City Council Housing Subcommittee

Progress Report on Milpitas Homelessness Response and Affordable Housing Initiatives

September 22, 2020

City of Milpitas
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Progress on Homelessness and Affordable Housing Initiatives

- **Background**
- **Progress Report**
  - Protection
  - Production
  - Preservation
- **Next Steps**
  - Initiatives & Opportunities
2019 Santa Clara County Point-in-Time Homeless Census

Palo Alto: 313 per 1,000 (4.7)
Los Altos: 76 per 1,000 (2.5)
Los Altos Hills: 2 per 1,000 (0.2)
Mountain View: 606 per 1,000 (7.3)
Sunnyvale: 624 per 1,000 (4.1)
Santa Clara: 326 per 1,000 (2.5)
San José: 6,097 per 1,000 (5.9)
Milpitas: 125 per 1,000 (1.6)
Cupertino: 159 per 1,000 (2.6)
Campbell: 74 per 1,000 (1.7)
Saratoga: 10 per 1,000 (0.3)
Los Gatos: 16 per 1,000 (0.5)
Gilroy: 704 per 1,000 (12.0)
Monte Sereno: 

Homelessness per city per 1,000 residents

SOURCE: US CENSUS 2018, HOMELESS CENSUS & SURVEY 2019

Graphic: Destination: Home
Homelessness in Milpitas

- **Point-in-Time Homeless Census**
  - HUD definition of homelessness
  - Street count and shelter count

<table>
<thead>
<tr>
<th>Milpitas Point-in-Time Homeless Count</th>
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<tbody>
<tr>
<td>2013</td>
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<td>2015</td>
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<tr>
<td>2017</td>
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<td>2019</td>
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- 397 MUSD students qualify as “homeless” under McKinney-Vento Act
  - Federal McKinney-Vento Homeless Assistance Act has a broad definition of homelessness
  - Includes children and youths who are house sharing, living in motels, hotels, trailer parks, or irregular/inadequate nighttime residences
Progress Report

• Protection
  o Rent Relief Program
  o Rent Review & Just Cause Eviction Protection Urgency Ordinance
  o CDBG Funding
  o City Collaboration and Outreach
  o Education and Workshop for Community

• Production
  o 355 Sango Court
  o Inclusionary Housing Ordinance No. 297
  o Inclusionary Housing Fee Resolution No. 8852

• Preservation
  o Sunnyhills Apartments
  o LifeMoves Homeless Shelter
Progress on Protection

• **Milpitas Rent Relief Program**
  – Partnership with SV Independent Living Center, MUSD, and others
  – $600,000 allocated
  – $250,000 expended
  – 51 families (185 residents) assisted
Progress on Protection

• Rent Review & Just Cause Eviction Urgency Ordinances
  – Created safe space for residents to review rent increases with landlords
  – Prohibited landlord retaliation
  – Strengthened notification requirements of rent increases
  – Prohibited source of income discrimination
  – Just cause eviction moratorium through December 31, 2019
    ◦ AB 1482 took effect on January 1, 2020
Progress on Protection

• CDBG Funding
  – Allocated $54,656 to the Milpitas Food Pantry serving over 3,000 residents
  – Allocated $131,290 to Project Sentinel for fair housing services, workshops and events serving over 1,000 Milpitas residents
  – Allocated $50,000 to Project Sentinel for “It Takes A Village” rent negotiation program
Progress on Protection

• **Collaboration and Homeless Outreach**
  – Client referrals from Code enforcement and Building Inspection to the Housing Team
  – In 2017, the Police Department secured a state grant and formed the Homeless Outreach Team which does outreach on an ancillary basis, hands out basic supplies, and helps link unhoused residents with services

• **Education and Workshops**
  – Created a COVID-19 resources webpage
  – Organized over 24 workshops on fair housing, tenant support resources, and various housing-related programs in partnership with local nonprofit agencies
Progress on Production

• **355 Sango Court**
  – 101 affordable units:
    o 40 permanent supportive housing units
    o 31 extremely-low income housing units
    o 30 low income units
  – Committed $150,000 loan for pre-development
  – Committed $299,097 CDBG loan to assist with site acquisition
  – Committed $6.5M loan to help secure construction financing
Progress on Production

• **Inclusionary Housing Ordinance 297**
  – Residential development must build 15% very low, low, or moderate-income restricted housing on-site depending on tenure
  – Over 100 inclusionary affordable units upcoming

• **Inclusionary Housing Fee Resolution 8852**
  – Commercial Impact Fee: $3 - $6 per square foot
Progress on Preservation

• Sunnyhills Apartments
  – Allocated $250,000 per year for 5 years for tenant-based rental assistance
  – Protected 149 households from displacement
  – Allocated $200,000 in CDBG funds to Rebuilding Together for roof replacements at Sunnyhills Apartments

• LifeMoves Homeless Shelter
  – Allocated $185,400 for critical repairs on two homeless shelters that support Milpitas residents
Next Steps – Initiatives and Opportunities

- Homeless Outreach and Case Management Services
- Project Homekey (Extended Stay America Conversion)
- 2020-2025 Community Plan to End Homelessness
- 2020 Santa Clara County Unhoused Task Force
2020-2025 Community Plan to End Homelessness

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<tr>
<th>STRATEGY 1</th>
<th>STRATEGY 2</th>
<th>STRATEGY 3</th>
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<td><img src="image1.png" alt="Plant Icon" /></td>
<td><img src="image2.png" alt="House Icon" /></td>
<td><img src="image3.png" alt="Heart and Hands Icon" /></td>
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- **Address the root causes of homelessness through system and policy change**
- **Expand homelessness prevention and housing programs to meet the need**
- **Improve quality of life for unsheltered individuals and create healthy neighborhoods for all**
Santa Clara County Unhoused Task Force

- 30 stakeholders including elected officials from cities
  - Vice Mayor Bob Nuñez
  - Councilmember Karina Dominguez
- Community Plan to End Homelessness Strategy 3 - improve quality of life for unsheltered individuals and create healthy neighborhoods for all
- Immediate, short-term strategies and solutions
- Five meetings from September 9 – October 8, 2020
- One meeting will focus on Milpitas/North County