yes		
4	Work with employment agencies to help find better paying jobs for unemployed tenants	Hard			Yes		
5	Provide childcare subsidies to qualifying families with children	Hard	Yes		Yes		Will need to discuss with City Attorney
6	Provide afterschool program subsidies to qualifying families	Hard	Yes		Yes		Will need to discuss with City Attorney
7	Hire a staff person to manage and execute program	Hard					
8	Create a waiting list/registry for families to move into current and future affordable housing., Sango Project or other affordable city led units	Hard	Yes		Yes		We already have a BMR waiting list. We can discuss how to make the BMR program more effective for our City's residents
9	Keep track and monitor current developments that are supposed to provide affordable units	Easy			Yes		We currently have a list of developments that are providing affordable housing. This ties into the BMR program
10	Create public utility (water) grants or waivers to qualifying families	Hard	Yes				
11	Provide VTA or Eco passes	Moderate	Yes				
12	Referral to food pantry/food gift cards	Easy					
13	Work with school district to provide educational and counseling services to families	Moderate	Yes				Staff can connect with Nicole Steward to discuss how we can best aid in providing these services
14	Set a standard what is a "qualifying family" based on income and rent	Easy	Yes		Yes		Staff can use HCD's guidelines as a standard
15	Rent mediation program such as the city of Fremont and others	Moderate	Yes				Project Sentinel can administer the program for the City
16	Work closely with Project Sentinel to keep stats and assist renters	Easy					Staff will begin discussions with PS on how to best track the data
17	Map out and create a list of all apts in the city that are built before 1995	Hard					
18	Keep stats of all rent cost of pre 1995 Apts in Milpitas	Hard					
19	Seek grants from corporations and others to help fund program	Hard			Yes		
20	Connect with Family Resources centers and county resources	Easy			Yes		
Source: Councilmember Montano's list 5-21-19							

Housing Subcommittee Meeting - May 21 at 3:00 p.m. Notes/Synopsis
Submitted by Councilmember Montano 5/24/19

Review of county's vision of supporting housing called "Ending Homelessness" 2018 from staff and how our city has been working in conjunction with the county to address those same issues.

Needs of our City's most vulnerable.

Forming a plan to alleviate the high cost of rent to our working families. Ideas include:

1. Create an emergency fund under the auspices of the Housing Authority (HA). We discussed ways the HA can be used as a funding source to help families under economic stress. Funding the HA will include Air B&B TOT revenues. The goal is to build up the HA fund and find creative solutions for relief. Staff is looking into RDA/HA bylaws.
2. Continue coordinating with Project Sentinel in tenant-landlord mitigation, using the Fremont model.
3. Partner with outside sources such as Catholic Charities, Milpitas Cares faith based coalition, SCC Housing Authority, Habitat for Humanity, Abode, VTA, and others.
4. Food Pantry referral and First 5 Family Resource Centers.
5. Coordinate with school district regarding families on free & reduced lunch and address the needs of the homeless families/students together.
6. Seek grants from government agencies and corporations.
7. Find abandoned/neglected land for possible purchase with HA funds, Councilmember Nunez brought up Bonds as another possible funding source for the HA.
8. Create a waiting list for the future 110 Sango Court affordable housing units.
9. Create ways to provide emergency utility loans or subsidize water & garbage utilities through the emergency "lifeline" fund.
10. Provide summer jobs to very low income students to help the family unit.
11. We spoke of Sunnyhills Apartments on what the city has done thus far, how much it would cost to purchase it (About \$50 million) and look if the county wanted to buy it if the owner wanted to sell.
12. Continue monitoring existing BMR affordable units of the 15% affordable housing stock.

This is a work in progress and staff is currently researching these ideas.