



City of Milpitas

CONSOLIDATED PLAN

2017-2022



APPROVED BY CITY COUNCIL ON JUNE 20, 2017

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Milpitas is located in Santa Clara County and is the fifth largest city within the County with a population of 71,533. Milpitas encompasses an area of approximately 18 square miles and is the home to numerous high-tech companies located in the heart of Silicon Valley. As of 2016, Santa Clara County has one of the highest median incomes in the nation at \$107,100. However, many low and moderate income residents within the County and City of Milpitas cannot afford the high cost of living required within San Francisco Bay Area.

Every five years as required by Department of Housing and Urban Development (HUD), the City of Milpitas must prepare a Consolidated Plan outlining the strategies used to meet a variety of housing and non-housing community needs. The preparation of Milpitas Five-Year Consolidated Plan provides the analysis and financial resources to address the housing and non-housing community services of those residents that require assistance in housing and a variety of public services to fit their specific needs.

The Consolidated Plan covers a five year period, which included maximum citizen participation through public consultation meetings, request for statistical data, research and information to be incorporated into the plan. Notices were provided in the local Milpitas Post and City's Website. Presently, City of Milpitas only receives Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development. The Consolidated Plan links identified needs in the community to the federal and local resources available to address those needs.

The City of Milpitas' Planning and Neighborhood Services Department (PNS) is the lead agency responsible for the preparation of the Consolidated Plan. The Consolidated Plan was prepared with the cooperation and consultation from numerous agencies, organizations, social service providers, housing providers, non-profit groups and members of the general public.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objectives and outcomes identified in this Consolidated Plan address the housing and community development needs in Milpitas. The objectives address these priority needs:

- Affordable Housing Development and Preservation
- Maintain and preserve existing housing
- Support public services that serve lower income persons that include these groups:
 - The homeless
 - Children and youth
 - Special needs populations
 - Seniors
- Public Improvements including increasing accessibility and improving public facilities.

3. Evaluation of past performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG entitlement grant program. The City's Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPER) have provided many details about the goals, projects and programs completed by the City over the past five years. A review of past consolidated annual performance and evaluation reports reveals a strong record of performance in the use of CDBG funds.

The City will meet or exceed the quantitative goals and objectives of its previous Consolidated Plan. The process implemented by the City has been effective with an annual evaluation of funding allocation and a bi-annual review of funding priorities. The City recognizes that the evaluation of past performance is important to ensure the City is implementing activities effectively.

4. Summary of citizen participation process and consultation process

The City initiated the citizen participation process with revising its Citizen Participation Plan prior to conducting community outreach for the Consolidated Plan update. Citizen participation engages the community in developing and reviewing the plan and as partners and stakeholders in implementing the programs.

Over 40 different agencies, organizations, social service providers, housing providers, non-profits groups, and members of the general public were contacted to participate in five (5) public consultation meetings and numerous other community presentations to receive input and feedback on the preparation of the Five-Year Consolidated Plan. Notices in English, Spanish and Vietnamese were provided in the local newspaper, Milpitas Post and the City website as well as numerous presentations to City commissions and community groups to inform the general public and maximize citizen participation in the process. The input received through the process has been valuable in preparing the Consolidated Plan.

5. Summary of public comments

The City received numerous comments during the public outreach process. Additional comments were received from the survey that was made available both in print and online. The comments showed that affordable housing is still a community concern. The comments helped shape the preparation of the Consolidated Plan update.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted. Please see Exhibit C for comments.

7. Summary

The updated Consolidated Plan will help improve the quality of life for the residents in the City of Milpitas.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MILPITAS	Housing and Neighborhood Services Division

Table 1 – Responsible Agencies

Narrative

The City of Milpitas’s Consolidated Plan has been prepared in accordance with 24 CFR Parts 91 et al. The Planning and Neighborhood Services Department serves as the lead agency in the preparation of the Consolidated Plan. The City's Housing and Neighborhood Services division is responsible for the administration of the City's Community Development Block Grant (CDBG) program. By federal law, the preparation of the Consolidated Plan and Annual Action Plan submittal is required to the Department of Housing and Urban Development. The Plans must list priorities and strategies for the use of federal funds.

Every five years as required by Department of Housing and Urban Development (HUD), the City of Milpitas must prepare a Consolidated Plan outlining the strategies used to meet a variety of housing and non-housing community needs. The preparation of Milpitas’s Five-Year Consolidated Plan provides the analysis and financial resources to address the housing and non-housing community services of those residents that require assistance in housing and a variety of public services to fit their specific needs.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Milpitas requested a number of consultations with a multitude of local non-profit organizations, various jurisdictions and other stakeholders in the development of the Consolidated Plan.

Milpitas conducted five (5) separate Public Consultation meetings, to obtain public input and comments on the preparation of the Consolidated Plan. These five meetings were conducted in different areas of the City in different times of the day. The City of Milpitas has reached out to the Santa Clara County Housing Authority as well as surrounding jurisdictions for their input to the City's CDBG program. Prior to the public consultation meetings, Milpitas also consulted with a wide variety of social service agencies that provide housing and support services to special needs groups in an effort to update data and information for the needs section of the Consolidated Plan. Finally, Milpitas along with the County of Santa Clara and other local jurisdictions held quarterly meetings during the past years to work together on sections of the Consolidated Plan which deal with regional issues such as fair housing and homelessness.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

As mentioned, the City participates in a quarterly meeting with all local jurisdictions, including the Housing Authority of Santa Clara County, to discuss CDBG issues and Consolidated Plan cooperation. That meeting is then followed with a discussion about regional housing issues.

City staff continues to maintain dialogue with all service providers, public and private, to ascertain if there are any areas in which the City can partner with the organization to enhance services or if the City can connect service providers for better coordination of service deliveries. The City held a meeting with 15 service providers to receive feedback for the CDBG program and for comments and suggestions for the Consolidated Plan update.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Santa Clara County Continuum of Care (CoC) is a multi-sector group of stakeholders guiding the implementation of the County's housing and service system to meet the need and prevent homelessness in the county with the ultimate goal to end homelessness. The CoC guides the implementation of the County's housing and service system to meet the needs of homeless individuals and the families.

The Continuum of Care strategy includes: 1) Permanent housing, 2) Emergency shelter with outreach and assessment services, 3) Transitional housing with support services, and 4) Prevention services. These services exist in Santa Clara County, but not in sufficient numbers to address the need. The County of Santa Clara, in collaboration with the entitlement jurisdictions, believe that strengthening the Continuum of Care on a regional basis will effectively address the needs of homeless people in individual cities and avoiding duplication of services, and increase the cost effectiveness.

In 2015, the City of Milpitas participated in the preparation of the Community Plan to End Homelessness in Santa Clara County. The Plan identifies strategies to address the needs of homeless persons in the county, including chronically homeless individuals and families, families with children, veterans and unaccompanied youth. Additionally, it also intended to address the needs of person at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Milpitas does not receive Emergency Shelter Grant (ESG) funding however the City participates with the CoC to address homeless issues.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Agency/Group/Organization	Rebuilding Together
Agency/Group/Organization Type	Services-Persons with disabilities Services-Elderly Persons
What section of the Plan was addressed by Consultation	Housing needs Assessment Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum where staff solicited input for community needs and priorities.
Agency/Group/Organization	Project Sentinel
Agency/Group/Organization Type	Services-Fair Housing
What section of the Plan was addressed by Consultation	Non-Homeless Special Needs Homeless Needs-Families with Children
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Forum where staff solicited input for community needs and priorities. Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	Housing Authority of County of Santa Clara
Agency/Group/Organization Type	Housing PHA
What section of the Plan was addressed by Consultation	Housing Needs Assessment Public Housing Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with a representative of the Housing Authority to discuss Housing Authority challenges, trends in housing concerns from the Housing Authority's perspective and determine potential areas where the City can partner with the Housing Authority.
Agency/Group/Organization	Catholic Charities
Agency/Group/Organization Type	Services-Elderly persons Services-Housing Services-Elderly Persons
What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	Child Advocates of Silicon Valley
Agency/Group/Organization Type	Services-Victims Services-Health Services-Victims of Domestic Violence

What section of the Plan was addressed by Consultation	Non-Homeless Special needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	City of Milpitas Parks and Recreation
Agency/Group/Organization Type	Services-children Other government-Local
What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	Dress for Success San Jose
Agency/Group/Organization Type	Service-Homeless Services-Employment
What section of the Plan was addressed by Consultation	Homeless Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	LifeMoves
Agency/Group/Organization Type	Services-Homeless
What section of the Plan was addressed by Consultation	Homeless Needs-Chronically homeless Homeless Needs-Families with Children Homelessness-Veterans Homelessness-Unaccompanied Youth Homelessness Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	Milpitas Food Pantry
Agency/Group/Organization Type	Services-Children Services-Elderly Person Services-Homeless Services-Victims

What section of the Plan was addressed by Consultation	Homeless Needs-Chronically homeless Homeless Needs-Families with Children Homelessness-Veterans Homelessness-Unaccompanied Youth Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	Milpitas Unified School District
Agency/Group/Organization Type	Services-Children
What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	Next Door Solutions to Domestic Violence
Agency/Group/Organization Type	Service-Victims of Domestic Violence
What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	Senior Adults Legal Assistance (SALA)
Agency/Group/Organization Type	Service-Elderly Person
What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	Silicon Valley Independent Living Center
Agency/Group/Organization Type	Service-Elderly Person Service-Persons with disabilities
What section of the Plan was addressed by Consultation	Non-homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.

Agency/Group/Organization	The Health Trust
Agency/Group/Organization Type	Service-Elderly Persons Service-Persons with Disabilities
What section of the Plan was addressed by Consultation	Non-Homeless Special needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	YWCA Silicon Valley
Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-Health
What section of the Plan was addressed by Consultation	Homeless Needs – Families with Children Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	Resources for Community Development
Agency/Group/Organization Type	Housing
What section of the Plan was addressed by Consultation	Housing Needs Assessment Homeless Needs-Chronically homeless Homeless Needs-Families with Children Homelessness Needs-Veterans Homelessness Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	San Jose Conservation Corps
Agency/Group/Organization Type	Housing Services-Housing Services-Persons with Disabilities
What section of the Plan was addressed by Consultation	Housing Needs Assessment
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
Agency/Group/Organization	Terrace Gardens

Agency/Group/Organization Type	Housing Services-Elderly Persons
What section of the Plan was addressed by Consultation	Housing Needs Assessment Non-homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable. See PR-10 Table 2

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Continuum of Care Council	The CoC works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan’s goal to support activities to end homelessness.
City of Milpitas Housing Element	City of Milpitas	Housing Element serves as a policy guide to help the City meet its existing and future housing needs. This effort aligns with the Strategic Plan’s goal to assist in the creation and preservation of affordable housing.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

All the County CDBG entitlement jurisdictions participate in a quarterly meeting known as the CDBG Coordinators Group. The meetings are used to share information, best practices, current developments and recent federal, state and local policy. HUD staff regularly participates in these meetings.

These quarterly meeting provide the opportunities for the City to consult with other jurisdictions one its proposed use of federal funds for the upcoming year.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City initiated its citizen participation process with revising its Citizen Participation Plan prior to conducting community outreach for the Consolidate Plan update. The citizen participation process included holding several public community meetings and workshops for maximum citizen participation. Also, City staff worked more closely with the City’s Community Advisory Commission (CAC) since they are the recommending body to the City Council in the CDBG allocation process. The CAC has held a number of meetings (listed below) to discuss the Consolidated Plan.

The City conducted 5 community forums throughout the City in different times, different days and different areas in the City. Notices in English, Spanish and Vietnamese were prepared and posted in the local paper announcing the community forums. The notices were also sent via electronic mail to over 125 organizations inviting them to participate and provide comments or suggestion regarding the City’s Consolidated Plan update process. Over 75 individuals, local groups, agencies, non-profit and organizations were involved in the development of the Milpitas Consolidated Plan. A listing of these individuals, groups and organizations who participated in the preparation and development of the plan is included along with citizen comments received during the public hearing process.

A schedule of meetings for the development, input review and recommendations that created the Consolidated Plan are as follows:

Date	Organization	Action
October 12, 2016	Planning Commission	Presentation
September 27, 2016	Arts Commission	Presentation
December 7, 2016	Community Advisory Commission	Presentation
October 25, 2016	Senior Advisory Commission	Presentation
October 12, 2016	Veterans Commission	Presentation

December 6, 2016	Calaveras High School ESL	Presentation
November 5, 2016	Sunnyhills Neighborhood Association	Presentation
October 10, 2016	General Community, City Hall	Community Forum
October 13, 2016	General Community, Milpitas Library	Community Forum
November 1, 2016	General Community, Milpitas Police Department	Community Forum
November 3, 2016	General Community, City Hall	Community Forum
November 9, 2016	General Community, Sinnott Elementary School	Community Forum
March 1, 2017	CAC Public Hearing	Presentation

Also, electronic mail notices were sent to housing providers, social services agencies and other interested parties during the 30 day public review period of the document. The plan was available electronically on the City’s Housing website. Hard Copies were made available in the Milpitas City Hall Public Information Desk, City’s Website, and Milpitas Public Library. In addition, public comments were encouraged at the scheduled County public hearings.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Public Forums	Broad Community	A total of 8 individuals attended the 5 public forums	See PR-15	All comments were accepted.	
	Community Presentation	Non-English Broad Community	There were over 50 students in the ESL class.			
	Internet Outreach	Broad community	The City created a web survey to obtain citizen and stakeholder input and comments for the development of the Consolidated Plan. A total of 27 responses were received			www.surveymonkey/r/MilpitasConPlan
	Newspaper ad	Minorities Non-English speaking Broad Community	Advertisements for the Community Forums and online survey were published in English, Spanish and Vietnamese			
	Public Forums	Service providers and grant recipients across the City				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Public meeting	Broad Community	Community Advisory Commission (CAC). Commissioners asked questions related to the Consolidated Plan update	Most of the questions were related to the Con Plan update.		
	Public Hearing	Broad Community	City Council public hearing.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Located at the southern end of the San Francisco Bay, the City of Milpitas has become an integral part of high-tech Silicon Valley since becoming incorporated in 1954. With an estimated 2015 population of 71,533, the City is a strong employment center with a diverse population, quality schools, conveniently-located neighborhood parks, and a variety of retail options. Milpitas is often called the “Crossroads of Silicon Valley” with most of its 13.6 square miles of land situated between two major freeways (I-880 and I-680), State Route 237, and a County expressway. The City is served by Valley Transportation Authority (VTA) light rail and a planned BART extension is scheduled to begin service to Milpitas in 2018.

With the resurgence of the Silicon Valley economy, real estate has experienced dramatic price increase. Milpitas is no exception. Milpitas has experienced a recent surge in residential building activity in recent years, with a considerable increase in residential permit applications, development entitlements, and new construction. In large part, these changes have been brought on by the adoption of two Specific Plans for areas adjacent to an existing VTA station and the City’s planned BART station. The increased development potential that was made possible by these Specific Plans has prompted the conversion of areas once dominated by vacant and underutilized land and aging and obsolete industrial space into high-density transit-oriented development to meet the heightened demand for housing.

Methodology

The majority of data utilized is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. Known as the Comprehensive Housing Affordability Strategy (CHAS) data, it demonstrates the extent of housing problems and housing needs, particularly for low income households. The CHAS data is used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

When CHAS data is not available or appropriate, other data is utilized, including 2000 and 2010 U.S. Census data and American Community Survey (ACS) 2008-2012 five-year estimates. While ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are considered more reliable and precise.

Federal funds provided under the Community Development Block Grant (CDBG) entitlement program are primarily concerned with activities that benefit low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families. HUD utilizes three income levels to define LMI households:

- Extremely low income: Households earning 30 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Very low income: Households earning 50 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Low and moderate income: Households earning 80 percent or less than the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)

Of the total 19,535 households in Milpitas, over one third (36 percent) of City households (7,019 households) are LMI, with incomes ranging from 0-80% AMI:

- 12 percent (2,315 households) at 0-30% AMI
- 11 percent (2,155 households) at 30-50% AMI
- 13 percent (2,549 households) at 50-80% AMI

NA -10 Housing Needs

- Twenty-six percent of households in the City are paying more than 30 percent of their income toward housing costs.
- Twelve percent of households are severely cost burdened and paying more than 50 percent of their income toward housing.

NA-15 Disproportionately Greater Need: Housing Problems

- Data showed eighty seven percent of Hispanic household in the 30%-50% AMI category experience housing problems compared to 75% of the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- Data shows that no minority group showed a disproportionately greater need of housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

- Twenty-seven percent of Hispanic households are disproportionately affected by severe cost burden and paying more than 50 percent of their income toward housing compared to 16% of the jurisdiction as a whole.

NA-35 Public Housing

- The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8).
- The Section 8 waiting list contains 21,256 households – this is estimated to be a 10-year wait.

NA-40 Homeless Needs

- The Santa Clara County region is home to the fourth-largest population of homeless individuals and the highest percentage of unsheltered homeless of any major city.
- As of the 2015 Point in Time Homeless Survey, Milpitas had 122 homeless residents and over all were unsheltered and living in a place not fit for human habitation.
- Milpitas clients – those who report that their last permanent zip code was in Milpitas – represent approximately two percent of the County’s homeless clients.

NA-45 Non-Homeless Special Needs

- Individuals 65 years of age and older represent 11 percent of the total population of the City.
- Twenty-five percent of households in the City contain at least one person 62 years or older.
- Almost 35% of persons age 65 or older have a disability compared to four percent of the population age 18 to 64, or seven percent of the population as a whole.

NA-50 Non-Housing Community Development Needs

Residents and stakeholders who participated in the community outreach for the Consolidated Plan identified the following community development needs as high priorities within these three categories:

Public Facilities: increased homeless facilities, youth centers, rehabilitation of senior centers, and recreational facilities throughout the County

Public Improvements: complete streets that accommodate multiple transportation modes, pedestrian safety, ADA curb improvements, and increased access to parks and open space amenities

Public Services: food assistance and nutrition programs for vulnerable populations, year-round activities for youth, health care services for seniors and low income families, and services for homeless persons

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to the census data below, Milpitas has 67,955 residents and 19,535 households with a median household income of \$95,466.

Of these households, approximately 36% are at or below 80% of AMI and are considered low income, with 11.8% qualifying as extremely low income per HUD regulations. Over half of the low income households experience one or more housing problems.

Within the Comprehensive Housing Affordability Strategy (CHAS) data, HUD identifies four housing problems:

- 1) Housing unit lacking complete kitchen facilities
- 2) Housing unit lacking complete plumbing facilities
- 3) Household being overcrowded
- 4) Housing being cost burdened

In addition, HUD defines severe housing problems as:

- Severely overcrowded, with more than 1.5 persons per room
- Severely cost burdened families paying more than 50 percent of income toward housing costs (including utilities)

A household is considered to be overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 people per room.

A household is considered to be cost burdened if the household is spending more than 30 percent of its monthly income on housing costs (including utilities) and severely cost burdened if the household is spending more than 50 percent of its monthly income on housing costs (including utilities).

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	62,698	67,695	8%
Households	17,364	19,535	13%
Median Income	\$84,429.00	\$95,466.00	13%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,315	2,155	2,549	1,825	10,690
Small Family Households *	760	1,045	1,390	1,110	6,815
Large Family Households *	140	305	595	340	1,435
Household contains at least one person 62-74 years of age	545	500	669	390	1,890
Household contains at least one person age 75 or older	520	365	250	195	580
Households with one or more children 6 years old or younger *	320	505	720	410	1,775
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2008-2012 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	4	25	0	59	10	0	0	25	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	80	20	40	160	0	20	35	20	75
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	70	105	45	295	0	60	105	80	245
Housing cost burden greater than 50% of income (and none of the above problems)	825	370	70	0	1,265	480	475	290	205	1,450

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	125	340	515	130	1,110	160	125	494	435	1,214
Zero/negative Income (and none of the above problems)	90	0	0	0	90	90	0	0	0	90

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	945	525	220	85	1,775	490	555	430	335	1,810
Having none of four housing problems	360	485	935	395	2,175	340	590	959	1,015	2,904
Household has negative income, but none of the other housing problems	90	0	0	0	90	90	0	0	0	90

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	395	450	425	1,270	225	345	415	985
Large Related	140	180	175	495	0	60	265	325
Elderly	355	125	29	509	280	135	189	604
Other	190	100	30	320	150	100	20	270
Total need by income	1,080	855	659	2,594	655	640	889	2,184

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	365	135	20	520	185	280	160	625
Large Related	140	95	25	260	0	30	50	80
Elderly	250	80	4	334	175	85	70	330
Other	160	75	15	250	130	80	20	230
Total need by income	915	385	64	1,364	490	475	300	1,265

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	65	95	100	45	305	0	35	115	30	180

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	35	55	50	45	185	0	45	30	70	145
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	100	150	150	90	490	0	80	145	100	325

Table 11 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

There are 1,769 single person households in the County on the Section 8 waiting list. The waiting list has been closed since 2006, and is not expected to reopen in the near future.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There are 1,241 disabled Head of Households on Section 8 waiting list. HACSC does not keep records of assisted/non-assisted families that are victims of domestic violence, dating violence, sexual assault, or stalking. Jurisdiction-specific data is not available for unsheltered homeless in this subpopulation.

What are the most common housing problems?

One-third (33 percent) of City households report at least one housing problem, while 17 percent report at least one severe housing problem.

Cost Burden

Cost burden is the most common housing problem:

- Twenty-six percent of households (5,039 households) in the City are paying more than 30 percent of their income toward housing costs.

Severe Cost Burden

Severe housing cost burden is the second most common housing problem.

- Of the 5,039 households with cost burden, 2,324 households or twelve percent of total households are severely cost burdened and paying more than 50 percent of their income toward housing.

Overcrowding

The third most common housing problem is overcrowding:

- Three percent of households (540 households) are overcrowded, with more than one person per room.
- Seventy-seven percent of overcrowded households (415 households) are LMI.

Are any populations/household types more affected than others by these problems?

The previous tables show that renters generally have more housing problems than owners. Owners did experience more Housing Problems and housing cost burdens however for the most part, renter households experience greater issues with overcrowded conditions. The largest disparity is severe overcrowding. LMI renters have twice the number of households (160) experiencing severe overcrowding than LMI households (75). Overcrowding is almost equal between renters and clearly much more prevalent in renter households than owner households: 1,225 renter households to 420 owner households. When it comes to housing cost burden, however, this housing problem is fairly common to both renters and owners. However, the cost burden Tables 9 and 10 show that for LMI households, small and large related renter households numbers are significantly higher than their owner counterparts.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The County is home to several agencies providing rapid-rehousing assistance to households in need. One example is the California Work Opportunity and Responsibility to Kids (CalWORKs)

program, which serves over 12,000 families annually in the region (nearly 30,000 men, women, and children). According to the Santa Clara County Social Services Agency, “Twenty nine percent of CalWORKs families included adults with earned wages, with the median earnings for CalWORKs families at \$2,013 for three months. Taking into account the earned wages, the maximum monthly CalWORKs benefit for a family of four, and other government assistance income (CalFresh, Earned Income Tax Credit, and other unearned income), a CalWORKs family in Santa Clara County would have a monthly income of approximately \$1,928. To afford the area FMR, a CalWORKs family would have to expend 86% of their monthly income on rent.”

Additionally, Help Management Information System (HMIS) data indicates that in the last year, homeless and housing service providers assisted 52,805 individuals in families—15,024 of whom were homeless at the time of service (40 percent were under the age of 18).[2] Forty-six percent of the families receiving assistance were unemployed and 31 percent were receiving CalWORKs assistance. In Fiscal Year 2013-2014, the number of CalWORKs households receiving HUD services increased by nearly 70 percent since 2011.

Currently Housed and At Imminent Risk

The numbers below do not reflect any formerly homeless families or individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

At-risk of homelessness as defined by the Continuum of Care (CoC) are defined under four (4) categories:

- 1) Homeless individuals and families
- 2) Individuals or families who will (within 14 days) lose their primary nighttime residence with no subsequent residence or supportive networks
- 3) Unaccompanied youths or families with youth meet the homeless definition under another federal statute and 3 additional criteria:
 - a. Meet homeless definition under another federal statute; and
 - b. Have not had lease, ownership interest or occupancy agreement in permanent housing in last 60 days; and
 - c. Have experience two or more moves during last 60 days; and
 - d. Can be expected to continue in such status for extended period of time because of:
 - i. Chronic disabilities, or
 - ii. Chronic physical health or mental health conditions, or

- iii. Substance addition, or
 - iv. Histories of domestic violence or childhood abuse (including neglect), or
 - v. Presence of a child or youth with disability, or
 - vi. Two or more barriers to employment
- 4) Individuals/families fleeing or attempting to flee domestic violence with no subsequent residents, resources or support networks.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50 percent of their income on housing costs or having incomes at or below 50% AMI are at greatest risk of becoming homeless. Santa Clara County's point-in-time homeless census indicated the primary cause for their homelessness was lost of a job or employment. This fact, coupled with the fact that 68% of the respondents reported that the lack of affordable rents was a major obstacle in overcoming housing instability and homelessness.

Discussion

Please see discussion above.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In looking at the tables below, it is first important to look at the racial demographics of the City as a whole. The tables show that the racial group with the most number of housing problems across the different income groups is Asian. This is not to be unexpected given that Asians comprise more than 60% of the City’s population.

Based on the data from Table 21, the City’s household racial demographics are as follows:

- White – 21%
- Black – 2%
- Asian – 63%
- American Indian/Native – 1%
- Pacific Islander – 1%
- Hispanic - 16%

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10percent or higher than the jurisdiction as a whole. This section presents the extent of housing problems and identifies populations that have a disproportionately greater need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,450	310	95
White	305	55	0
Black / African American	30	4	0
Asian	875	210	95
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	39	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,490	510	0
White	170	220	0
Black / African American	70	15	0
Asian	855	215	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	370	54	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,435	740	0
White	300	110	0
Black / African American	50	25	0
Asian	835	480	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	200	125	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,075	840	0
White	115	225	0
Black / African American	20	44	0
Asian	639	420	0
American Indian, Alaska Native	15	15	0
Pacific Islander	25	0	0
Hispanic	210	85	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

A review of the data, taking the steps described earlier, shows that there is a disproportionately greater need among the different racial groups. Eighty seven percent of Hispanic household in the 30%-50% AMI category experience housing problems compared to 70% of the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section is similar to the previous section, but here the housing problems are more severe. However, in this section, overcrowding is defined as more than 1.5 persons per room and the housing cost burden is over 50% of income. In the previous section, overcrowding is more than 1 person per room and the housing cost burden is over 30% of income. The data was analyzed in the same manner as the previous section.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,235	525	95
White	220	140	0
Black / African American	20	14	0
Asian	765	320	95
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	160	50	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	960	1,040	0
White	125	270	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	45	40	0
Asian	540	530	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	215	205	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	675	1,505	0
White	190	225	0
Black / African American	30	45	0
Asian	300	1,020	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	140	180	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	430	1,490	0
White	30	305	0
Black / African American	0	70	0
Asian	260	799	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	25	0
Hispanic	115	180	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

A review of the data, taking the steps described earlier, shows that there is not a disproportionately greater need among the different racial groups. The percentage of households in a category of need who are members of a particular racial or ethnic group is not at least 10 percentage points higher than the percentage of households in category as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As described in the previous sections, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered cost burdened when paying more than 30 percent of its income toward housing costs, including utilities, and is severely cost burdened when paying more than 50 percent of its income toward housing costs. This section analyzes the extent of cost burden and identifies populations that have a disproportionately greater cost burden.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,520	4,315	2,935	95
White	2,650	725	545	0
Black / African American	240	95	95	0
Asian	7,294	2,830	1,650	95
American Indian, Alaska Native	30	15	10	0
Pacific Islander	30	35	0	0
Hispanic	970	495	540	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion:

Twenty-seven percent of Hispanic households are disproportionately affected by severe cost burden and paying more than 50 percent of their income toward housing compared to 16% of the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see the discussion for NA-15, NA-20, and NA-25. In summary, in a review of the data, taking the steps described earlier, shows that there is not a disproportionately greater need among the different racial groups except for Hispanic households in the 30%-50% income category that experience housing problems. The percentage of households in a category of need who are members of a particular racial or ethnic group is not at least 10 percentage points higher than the percentage of households in category as a whole.

If they have needs not identified above, what are those needs?

Milpitas has a large immigrant population. According to the 2005-2009 American Community Survey, about half of its residents are foreign born. About 65% speak a language other than English at home. Language assistance may be a need for racial or ethnic groups.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

None

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program. The Section 8 waiting list contains 21,256 households, estimated to be a 10-year wait. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC’s programs are targeted toward LMI households, and more than 80 percent of its client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.[1]

In 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.[2] Additionally, HACSC has used Low Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.[3]

The following tables display the public housing inventory and housing vouchers maintained by HACSC. HACSC has four two-bedroom family public housing units in its portfolio; they are located in the City of Santa Clara. Approximately 16,387 housing vouchers are in use countywide.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	20,067	16,342	15,882	13,333	16,112	14,199	0
Average length of stay	0	7	5	8	1	9	0	0
Average Household size	0	2	2	2	1	2	1	0
# Homeless at admission	0	0	1	15	4	4	0	0
# of Elderly Program Participants (>62)	0	10	4	3,859	502	3,315	24	0
# of Disabled Families	0	10	6	1,784	69	1,610	85	0
# of Families requesting accessibility features	0	48	20	10,212	692	9,267	212	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	33	11	4,885	332	4,420	117	0	14
Black/African American	0	3	3	1,358	46	1,223	80	0	7
Asian	0	11	5	3,698	303	3,375	5	0	14
American Indian/Alaska Native	0	1	1	145	7	134	3	0	1
Pacific Islander	0	0	0	95	4	84	7	0	0
Other	0	0	0	31	0	31	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	20	8	3,217	133	3,038	38	0	7
Not Hispanic	0	28	12	6,964	559	6,198	174	0	29

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

None of the four public housing units owned and managed by HACSC are accessible, and information about the need for accessible units is not collected for waiting list applicants.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

In January 2013, HACSC randomly sampled 1,500 of its Section 8 participants to better understand the types of services and/or resources needed to increase their self-sufficiency. Approximately 400 participants responded. In the table below identified the services requested and the number of participants that requested that service. Affordable healthcare, job training, basic computer skills, English as a second language, and job placement resources were among the top most-identified services. The majority of these services are related to workforce training, showing the need for economic development among Section 8 participants. The selection of affordable healthcare as the highest need indicates the need for additional health-related services.

Rank	Services/Resources	#Participants Requesting Service	% Participants Requesting Service
1	Affordable Health Care	122	11%
2	Job Training	114	10%
3	Basic Computer Skills	113	10%
4	Nothing	102	9%
5	English as a Second language	96	8%
6	Job Placement	94	8%
7	Post Secondary Education	79	7%
8	Transportation Assistance	79	7%
9	Job Search Skills	68	6%
10	Legal Assistance	61	5%
11	HS Diploma/GED	53	5%
12	Affordable Childcare	53	5%
13	Financial Planning	53	5%
14	Credit Repair/Credit	50	4%
15	Substance Abuse/Mental	21	2%
Total		1,137	100%

How do these needs compare to the housing needs of the population at large

The need for housing that is affordable, safe and comfortable is shared by both the population at large and Public Housing residents and Housing Choice voucher holders.

Public Housing residents, and to a lesser extent Housing Choice voucher holders, do not have a housing cost burden problem. The need for housing that is affordable is met. As long as HACSM properly maintains its units and effectively inspects Section 8 units, Public Housing residents and Housing Choice voucher holders will not have the problem of lack of kitchen or plumbing facilities. Consultation with HACSC staff indicates that Public Housing residents with growing households are encouraged to transfer to larger units in order to avoid overcrowding conditions.

Discussion

See discussion above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The causes of homelessness are complex and vary widely from one individual or family to the next. While difficulty affording housing is a primary cause of homelessness, other factors such as health conditions, trauma, a lack of social support systems, mental health issues, and problems with substance abuse can increase the likelihood that an individual or family will become homeless. Some families and individuals are homeless for a temporary period and experience one or a few episodes of homelessness during their lifetime, while others experience chronic homelessness, which lasts for a year or more or occurs several times within a few years.

As was previously discussed, the Santa Clara region is home to the fourth-largest population of homeless individuals (6,681 single individuals),^[1] and the highest percentage of unsheltered homeless of any major city (75 percent of homeless people sleep in places unfit for human habitation). The homeless assistance program planning network is governed by the Santa Clara Continuum of Care (CoC), governed by the Destination: Home Leadership Board, who serves as the Continuum of Care (CoC) Board of Directors. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the Housing Authority of Santa Clara, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. The homeless services system utilized by the CoC is referred to as the Homeless Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Every two years, Santa Clara County conducts a comprehensive count and survey of the County's homeless population to better understand the nature and extent of homelessness in the County and determine how to best target resources to serve the homeless population. The most recent Homeless Census and Survey (for which data is currently available) was conducted in 2015 and provides detailed data on the homeless population in Santa Clara County. According to the survey results, there were 6,556 individuals experiencing homelessness in the County at the time of the survey. The survey found that the primary cause of homeless was job loss for nearly 31 percent of homeless individuals, alcohol and drug use for 20 percent of homeless individuals, and a divorce or separation for 15 percent of homeless individuals. The County's homeless population included 2,169 chronically homeless individuals, of which 11% identified as veterans.

The 2015 Santa Clara County Homeless Census and Survey found that there were 122 homeless individuals in Milpitas, an increase of 27 people from the 2013 survey. However, due to the highly unstable nature of homelessness and the difficulties associated with counting the homeless population in a particular jurisdiction, these figures should not be assumed to broadly represent trends over time. All 122 homeless individuals in Milpitas were unsheltered, which includes individuals living on the street or in abandoned buildings, cars, vans, RVs, or encampment areas.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The City of Milpitas partners with Santa Clara County for the bi-annual Homeless Point-In-Time Census & Survey. In 2015, the survey revealed that the City of Milpitas has a homeless population of 122 persons. This constituted an increase for a homeless population of 95 persons from 2013. However, compared to similar sized jurisdictions in the County, Milpitas has a relatively small homeless population. Another survey was conducted in January 2017 but the results have not been released.

The City of Milpitas is home to a relatively small percentage of the County’s homeless population, which can be explained, in part, by the absence of shelters operating in the City. While LifeMoves is a primary provider of shelter and support services for the Milpitas homeless population, it operates the services in 17 locations, including 13 emergency shelters and transitional housing sites, in San Mateo and Santa Clara counties. Two emergency shelters are located in the City of San Jose (Julian Street Inn and Montgomery Street Inn). The City of Milpitas provides LifeMoves with CDBG funding to help operate their shelters. Last year, 1,697 shelter nights were provided to 24 individuals who listed their last previous address in Milpitas. The San Jose shelters are the closest shelters to Milpitas. This is the closest overnight shelter that serves Milpitas’ homeless population. The City of Milpitas also operates a “cooling and warming” shelter for the homeless in the City’s Sports Center, but does not provide overnight housing there. In addition, during the winter, the City provides daytime warming centers at the City’s Community and Senior Centers.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The City does not have data on the nature and extent of homelessness in its jurisdiction by racial and ethnic group. The primary source of data on homelessness is provided by the San Clara

County Continuum of Care on Homelessness and general data on the nature and extent of homelessness is generally provided on a County level.

In the 2015 Point-In-Time Census and Survey, when asked about their ethnicity, 38% identified as Hispanic or Latino. As for race, 42% of the respondents identified as White, 18% as Black, 7% American Indian, 3% Asian, 1% Pacific Islander and 30% as multi-ethnic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There were 122 unsheltered homeless in the City at the time of the 2015 Count. On a County level (data not provided specific to Milpitas), 36% stated that they lived outdoors (either on the streets, in parks or encampment areas), 34% stayed in transitional or emergency shelter, 15% in a structure not meant for human habitation and 8% stayed in their vehicles.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section addresses the needs of special populations and the special housing and service needs they might require. The special needs populations considered in this section include:

- Elderly households
- Persons with disabilities
- Large households
- Female-headed households
- Persons living with AIDS/HIV and their families

Describe the characteristics of special needs populations in your community:

According to the 2011-2015 ACS 5-Year Estimate, persons 65 and over comprise 11% of the Milpitas population with twenty-five percent of Milpitas households have on or more individuals that are 65 years and over. In addition, there are over 1,000 households where the householder living alone is 65 years and over. Of the population of persons 65 years and over, almost 35% of the population has a disability.

In Milpitas, it is estimated that 4,663 persons have a disability. Of the population between 5 to 17 years, 3.6% have a disability; of those 18 to 64 years, 4.0% have a disability; and of those 65 years and over, 35% have a disability. The disabilities most disabled seniors face are ambulatory difficult and independent living difficulty.

The elderly, frail elderly, and persons with disabilities are often on a fixed income since most of them are unable to work. In addition to everyday costs of living, they may also be faced with numerous health care costs.

What are the housing and supportive service needs of these populations and how are these needs determined?

Because many are on a fixed income and have additional expenses for health care, special needs populations have a great need for housing that is affordable. In addition to housing affordability, special needs populations have a need for housing that is accessible. Housing accessibility features include ramps, handrails, handicapped parking spaces, elevators, wider doorways, and lower shelving.

Persons with mental illness or substance abuse issues have a need for supportive housing, where housing is combined with services. These services may include job training, case management or substance abuse programs.

Milpitas offers a number of housing resources for seniors. The City has seven residential care facilities, one skilled nursing facility, and three subsidized independent living housing developments in Milpitas for seniors. Residential care facilities for the elderly, also known as “assisted living” or “board and care” facilities, provide assistance with some activities of daily living while still allowing residents to be more independent than in most nursing homes. Skilled nursing facilities, also known as nursing homes, offer a higher level of care, with registered nurses on staff 24 hours a day.

In addition, Milpitas recently approved a 389-unit senior independent living development with 48 units affordable to very low-income households. The City of Milpitas donated the land for this project, which is valued at \$12.4 million. The development is approved but not yet constructed.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Stable and affordable housing that is available to persons living with HIV/AIDS and their families helps assure they have consistent access to the level of medical care and supportive services that are essential to their health and welfare. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. In addition, housing assistance, such as short term help with rent or mortgage payments, may prevent homelessness among persons with HIV/AIDS and their families.

The Santa Clara County HIV Planning Council for Prevention and Care published the “2012-2014 Comprehensive HIV Prevention & Care Plan for San José.” In the publications it found that in Santa Clara County, from April 2006 through June 2014, a total of 1,119 cases of HIV were reported; of these, 1,080 individuals are still living (3% deceased). During the same time period, a total of 4,655 cases of AIDS was reported; 2,327 are still living (50% deceased). According to a 2011 Santa Clara County HIV/AIDS needs assessment survey, 71 percent of respondents living with HIV/AIDS represented renter households, and 30 percent reported experiencing difficulty getting housing in the six months prior to the survey.

Discussion:

Please see previous discussion.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

As the City’s population continues to increase, the need for public facilities also increases. Public parks and open space, recreational facilities and other facilities are needed to service the City’s general, senior and youth populations.

How were these needs determined?

The City conducted five community input meetings and circulated an online survey. Respondents placed community facilities as a high priority for them. Specifically, the survey indicated a desire to have a mental health facility and a center for persons with disabilities. The respondents also voiced the need for senior and child care facilities.

Describe the jurisdiction’s need for Public Improvements:

The City has identified the need for citywide replacement or upgrade of existing curb ramps to current Americans with Disabilities Act (ADA) compliant ramps. Any pavement repair work will include replacement of ADA curb ramps.

How were these needs determined?

The ADA curb ramp Transition Program is identified in the City’s Capital Improvement Program.

Describe the jurisdiction’s need for Public Services:

The City recognizes that public services programs provide necessary services at reduced or low cost to low income residents. These programs can help free up scarce financial resources to allow lower income people to afford housing and educational opportunities and to maintain or improve their economic situations. The City has identified the following public services as priorities:

- Legal Services
- HIV/Aids services
- Tenant/Landlord counseling services
- Veteran’s services

How were these needs determined?

The City conducted five community input meetings and circulated an online survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of this chapter is to summarize available data on the most significant housing needs of very low, low, moderate-income households, as well as homeless persons and other with special needs and to project those needs over the next five year Consolidated Plan period (July 1, 2017- June 30, 2022). The information in this chapter is based on numerous resources including the 2000 and 2010 Census, 2011-2015 American Census Survey (ACS), 2015-2023 Milpitas Housing Element, 2015 Homeless Point-In-Time Census and Survey and other sources.

Because of the high demand for housing and resulting high housing costs which has transpired in Silicon Valley since the previous Consolidate Plan, it is expected that the needs outlined in this chapter are still relevant and has become more critical than those housing needs that have been identified in the Milpitas 2012-2017 Consolidated Plan.

HOUSING PROFILE

This section will examine the various characteristics of housing stock in the City of Milpitas. Housing costs, types of housing units, housing unit size, and the age of housing stock are all aspects that play a significant role in determining the quality of the City's housing. Inadequate housing conditions are an impediment to fair housing, which affect a higher proportion of low-income residents within the impacted group.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to 2008-2012 ACS data, there are a total of 20,744 housing units in Milpitas of which approximately 65.5% of those units were owner-occupied, while 34.4% were renter-occupied. Milpitas has a noticeably higher proportion of owner-occupied units, and thus a lower proportion of renter-occupied units, than Santa Clara County. The City’s housing stock accounts for 3.1% of the County’s total housing stock.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,944	58%
1-unit, attached structure	4,172	20%
2-4 units	1,248	6%
5-19 units	743	4%
20 or more units	2,149	10%
Mobile Home, boat, RV, van, etc	488	2%
Total	20,744	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	53	0%	57	1%
1 bedroom	158	1%	1,163	17%
2 bedrooms	1,840	14%	2,339	35%
3 or more bedrooms	10,762	84%	3,163	47%
Total	12,813	99%	6,722	100%

Table 27 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City has created over 1,200 units of housing in its Below Market Rate (BMR) inventory. There are 247 BMR ownership units and 974 BMR rental units. A large majority of the affordable housing was funded by the now defunct Redevelopment Agency (RDA). Prior to the dissolution of the RDA, it was generating approximately 100 units of affordable housing on an annual basis from funding from the 20% affordable housing set-aside. The housing units are a variety of sizes

ranging from 1-3 bedroom townhouses and condominiums to 3 bedroom single family dwellings. The ownership units are primarily targeted to moderate income households however there are BMR ownership units for low income and very low income units. The BMR rental units are primarily for low and very low income households. The City does have two affordable senior apartment rentals for low and very low income seniors. CDBG funds have been used to maintain the upkeep on one of the senior affordable rentals, built in 1987.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Sunnyhills Apartments is a 171 unit development in which 149 units receive project based Section 8 funding from HUD. In January 2017, the management company sent out notices to tenants that there they intend not to renew the current Section 8 contract with HUD. The contract is set to expire on February 28, 2018. The City does have Housing Element policies that call for the preservation of the affordable units in the Sunnyhills Apartments. The City is working with non-profit affordable housing developers to explore the possibility of acquiring the property to preserve the affordability of the units.

Does the availability of housing units meet the needs of the population?

No. As with many other areas in the County, there is a severe shortage of housing, both market rate and affordable, to meet the needs of the population. There are several indicators that demonstrate the supply of housing is inadequate including low vacancy rates in the rental market as well as overbidding situations in the real estate market. There have been numerous reports of residents with Section 8 vouchers not being able to find landlords willing to participate in the program since the market rates have increased to a point that make Section 8 unviable. This means that lower income households are paying far too much for housing, and may be severely overcrowded to make ends meet.

The City has approved approximately 5,500 housing units in the past two years. However because of the strong housing demand, the demand continues to exceed the supply and housing prices continue to increase.

Describe the need for specific types of housing:

There is a need for the entire spectrum of housing, especially for the extremely low, very low and low income households. Milpitas has been more affordable than other County jurisdictions however because the extremely high demand for housing, many Milpitas residents have been priced out of the Milpitas market. As mentioned, the City has approved approximately 5,500 units in the past two years however the new construction has not kept pace with the demand.

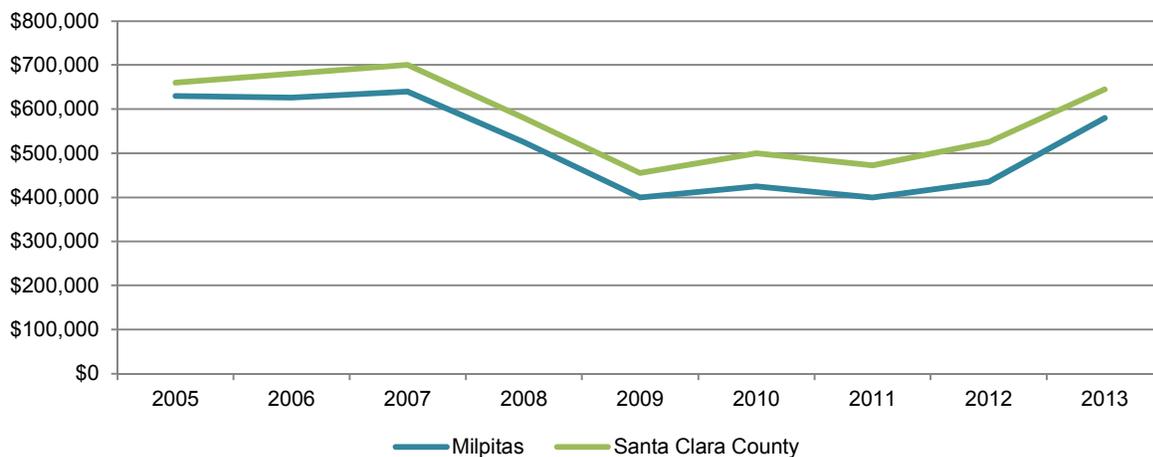
Discussion

Please see the above discussion.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

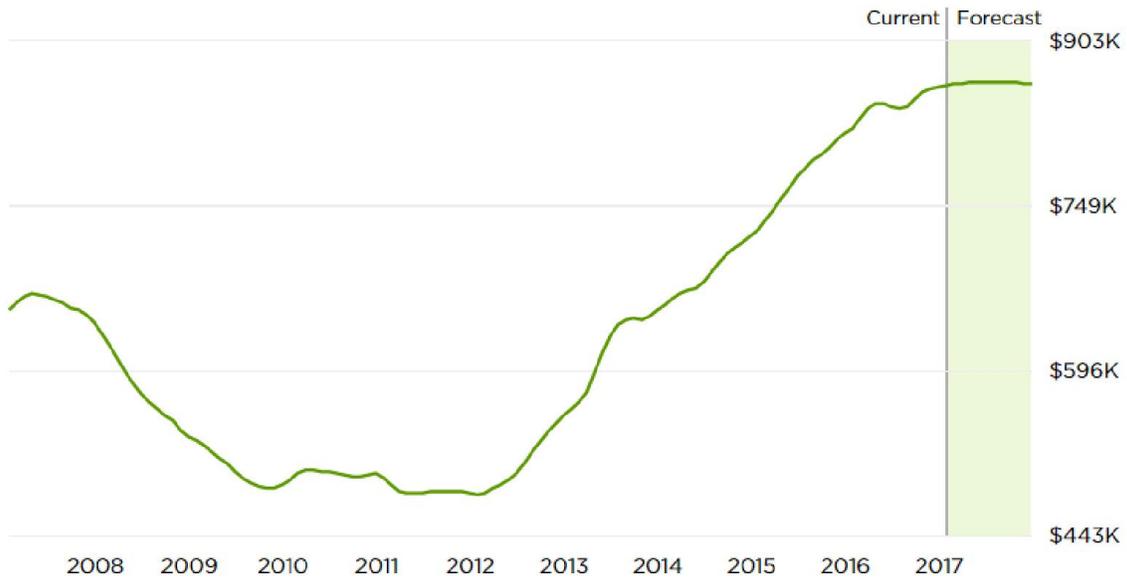
Housing prices in Milpitas fell substantially during the recent recession, but have begun to recover in recent years and are now exceeding pre-recession levels. Pre-recession, the median residential sale price in Milpitas peaked in 2007 at \$640,000. The median decreased by 38 percent in over the next two years, with a low of \$400,000 in 2009. The median residential sale price did not change significantly between 2009 and 2012, remaining between \$400,000 and \$435,000 in each year. However, the median sale price increased to \$580,000 in 2013, coming close to the median during the years prior to the recession.



Sources: DQ News, 2006-2013; BAE, 2014.

As of 2016, Milpitas housing prices have exceeded the 2007 peak. According to Zillow, as of December 31, 2016, the median house price in Milpitas exceeded \$860,000 for a single family home. Between the period of 2013-2016, housing prices experienced dramatic increases while incomes have remain relatively stagnant. According the State of CA Housing and Community Development (HCD), incomes have only increased 1.51%, thus exacerbating the affordability issue.

Dec 2017 — Milpitas \$863K



Milpitas

Data Source: Zillow

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	363,100	513,300	41%
Median Contract Rent	1,193	1,620	36%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	512	7.6%
\$500-999	719	10.7%
\$1,000-1,499	1,740	25.9%
\$1,500-1,999	2,062	30.7%
\$2,000 or more	1,689	25.1%
Total	6,722	100.0%

Table 29 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	465	No Data
50% HAMFI	1,055	360
80% HAMFI	2,465	564
100% HAMFI	No Data	1,117
Total	3,985	2,041

Table 30 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1507	1773	2220	3078	3449
High HOME Rent					
Low HOME Rent					

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. As with many other areas in the County, there is a severe shortage of market rate and affordable housing, to meet the needs of the population. There are several indicators that demonstrate the supply of housing is inadequate including low vacancy rates in the rental market as well as overbidding situations in the real estate market. There have been numerous reports of residents with Section 8 vouchers not being able to find landlords willing to participate in the program since the market rates have increased to a point that make Section 8 unviable. This means that lower income households are paying far too much for housing, and may be severely overcrowded to make ends meet.

The City has approved approximately 5,500 units of housing in the past two years. However because of the strong housing demand, the demand continues to exceed the supply and housing prices continue to increase.

How is affordability of housing likely to change considering changes to home values and/or rents?

As housing prices continue to increase while income increases continue to remain relatively small, housing affordability will continue to become more of an issue.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents (FMRs) are estimates, prepared by the US Department of Housing and Urban Development, of the rent plus utilities that would be required to rent privately owned, decent, safe, and sanitary rental housing of a modest nature with suitable amenities. The calculation of FMRs is based on information from the 2010 Census, housing surveys, and the CPI for housing. The rent figures do not necessarily reflect current asking rents, but rather the upper limits of rents that can be used in the negotiations for Section 8 contracts and other similar rent subsidy programs. The difference between FMRs and market rents illustrates the ongoing problem of the need for increased housing subsidies. In addition, FMRs tend to lag behind actual market trends by a year or sometimes more. As the gap between HUD FMRs and rents in the County widen, there are fewer and fewer landlords who will accept Section 8 vouchers and certificates.

Actual market rents are often significantly higher than HUD’s Fair Market Rents. RealFacts tracks the rental prices in various communities based on surveys of apartment buildings with 50 or more units. In the table below, it shows the maximum rent paid by the Housing Authority of Santa Clara County, effective January 1, 2017.

0 BR	1 BR	2BR	3 BR
\$1,657	\$1,950	\$2,442	\$3,385

In reviewing the Trulia and Zillow online housing sites, the median rent of a Milpitas market rate for 1BD unit is approximately \$2200, 2BD units rent for approximately \$2800 and a \$3300 for 3BD units. An informal review of Craigslist listings for rental units substantiates the Trulia and Zillow estimates.

Discussion

Please see above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,665	36%	2,875	43%
With two selected Conditions	309	2%	360	5%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,839	61%	3,477	52%
Total	12,813	99%	6,722	100%

Table 32 - Condition of Units

Data Source: 2008-2012 ACS

The table indicates that owner-occupied housing tends to have fewer problems than renter-occupied housing.

Since housing units typically deteriorate with age, often requiring extensive maintenance or rehabilitation, the relatively new housing stock in Milpitas is likely an indication that a comparatively large number of units in Milpitas are in a state of good repair. Nonetheless, the owners of the limited number of older residential units in Milpitas may be in need of resources to be able to afford necessary maintenance. Milpitas Code Enforcement and Building Department staff estimates that approximately 37 percent of Milpitas homes built prior to 1970 (2,063 units, or 10 percent of the City's total housing stock) are in need of rehabilitation or major repairs.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,401	11%	1,177	18%
1980-1999	4,034	31%	1,998	30%
1950-1979	7,160	56%	3,502	52%
Before 1950	218	2%	45	1%
Total	12,813	100%	6,722	101%

Table 33 – Year Unit Built

Data Source: 2008-2012 CHAS

The majority of housing units in Milpitas are single-family detached homes. According to estimates from the California Department of Finance, 76 percent of all homes in Milpitas are single-family homes (59 percent detached single-family and 17 percent attached single-family). This is a slighter higher proportion than in Santa Clara County (64 percent) and the Bay Area (63 percent), due mainly to the high proportion of attached single-family homes in Milpitas. Accordingly, Milpitas has a smaller share of units in multifamily structures (22 percent) than the County (33 percent) and region (35 percent). Mobile homes represent comparable proportions of units in the City (two percent), County (three percent), and region (two percent).

Milpitas has a relatively large number of new units in the housing stock. According to ACS data collected in 2011, the median year built for housing units in Milpitas was 1977, five years newer than the median year built for Santa Clara County overall. Moreover, 73 percent of housing units in Milpitas were built in 1970 or later, compared to 61 percent of housing units in Santa Clara County.

However, given the age of the housing stock and that maintenance can be especially difficult for elderly homeowners, the City offers an array of rehabilitation loans for lower-income households to fund rehabilitation and items essential to maintenance and grants for special needs owners who are elderly or disabled.

The Census also tracks a few specific housing problems, including a lack of plumbing and kitchen facilities. Homes in Milpitas have a small number of these additional housing problems. In total, 119 homes (.6 percent) lack complete kitchen facilities and housing units lack complete plumbing facilities. The Census uses the definition of a complete kitchen as including a sink with piped water, range or cook stove, and a refrigerator

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,378	58%	3,547	53%
Housing Units build before 1980 with children present	2,045	16%	1,215	18%

Table 34 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

According to the National Center for Healthy Housing, lead poisoning is the number one environmental health hazard facing American children. Additionally, the California State Department of Health Services indicates that children under the age of six and fetuses are at the greatest risk of harmful health effects of lead poisoning. Lead based paint containing up to 50 percent lead was in common use through the 1940's. Although the use and manufacture of interior lead-based paint declined during the 1950's, exterior lead-based paint and some interior lead-based paint continued to be available until the mid- 1970. In 1978, the Consumer Product

Safety Commission banned the manufacture of paint containing more than 0.06 percent lead by weight for use on interior and exterior residential surfaces and furniture.

Most housing units built prior to 1978 have some form of lead-based paint hazard, which increases with the age of the structure. To estimate the number of housing units with lead-based paint (LBP) staff used data provided by HUD based on the 2000 Census to obtain the number of low- and very low-income housing units of a particular construction period and multiplied units times the likelihood of these units containing lead based paint. The likelihood of lead-based paint by the age of a structure is based on a national survey conducted by the National Center for Healthy Housing.

Not all units with lead-based paint have lead-based paint hazards. Lead-based paint is only a hazard when there is a potential of lead-contaminated soil, lead contaminated dust, or accessible peeling paint due to deterioration and improper maintenance of a structure. Based upon previous surveys, the table below estimates the number of housing units that may contain lead-based paint hazards in census tracts and blocks identified as having concentrations of low-income and very low-income households. HUD provides a standard method to estimate the community-wide risk of lead poisoning resulting from lead-based paint. The method assumes that a certain percentage of homes built before the sale of lead-based paint was banned in 1979 constitute a lead poisoning hazard. The older the age of the home, the more likely it is to constitute a lead poisoning hazard. The method also assumes that low-income households are more likely to be at risk of lead poisoning. Applying the percentage of low-income households by tenure to the age of homes by tenure and multiplying by the presumed lead hazard percentage results in the estimated number of households at risk of lead poisoning.

Because of the age of the Milpitas housing stock (approximately 60% of the units within Milpitas were built after 1970), Milpitas' housing stock is relatively new and contains very little lead base hazardous material. The City of Milpitas will continue to work with the County of Santa Clara Environmental Health Department, as additional funding becomes available, in the design and implementation of programs related to the detection, abatement, prevention and education of the incidence of lead based paint in the housing stock.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

See above

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

See above

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	48	20	10,635	815	9,820	1,964	0	465
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

N/A. The City does not have any public housing developments.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

N/A

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 38 - Facilities and Housing Targeted to Homeless Households

Milpitas provides CDBG funding to nearby service providers to aid in addressing the need for shelters and support services for homeless individuals and families. In the past, the City has partnered with EHC Lifebuilders (EHC), now known as HomeFirst. HomeFirst is a primary provider of shelter and support services for the Milpitas homeless population, operating these services out of a central location in San Jose. Recently, the City has begun funding LifeMoves, another homeless shelter provider. The City of Milpitas provided HomeFirst with CDBG funding to cover the cost of 4,500 Person Shelter Days (PSD) for 55 unduplicated Milpitas residents at HomeFirst’s Reception Center on Little Orchard Street in San Jose, the closest overnight shelter that serves Milpitas’ homeless population. The City also provides CDBG funding to the YMCA Domestic Violence Department Support Network Program and Next Door Solutions to Domestic Violence, both of which address domestic violence issues by providing supportive services and emergency shelters in Santa Clara County. The City of Milpitas also operates a “cooling and warming” shelter for the homeless in the City’s Sports

Center, but does not provide overnight housing there. In addition, the City provides daytime warming centers at the City's Community, Sports, and Senior Centers during the winter.

Milpitas also collaborates with other jurisdictions in Santa Clara County to address the homeless problem regionally, due to the shifting nature of homelessness in Santa Clara County and the tendency of people to move between cities to find work or housing. This collaboration includes supporting regional efforts to build additional transitional and permanent housing with supportive services.

As of January 2014, Santa Clara County provided the following resources:

- 587 year-round shelter beds (192 for families, 375 for adult individuals, 20 for children only);
- 321 seasonal shelter beds;
- 1,214 transitional housing beds (755 for families, 459 for individuals), and
- 3,338 permanent supportive housing beds (1,429 for families, 1,909 for individuals).

The Santa Clara County Housing Authority implements a range of programs to help lower-income individuals afford rental units, many of which can help people who are homeless or at risk of homelessness. These include Section 8 Housing Choice Vouchers, the Veterans Affairs Supportive Housing Program, and the Shelter Plus Care Program. The Veterans Affairs and Shelter Plus Care programs provide supportive services in addition to housing payment assistance. However, the resources for all of these programs are limited, and individuals in need of these services are therefore not always able to access them.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Milpitas Food Pantry provides food to any community member, primarily the lowest income levels and the homeless. In addition to providing food, the Food Pantry provides clothing, toiletries and other basic necessities. They also offer laundry and shower facilities. The Food Pantry is located on City owned property and the City charges the Food Pantry with a rent of one dollar per month in addition to CDBG funding. The Food Pantry consistently serves 50-70 homeless persons.

Santa Clara County also provides a wide range of services for homeless persons. The services are as follows:

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Health and Hospital system and provides a variety of services for homeless people, including primary care, urgent care, and backpack medicine for people in encampments, medically focused outreach, and connection to an SSI advocate through the County's Social Services Agency. VHHP also connects people to the public behavioral health system and connects people with or enrolls people in Affordable Care Act benefits. VHHP also manages a Medical Respite program for homeless who are being discharged from hospitalizations, including from the County hospital.
- The Social Services Agency has an expedited review process for SNAP (food stamps) applications for homeless people such that they can be approved for benefits within three days.
- The Social Services Agency and the Workforce Investment Board (work2future) in San Jose are piloting an employment program for recipients of General Assistance who are homeless.
- The County's Behavioral Health Services Department (BHS) has several programs that connect homeless people to housing or shelter assistance, as well as several programs in which homeless people are connected to BHS for treatment.
- BHS and the County's Office of Reentry Services, as well as Social Services and VHHP, have partnered on services through the County's Reentry Resource Center (RRC) to provide services to people who have a history of incarceration, including those who were recently released and who are homeless. Through the RRC, clients can get expedited connections/referrals to treatment services, housing, and other mainstream benefits.
- BHS is dedicating a significant portion of its State Mental Health Services Act funds to housing. Since 2007, \$21 million has been dedicated to housing in the form of construction assistance or operational subsidies. This investment will result in at least 150 new housing units for mentally ill households who are homeless, chronically homeless or

at risk of homelessness (depending on the housing project). Of these units, 109 units are currently occupied, five are under construction and 36 are in the planning stages.

- The County's Office of Supportive Housing's (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and/or special needs households. OSH supports the County's mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following is a list of facilities, as listed by the Santa Clara County Continuum of Care 2014 Housing Inventory Chart that provides a total of 6,320 beds (358 beds are under development) for homeless individuals and families in the County. The number of beds provided to Target Populations of individuals and families is:

- Households with children (HC): 1,124
- Single females (SF): 85
- Single females and households with children (SFHC): 304
- Single males (SM): 346
- Single males and females (SMF): 1,052
- Single males and females and households with children (SMF+HC): 3,031
- Unaccompanied youth males and females (YMF): 20
- Domestic violence (DV): 50
- HIV/AIDs program (HIV): 167

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, nursing homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision.

Residential care facilities for the elderly, also known as “assisted living” or “board and care” facilities, provide assistance with some activities of daily living while still allowing residents to be more independent than in most nursing homes. Skilled nursing facilities, also known as nursing homes, offer a higher level of care, with registered nurses on staff 24 hours a day.

Milpitas offers a number of housing resources for seniors. The City has are seven residential care facilities, one skilled nursing facility, and three subsidized independent living housing developments in Milpitas for seniors for a total of 420 Residential Care facility beds available for elderly persons.

In addition, Milpitas recently approved a 389-unit senior independent living development with 48 units affordable to very low-income households. The City of Milpitas donated the land for this project, which is valued at \$12.4 million. The development is approved but not yet constructed.

The City spends part of its CDBG funds and local funds toward a variety of public services to address the supportive housing needs of homeless and very low income persons. For example, the City provides funding to LifeMoves for their homeless outreach program.

LifeMoves provides a wide range of specialized and culturally competent services and programs that include:

- Job and Housing Search Assistance
- Financial Literacy and Savings
- Children’s Services
- Mental Health support

- Life Skills Education
- Direct Client Assistance

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The typical housing need for individuals with mental illness includes one-bedroom units, single room occupancy units (SRO's), or shared housing. Each type of housing also requires supportive services. With the passage of the Mental Health Services Act in 2004, Santa Clara County Mental Health received \$19 million to buy and build units for severely mentally ill individuals who are homeless or nearly homeless.

Two affordable projects that provide supportive services have been constructed. These projects are funded through Mental Health Services Act and will be located in Santa Clara and San Jose. Other projects are being considered for Sunnyvale and San Jose. No housing developments for mentally ill homeless individuals are currently planned for Milpitas.

There are presently 10 residential care facilities in Milpitas for developmentally disabled adults, with a combined capacity to serve 57 individuals. Most operate to serve non-ambulatory disabled adults.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Priority supportive services needs are funded primarily through CDBG public services grants. The core service needs for the whole of the program include senior services, youth services, homeless services, domestic violence prevention, and crisis intervention, in addition to opportunities to address emerging or specifically focused needs. Depending on the proposal from the grant applicant, other special needs may be supported through each of those core service areas.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Federal Barriers to Affordable Housing

1. Inconsistencies between the Federal, State, and local underwriting standards, such as affordability restrictions, and foreclosures rules, and increase costs and time.
2. Requirements for relocation benefits discourage funding for rehabilitation of rental housing.
3. Reporting requirements such as the Consolidated Plan, Action Plan CAPER, Analysis of Impediments, Lead Based Paint Management Plan, etc. tie up scarce staff time and resources, which moves the focus away from production to report writing.
4. Mandatory cost containment policies necessitate local subsidies to achieve local design approvals.
5. Federal requirements to mitigate toxics such as (lead based paint) in affordable housing may prohibitively increase cost of development and/or rehabilitation,
6. Davis Bacon wage requirements increase the cost of providing affordable housing and make it difficult to find contractors in this competitive construction market.
7. The declining purchasing power of CDBG and HOME funds, which have remained the same or decreased over the years while housing costs have skyrocketed, have made it difficult to address the City's many affordable housing needs.
8. Requirement to meet the FHA price ceiling for ownership housing assistance automatically excludes many Milpitas neighborhoods and other high-costs housing markets.
9. A number of Federal requirements involve duplication of process and efforts in meeting State requirements. Processes such as NEPA (federal) and CEQA (state) are two similar environmental review conducted for the same project. Also, the preparation of the Consolidated Plan, while the State requires the preparation of a Housing Element (like the Consolidated Plan every five years). All three of these documents address many of the same topics.

State Barriers to Affordable Housing

1. Inconsistencies between the State, and local underwriting standards, such as affordability restrictions, increase costs, etc.
2. Relocation laws discourage property owners from participating in rental rehabilitation.
3. The State requirement to produce a Housing Element duplicates the federal requirement for the preparation of the Consolidated Plan.
4. State requirements often overlap with federal and local strategies, adding extra burden to the implementation process.
5. The State has implemented changes in both the MCC and LIHTC Programs that have shifted scarce housing resources away from high-cost-urban areas like Milpitas to rural low-cost areas like the Central Valley.

Local Barriers to Affordable Housing

1. Development standards may contribute to the cost of affordable housing; however, these development standards are necessary in order to preserve the quality of life in the community.
2. The high cost of land in Milpitas is another impediment to the development of affordable housing. The high demand for land coupled with the lack of available sites has resulted in high land costs.
3. The high demand for land and active real estate market makes it difficult for non-profit housing developers to compete and secure sites for affordable housing. The current real estate market requires that potential purchasers be able to act quickly and outbid other purchasers, which is a difficult market for non-profit and government entities to compete in.
4. NIMBYism continues to be a barrier to the development of affordable housing. As with other communities, neighbors are sometimes opposed to affordable housing developments for fear that the development will affect property values or result in crime or other problems.
5. The City's development fees increase the cost of producing affordable housing, however, these fees are necessary to help cover the staffing costs involved in processing the building and planning permits for the development.
6. Since Milpitas is almost completely built out, the lack of available vacant land is a major impediment to the production of affordable housing. New development is therefore limited to in-fill types of projects, which result in higher costs due to the need to demolish existing structures and relocate existing uses/tenants.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	276	26	1	0	-1
Arts, Entertainment, Accommodations	2,963	4,708	9	11	2
Construction	1,076	2,323	3	5	2
Education and Health Care Services	4,767	3,740	15	9	-6
Finance, Insurance, and Real Estate	1,238	789	4	2	-2
Information	1,531	579	5	1	-3
Manufacturing	6,935	13,802	22	32	10
Other Services	906	1,139	3	3	0
Professional, Scientific, Management Services	4,988	4,763	16	11	-5
Public Administration	0	0	0	0	0
Retail Trade	2,871	5,057	9	12	3
Transportation and Warehousing	613	806	2	2	0
Wholesale Trade	1,511	2,702	5	6	2
Total	29,675	40,434	--	--	--

Table 39 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	35,061
Civilian Employed Population 16 years and over	31,860
Unemployment Rate	9.13
Unemployment Rate for Ages 16-24	13.30
Unemployment Rate for Ages 25-65	6.71

Table 40 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	11,282
Farming, fisheries and forestry occupations	1,502
Service	2,823
Sales and office	6,843
Construction, extraction, maintenance and repair	1,477
Production, transportation and material moving	2,063

Table 41 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,760	69%
30-59 Minutes	7,765	27%
60 or More Minutes	1,196	4%
Total	28,721	100%

Table 42 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,066	381	2,037
High school graduate (includes equivalency)	4,757	567	2,335
Some college or Associate's degree	7,355	893	2,515
Bachelor's degree or higher	14,061	848	2,200

Table 43 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	100	220	401	1,267	1,518
9th to 12th grade, no diploma	456	602	731	1,263	671
High school graduate, GED, or alternative	1,653	1,709	2,234	3,716	1,182
Some college, no degree	2,491	1,959	1,880	3,423	962
Associate's degree	152	848	811	1,842	519
Bachelor's degree	697	3,072	3,010	4,842	1,491
Graduate or professional degree	127	2,207	2,035	2,016	464

Table 44 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,185
High school graduate (includes equivalency)	31,101
Some college or Associate's degree	44,417
Bachelor's degree	64,483
Graduate or professional degree	100,844

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sector in terms of both workers and jobs is Manufacturing, accounting for 22% of workers and 32% of jobs. Other major sectors include Retail Trade (9% of workers and 12% of jobs); Professional, Scientific, Management Services (16% of workers and 11% of jobs); and Arts, Entertainment, Accommodations (9% of workers and 11% of jobs).

Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure needs of the business community are broad. As in most Bay Area cities, businesses in Milpitas require an educated and skilled workforce, a robust transportation system, public safety and health, and a business-friendly policy climate.

According to the City's Economic Development Department, some of the City's emerging growth sectors include biotech/life sciences, information technology, health care, and advanced manufacturing. Specific needs include:

- Workers with Science, Technology, Engineering and Mathematics (STEM) education.
- Transportation infrastructure, particularly linking to the City's large employers.
- More connections/access to training, job and career opportunities for people from low income or limited English-speaking households.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The adoption of the Midtown Specific Plan and the Milpitas Transit Area Specific Plan by the Milpitas City Council has led to the approval and construction of thousands of new dwelling units and supporting retail developments, new office developments at key locations; bicycle and pedestrian trails linking the areas together and new parks to serve residential developments. The City undertook these Specific Plans in order to bring about an attractive and livable neighborhood that takes advantage of public investment in the VTA light rail and BART, and transforms an older light industrial district to meet high demand for housing, offices, and shopping in the Bay Area. These Plans also create a structure for a walkable, transit-oriented area with a mix of land uses, which thereby encourages walking, biking, and transit trips and minimizes vehicle trips.

Additionally, the City's Economic Development Department guides the City's economic strategy, provides assistance for business success, and helps connect employers with trained workers. The following development projects are likely to occur during the Consolidated Plan period. These projects will result in construction-related jobs and permanent jobs, when fully operational, and will initiate business growth opportunities in Milpitas.

Milpitas BART Station

Bay Area Rapid Transit (BART), a regional rail service in the San Francisco Bay Area, will be opening a station in Milpitas in the winter of 2017. This station will be an hour train ride from Downtown San Francisco, and will connect Milpitas to 25 Bay Area cities. The Milpitas BART station is expected to have 20,000 riders with the only connection to the west of the County.

The Fields Mixed-Use Development

A mixed-use development project that features approximately 200,000 square feet of retail and commercial space, 1,185 residential dwelling units, and a 200 room Virgin Hotel.

SummerHill Mixed-Use Development

A mixed-use development project that features approximately 36,500 square feet of retail space and 694 residential dwelling units.

Element Hotel by Starwood

A two phase hotel project which will feature a 195 room Element Hotel and a 150 room hotel.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2011-2015 American Community Survey 5-Year Estimates, the educational attainment of Milpitas residents 25 years of age and older is as follows:

- Fourteen percent have not graduated high school
- Seventeen percent have graduated high school (including equivalency), but have not obtained further education
- Seventeen percent have some college education but no degree
- Nine percent have an associate's degree
- Twenty-eight percent have a bachelor's degree
- Sixteen percent have a graduate or professional degree

Eighty-seven percent of Milpitas residents, 25 years of age and older, have at least a high school diploma or higher, and 43 percent have a bachelor's degree or higher. This means that over half

of the workforce is without an advanced or professional degree, making it more difficult to compete for jobs requiring higher education and technical skills, such as scientists, engineers, and managers across multiple industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City, together with Milpitas Unified School District, NextFlex, Flex (formally Flextronics), and Evergreen Valley College launched an unprecedented month-long workforce development initiative program, FlexFactor. This entrepreneurship program exposed students to the vast range of professional opportunities within advanced manufacturing. Students successfully worked in teams, guided by a NextFlex mentor, to develop and pitch a business model idea associated with an advanced manufactured human health or performance-monitoring device. Each team delivered a 5-minute Shark Tank-style pitch during which each team presented their product and business model to a six-member panel made up of representatives from Flex, NextFlex, Milpitas Unified School District, and Evergreen Valley College. All students who successfully completed the program earned 3 college credits.

The City also participates in the Two-County (San Mateo and Santa Clara) Regional Summer Internship Program directed for college students, recent college graduates, or graduates interested in a career in the public sector. The program provides networking and educational opportunities for students to meet with other interns from county and local municipalities and special districts outside of Milpitas.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No, the City does not participate in a Comprehensive Economic Development Strategy (CEDS).

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City's Economic Development Department participates in a number of local and regional economic development initiatives and strategies:

- Silicon Valley Economic Development Alliance is a regional partnership of economic development professionals who bring together public and private resources to ensure the success of businesses in Silicon Valley.

- Bay Area Urban Manufacturing Initiative is a multicity public-private partnership to catalyze a powerful and interconnected regional manufacturing ecosystem that creates opportunities for cities to collaborate across the region on a sector specific strategy for equitable job sustainability and creation.
- The City of Milpitas Economic Development Commission is an eleven (11) member Commission charged with advising the Milpitas City Council on business issues and to design, develop, and implement a comprehensive economic development program for the City of Milpitas.
- The Northern California Alliance Program is a special International Council of Shopping Centers initiative which provides forums for the public and private sectors to network, share ideas and explore retail development opportunities in local communities.

Discussion

See above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems disproportionately affect low income and minority populations. For the disproportionate needs by racial/ethnic group, please see the discussion for NA-15, NA-20, and NA-25.

In summary;

- For 50-80% AMI households, 54 percent of Hispanic households experience severe housing problems, compared to 36 percent of the jurisdiction as a whole.
- Twenty-seven percent of Hispanic households are disproportionately affected by severe cost burden and paying more than 50 percent of their income toward housing compared to 16% of the jurisdiction as a whole.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. LMI concentration is defined as census tracts where the median household income is 80% or less than the jurisdiction as a whole.

Because of the high percentage of minorities in the City, there are no areas that meet the definition of concentration. As for LMI concentration, there are areas of LMI concentration. Those areas are primarily in Census Tract 5044.18 (the Selwyn Dr./Edsel Dr. neighborhood) and the Census Tract 5044.12 (E. Calaveras apartments).

What are the characteristics of the market in these areas/neighborhoods?

These areas are multi-family, generally higher density, residential neighborhoods.

Are there any community assets in these areas/neighborhoods?

The Selwyn Dr. neighborhood contains a small pocket park that was funded with CDBG funds.

Are there other strategic opportunities in any of these areas?

The City have targeted both neighborhoods with community improvement programs. The City will continue to explore opportunities to make improvements in the neighborhoods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan for the City of Milpitas represents the needs of the community and goals to help address the needs which are outlined in the five-year Housing and Community Development Strategy. The list below will help allocate resources, identify strategies, and prioritize funding to implement the Consolidated Plan.

The following are the City's housing and community development goals:

1. Available resources to implement the proposed strategies
2. Affordable housing needs
3. Homeless needs and objectives
4. Other special groups needs
5. Anti-poverty strategy
6. Fair housing and services needs
7. Youth needs and services
8. Lead-Based paint reduction strategy
9. Institutional structure for implementing strategies
10. Reduction of barriers to affordable housing
11. Housing Authority
12. Community and economic development needs
13. Coordination among various agencies

The Milpitas Housing and Community Development Strategy Plan identify activities that will be funded with the Community Development Block Grant entitlement funds. Whenever appropriate, Milpitas will use other funding sources (local funds, housing authority funds, outside grants, housing trust fund, leveraging, etc.) to address the needs that will be discussed in this chapter to provide a comprehensive assessment of the City's overall housing and community development strategy.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

This is not applicable to the City of Milpitas. The City does not target specific geographic areas to focus CDBG funds. The City attempts to fund programs that target low to moderate income households only.

Table 46 - Geographic Priority Areas

General Allocation Priorities

The City receives only CDBG which is not geographically prioritized but the City does have funding priorities for its CDBG Public Service and Capital activities.

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City does not receive HOPWA funds. It does receive CDBG funds which are allocated to benefit low and moderate income persons throughout the City.

SP-25 Priority Needs - 91.215(a)(2)
Priority Needs
Table 47 – Priority Needs Summary

Order	Priority Need	Priority Level	Description	Population or Geographic Area	Goal	Basis for Relative Priority
	Affordable Housing Development and Preservation	High	Develop and preserve affordable housing and owner housing which includes rehabilitation and new construction.	Targeted towards low to moderate income persons. No geographic areas targeted.	Affordable housing	Priority needs based on current housing prices and conditions. Feedback from communitywide survey and public forums.
	Community Services	High	Greater provision of community services including homeless, childcare, fair housing and legal services.	Extremely low income populations, chronic homeless individuals, veterans, victims of domestic violence No geographic areas targeted.	Reduction of homelessness.	Housing data has shown increasing housing prices have pushed families and individuals from residing inside County boundaries. Feedback from communitywide survey and public forums.
	Community, Public, and Neighborhood Sustainability	High	Preservation, revitalizing, and maintenance of neighborhoods.	All geographic areas are targeted.	Community sustainability	The priority needs are based on feedback from communitywide survey and public forums.
	Economic Development	Low	Encourage businesses etc.	People of low to	Improve lives of low to	The priority needs are

			to provide educational and job readiness.	moderate income.	moderate income persons.	based on feedback from communitywide survey and public forums.
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Narrative

The Priority Needs Summary above was qualitative data collected through five public forums and an online public survey. Citizens expressed interest and continued support for affordable housing, economic development, and public and neighborhood sustainability. At the public forums, staff presented what are CDBG funds, the process of the Consolidated Plan update and solicited for any comment or input from the audience.

A total of five (5) public forums were held at various locations in the City. The public forums were held at the Committee Room in City Hall, the Milpitas Public Library, the Milpitas Police Department, Community Center, and Sinnott Elementary School. The meetings were held at various times of the day to capture each working and non-working population. The public forums were advertised through the Milpitas Post, the City’s website, emailed to dozens of service providers, and also announced to a number of City commissions including the Veteran’s Commission meetings, Planning Commission, and Senior Advisory Commission.

In addition, staff also presented to the Milpitas Adult ESL class about the public forums and did a presentation on the Consolidated Plan Update process and affordable housing in the City of Milpitas.

If residents were unable to attend a public forum or like to voice additional concerns and/or feedback, the City also had a public survey on Survey Monkey for over 30 days. The City advertised the community forums and the survey in English, Spanish and Vietnamese. Staff also presented the Consolidated Plan Update process including the availability of the survey for input and comment to six City commissions.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As per the Needs Assessment, 12 percent of households in the City are severely cost burdened and pay more than 50 percent of their income toward housing costs.
TBRA for Non-Homeless Special Needs	Housing costs in the County continues to increase, and be more burdensome for those with special needs. Housing affordability can help minimize the burden held by persons with special needs along with greater availability for supportive housing.
New Unit Production	The State of California’s Housing and Community Development Department has established the current Regional Housing Needs Assessment (RHNA) for the City of Milpitas for the years 2014-2023. The City was allocated 3,290 units, of which 1,004 units for very-low income households, 570 to low income, 565 units to moderate and 1,151 units to above moderate income households.
Rehabilitation	According to the 2013 American Community Survey, over 60% of the housing stock in Milpitas was built before 1970, in which many will be due for repairs and rehabilitation work. The City’s CDBG funds will continue to fund organizations that complete repairs and rehabilitation for low and very low income households. In addition, the City’s Housing and Neighborhood Services Division administers a Housing Rehabilitation Program that help households with deferred, low-interest loans.
Acquisition, including preservation	With a lack of vacant land and funding for new development, acquisition and preservation of the current housing stock is important to maintain the affordable housing stock.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City only receives federal funding in the form of CDBG grants. Historically, the City received approximately \$800,000 per year in CDBG funding however the City's allocation has decreased throughout the years to its current level of approximately \$400,000. , There has been a very slight increase in funding over the past two fiscal years. Staff anticipates that the funding will remain or decrease in the upcoming cycle with program income to remain around \$5,000, annually.

	FY 13-14	FY 14-15	FY 15-16	FY 16-17	TOTAL
CDBG	\$390,716	\$375,646	\$393,490	\$420,364	\$1,580,216

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Community Development Block Grant	Federal	<ul style="list-style-type: none"> ▪ Admin and Planning ▪ Public Improvements ▪ Public Services ▪ Housing 	420,364	5,000	0	425,364	1,701,456	The expected remainder amount is calculated on the total amount in Year 1 multiplied by 4 years.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City anticipates CDBG funds to remain constant at about the \$400,000 per year level. In conjunction with this federal program, the City will receive additional funding in the form of program income – payments paid into its revolving loan fund. The City Council may also augment current CDBG projects with the local funds such as the Community Promotion Fund or the City’s Affordable Housing Fund.

In November 2016, the County passed Measure A, also known as the Affordable Housing Bond, which will allow the County up to \$950 million to provide affordable housing for vulnerable populations i.e. veterans, seniors, disabled, low and moderate income households, foster youth, victims of abuse, mental health illnesses which may include a supportive service component. The money will come from of a bond that aims at either creating and/or preserving more than 5,000 affordable housing units in the County. The City hopes to use CDBG for predevelopment costs for future affordable housing projects in conjunction with the County Affordable Housing Bond to create needed affordable housing in the City.

The City has also taken action to leverage additional funds for affordable housing. The City has adopted the Resolution No. 8491 requiring new residential developments submitted after June 16, 2015 to include five (5) percent of very low or low-income units or contribute the equivalent 5% of construction value or combination thereof to the Affordable Housing Fund. In addition, the City is undergoing an Affordable Housing Impact Fee Nexus Study to be considered in the next year. The Nexus Study will analyze the housing market to determine an appropriate fee for affordable housing and findings to support a potential housing impact fee for new developments.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns two parcels in midtown Milpitas. The two parcels are located on South Main Street. One parcel, located at 1432 S. Main Street, is owned by the City Housing Authority. It is approximately .9 acres in size. Currently the parcel is occupied by commercial tenant but the land is zoned as high density multi-family residential. The other parcel, approximately 1.7 acres, is located adjacent to the Housing Authority property and is owned by the City of Milpitas. That City parcel is also occupied by commercial business but is also zoned for multi-family residential use. The two parcels will have the potential and opportunity to be the City and Housing Authority’s contribution to any potential affordable housing development. With the scarcity of

developable residentially zoned land in Milpitas, the donation of the two parcels toward an affordable housing development would greatly incentivize an affordable housing project.

Discussion

Please see discussion above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Milpitas, Planning and Neighborhood Services	Government Agency	<ul style="list-style-type: none"> ▪ Affordable housing – ownership ▪ Homelessness ▪ Community development: public facilities ▪ Community development: neighborhood improvements ▪ Community development: public services ▪ Planning 	Jurisdiction
Santa Clara County	Government	<ul style="list-style-type: none"> ▪ Economic development ▪ Homelessness ▪ Non-homeless special needs ▪ Ownership ▪ Planning ▪ Rental ▪ Neighborhood improvements ▪ Public facilities ▪ Public services 	Regional
County of Santa Clara – Office of Supportive Housing, Continuum of Care	Government	<ul style="list-style-type: none"> ▪ Homelessness 	Regional
Housing Authority of the County of Santa Clara	PHA	<ul style="list-style-type: none"> ▪ Affordable housing – rental ▪ Public housing 	Regional
LifeMoves	Non-profit organizations	<ul style="list-style-type: none"> ▪ Homelessness 	Regional

Silicon Valley Independent Living Center	Non-profit organizations	<ul style="list-style-type: none"> ▪ Homelessness ▪ Special needs 	Regional
Rebuilding Together Silicon Valley	Non-profit organizations	<ul style="list-style-type: none"> ▪ Non-homeless special needs ▪ Ownership ▪ Public facilities 	Regional
Project Sentinel	Non-profit organizations	<ul style="list-style-type: none"> ▪ Fair Housing 	Regional

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

The City of Milpitas has worked well with Federal, State, local jurisdictions, outside private agencies and non-profit organizations to coordinate strategies and resources to address the community needs. Milpitas continues to support efforts by the County of Santa Clara and surrounding cities, Valley Transportation Authority (VTA), County Housing Authority and local non-profits organizations in their efforts to provide sufficient level of services and affordable housing opportunities. This cooperation amongst agencies has provided a more efficient and comprehensive delivery of services to City residents.

The majority of the five-year strategies will be accomplished by supporting non-profit organizations and subrecipients who are experts in their respective fields to carry out their programs and services as identified in the Strategic Plan.

The major strength of the institutional structure for carrying out the City’s housing strategies is that the City has access to a large number of very capable non-profit organizations in Santa Clara County who are highly competent in using and leveraging available sources to the maximum extent possible in order to achieve the desired housing and services. Another major strength of the institutional structure is the close working relationship between the various cities and the County, which has made it possible to carry out joint projects (Fair Housing Study, Homeless Study, Affordable Housing Impact Fee Nexus Study, etc.) and to address various regional issues in a coordinated and comprehensive manner.

Gaps

Based on the assessment of the institutional structure for carrying out the City’s five-year housing strategy, a major gap in delivering affordable housing and other services is increasing costs of construction and services which increases the need for multiple various funding sources. Each funding source will have its own constraints, requirements and deadlines creating a greater administrative burden on the recipient. In some cases, potential recipients have declined funding because of the administrative requirements associated with the funding. These multiple requirements lead to a less efficient delivery.

While the City has worked closely with many public and non-profit organizations to improve program and service delivery, there are still gaps. There is a need to improve coordination of services on a Citywide and Countywide basis and increase funding available to provide adequate services. Because of the enormity of some of the housing issues such as homelessness, affordability and fair housing, there will be gaps in service. However, CDBG entitlement cities and County of Santa Clara staff continue meeting to discuss data, resources and other ways to coordinate requests for information and service to both the public and private countywide agencies. These meetings have been beneficial to help better understand the County and the non-profit social service structure. HUD also continues to meet with this group of cities and the County to clarify issues and assist in our planning process and efforts.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	x	x	
Legal Assistance	x		
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement	x		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse		x	
Child Care	x		
Education	x		
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills	x		
Mental Health Counseling	x		
Transportation	x		
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As part of the institutional delivery system, the City participates in the Santa Clara CoC, a multi-sector group of stakeholders dedicated to ending and preventing homelessness. The CoC is taking aggressive and a variety of steps to meet the needs of homeless persons and those at risk of homeless:

Chronically homeless people: The CoC has continued to add new beds for the chronically homeless, including emergency shelters throughout the County. The CoC has also taken proactive steps in the County's 10 Year Plan to End Homelessness.

Families with children: The CoC has developed a rapid re-housing program to reduce the number of unsheltered families. With the help of the Santa Clara County Human Service Agency, it provides families with a motel voucher program to assist families with children while they wait for access to shelters.

Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as the backbone organization for the CoC and is responsible for implementing by-laws and protocols that govern the operations of the CoC. Destination: Home is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).⁹⁰

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

In 2014, Destination: Home, in partnership with the CoC developed a county-wide community plan to create a regional effort in ending homelessness for the next five years. This plan will help government, non-profits, and other community members to guide decisions about funding, programs, priorities and needs.

To address those needs, the plan contains three overarching strategies:

1. Disrupt Systems – develop disruptive strategies and innovation prototypes that transform the systems related to housing homeless people.
2. Build the Solution – Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness.
3. Serve the Person – Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual and household.

The Community Plan to End Homelessness' 2015 Mid-Year Report represents the Year One implementation. At the mid-year point which is the Year One implementation, 60% of the overall progress has been completed. The end target will be to house 2,518 chronically homeless, 718 veterans and over 2,333 children, youth and families to be housed.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The strengths of the delivery system for the special needs population and persons experiencing homelessness is the network and referral between various service agencies. The 2015 Homeless Survey conducted in conjunction with the homeless census street count found that 75% of homeless persons surveyed, received some form of government services. Of those who do chose not to receive assistance, 25% reported their lack of a permanent address prevented them from assistance.

The survey also identified gaps in the delivery system. More than half of the chronically homeless reported a physical disability but only 14% reported they received SSI/SSDI and only 27% said they were covered by Medi-Cal/Medicare. More than 58% of the chronically homeless reported a psychiatric or emotional condition, and only 21% access mental health services. Lastly, only 27% of veterans reported receiving VA disability benefits.

Other gaps and barriers identified in the survey by homeless persons are security employment, alcohol/drug use, divorce/separation, argument with family/friend, and incarceration.

SP-45 Goals Summary – 91.215(a)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain and Preserve Existing Housing	2017	2022	<ul style="list-style-type: none"> Affordable Housing Non-Homeless Special Needs 	n/a	Affordable housing	CDBG \$500,000	Rehabilitate 38 owner occupied residences
2	Community Funding/Public Services	2017	2022	<ul style="list-style-type: none"> Homeless Non-Homeless Special Needs 	n/a	Availability/Accessibility	CDBG \$125,000	Public services activities to serve 1,145 low/moderate persons.
3	Affordable Housing Rental Rehabilitation	2017	2022	<ul style="list-style-type: none"> Non-housing community development 	n/a	Affordable Housing	CDBG \$300,000	Rehabilitate 148 affordable rental units.
4	Fair Housing	2017	2022	<ul style="list-style-type: none"> Affordable Housing Non-homeless special needs 	n/a	Availability/Accessibility	CDBG \$50,000	Reduce housing discrimination and assist 16 residents with rental mediation
5	Public Improvements	2017	2022	<ul style="list-style-type: none"> Non-Housing community development 	n/a	Availability/Accessibility	CDBG \$80,000	Public improvements to increase accessibility and mobility for 5,000 persons

6	New Affordable Housing	2017	2022	<ul style="list-style-type: none"> Affordable Housing 	n/a	Availability/Accessibility	CDBG \$100,000	Construct 100 affordable housing units
7	Public Services for Children and Youth	2017	2022	<ul style="list-style-type: none"> Non-homeless special needs Non-housing community development 	n/a	Availability/Accessibility	CDBG \$75,000	Provide funding for services benefitting 175 children and youth
8	Public Services for Seniors	2017	2022	<ul style="list-style-type: none"> Non-homeless special needs Non-housing community development 	n/a	Availability/Accessibility	CABG \$75,000	Provide funding for services benefitting 120 seniors

Table 52 – Goals Summary

Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Not applicable. The City does not receive any HOME funding.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary
Compliance Agreement)**

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

Activities to Increase Resident Involvements

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

Is the public housing agency designated as troubled under 24 CFR part 902?

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

Plan to remove the ‘troubled’ designation

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

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Government constraints and cost are two of the larger constraints to affordable housing. Governmental constraints typically consist of regulations that limit opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing development. The number of requirements also lead to time delays which increase the cost of funding.

Local governments have development standards that constrain the supply of affordable housing by limiting development or impose requirements that increase development and the length of development approval process can discourage many developers to continue with the project. The City of Milpitas has a General Plan, Zoning Ordinance along with a Midtown Plan and Transit Area Specific Plan. The plans set the foundation and influence permitted and conditional permitted uses in vacant land and regulate the type of development per zoning district.

According to the National Low Income Housing Coalition study, “The Gap: The Affordable Housing Gap Analysis,” the average development cost alone for one housing unit exceeded \$100,000 per unit in a multifamily development, however in high cost areas such as the Bay Area, it is predicted to be four to five times per unit due to additional development costs. Given the high development costs of a unit, many developers do not find it cost effective to build affordable units. Affordable units require more loans, equity, and local support to fund and complete. Because the affordable units are for low-income households who cannot afford market rents, there will be a gap between the affordable rent and the amount needed to cover operating costs. Thus affordable housing projects will always require multiple sources of funding to provide for the gap.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has taken proactive steps to help decrease the barriers in affordable housing through the following ordinances:

Resolution No. 8523

The City adopted Resolution No. 8523 on February 2, 2016, which recognizes homelessness as a crucial problem in the County and will consider contributing to future affordable housing projects that will house the homeless.

Resolution No. 8491

On June 16, 2015, the City Council adopted an ordinance which new development projects of five (5) or more units must include five percent (5%) of very-low or low-income units. The units should be affordable for over 55 years. If developers choose not to build the 5%, they have the option to contribute the

equivalent of the construction cost as determined by the Building Department to the Affordable Housing Fund.

Density Bonus Ordinance

To attract developers to build affordable units, the Density Bonus Ordinance will allow developers the ability to build above their permitted densities in permitted zoning districts in exchange for the construction of affordable units.

Below Market Rate Ownership

The City manages a Below Market Rate (BMR) Ownership program for first-time, income-qualified homebuyers. Once a unit from the current BMR housing stock becomes available, the homebuyer will have the ability to purchase a home in Milpitas at one of the various developments throughout the City from one to three bedrooms. For qualified very-low to low income households, the City also provides a loan of up to \$50,000.

Housing Trust Silicon Valley

Housing Trust Silicon Valley provided financial support for 86 affordable housing projects of \$55.7 million, which funded over 5,059 affordable rental units. In addition made 2,306 loans to homebuyers, totaling over \$44.9 million. Lastly, Housing Trust of Silicon Valley provided homeless grants of over \$3.4 million to assist over 5,954 individuals.

Fair Housing

Project Sentinel is an organization that provides expertise in fair housing and tenant-landlord dispute. Services include information, referrals, community outreach and education in several languages other than English, investigation, and resolving fair housing complaints.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Milpitas will assist those who are currently homeless and those at-risk of being homeless through a number of funded supportive services. The City also hopes to fund projects that help develop permanent housing for the homeless.

The primary goal is to prevent homelessness and shorten the duration of time people spent in homeless shelters through the provision of housing with supportive services and employment opportunities. The region, working in collaboration with other organizations, can insure a more comprehensive approach to addressing the region-wide problem of homelessness.

This strategy will consist of the following actions:

1. Continue to provide financial support to emergency shelters with outreach and assessment services;
2. Encourage social service providers to provide prevention services to reduce long-term homelessness;
3. Provide financial support for the development of transitional housing with support services; and
4. Assist the homeless population in obtaining permanent housing on their own.
5. Continue to support and participate in the County of Santa Clara Task Force to End Homelessness in 10-Years.
6. Assist and support Milpitas homeless population defined in the 2015 Santa Clara County Homeless Census & Survey Comprehensive Report.

Addressing the emergency and transitional housing needs of homeless persons

As discussed in the previous paragraph, the City of Milpitas will continue to use its CDBG funds and additional local funds (if applicable and available) to diverse organizations that provide emergency shelter for the homeless and supportive services that help those at-risk of homelessness.

CDBG Funded

- LifeMoves: LifeMoves combats homelessness by providing supportive skills that help achieve long-term self-sufficiency and emergency shelter. The inclusion of supportive services is the holistic approach that homelessness is not only a housing issue but the importance of mental and physical health. Organizations such as LifeMoves also has provided examples of interdependency between the client and the organization in order for a successful future for the individual.
- Next Door Solutions to Domestic Violence, \$5,497.79: Next Door Solutions to Domestic Violence provides client-centered, community-based supportive services for victims of domestic violence and his/her children. The organization also provides undisclosed

emergency shelter when requested and needed by the individual and/or family.

- YWCA Silicon Valley (YWCA): YWCA Silicon Valley empowers women and her children to end racism and violence through offering supportive services for self-improvement and undisclosed emergency shelter for short-term to a longer amount of time if needed. YWCA also provides clients referrals to permanent housing if possible, and available.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Milpitas anti-poverty strategy will consists of the following actions:

1. Work with non-profit housing developers to fund and provide more affordable housing opportunities to address the homeless problem and needs of very low and low-income households.
2. Provide funding and supportive services to prevent very low-income persons and families from becoming homeless and assist them in ending the cycle of homelessness.
3. Address the employment and income needs of individuals and families who are economically disadvantaged, including persons who are homeless, who have disabilities, and those who are participating in the County of Santa Clara Welfare-to-Work Programs.
4. Provide funding for a variety of services and referrals to assist people in obtaining access to public assistance to prevent poverty.

**SP-65 Lead based paint Hazards – 91.215(i) (copied from another section – repetitive)
Actions to address LBP hazards and increase access to housing without LBP hazards
How the actions are listed above related to the extent of lead poisoning and hazards?
How are the actions listed above integrated into housing policies and procedures?**

The County of Santa Clara has received funding from State’s Department of Health Service and Federal Government for Center for Disease Control to implement a Childhood Lead Poisoning Prevention Program. The funded programs include: community outreach screen, case management and public education to inform low-to-moderate income and older communities. The project will then follow up with environmental testing, lead-based education, blood-lead testing for children, hazard reduction grants and follow up with monitoring and testing.

Milpitas has adopted a Lead-Based Paint Management Plan which complies with HUD Based Paint regulations, which outlines the required states of abatement and remediation for rehabilitation projects. In addition the City publicize, and identifies lead-based hazards and older residential projects through its Code Enforcement Division and Building Department. In addition, projects undergoing rehabilitation, especially under the City’s Rehabilitation Loan Program, is supported through abatement and technical assistance of how to proceed.

SP-70 Anti-Poverty Strategy – 91.215(j)

**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families
How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this
affordable housing plan.**

As stated prior, the City of Milpitas will follow these actions:

1. Work with non-profit housing developers to fund and provide more affordable housing opportunities to address the homeless problem and needs of very low and low-income households.
2. Provide funding and supportive services to prevent very low-income persons and families from becoming homeless and assist them in ending the cycle of homelessness.
3. Address the employment and income needs of individuals and families who are economically disadvantaged, including persons who are homeless, who have disabilities, and those who are participating in the County of Santa Clara Welfare-to-Work Programs.
4. Provide funding for a variety of services and referrals to assist people in obtaining access to public assistance to prevent poverty.
5. Per Section 3, if there are HUD funded projects that can create direct economic opportunities must take every effort to recruit, target and directed towards low and very low income residents and businesses.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City Housing Division staff is responsible for the management and oversight of the CDBG program. It is essential that housing staff manages the daily activities related to CDBG to ensure that funds are used appropriately and within program requirements.

Staff uses CDBG monitoring requirements to design and control performance accountability with each subrecipient. Each quarter, each subrecipient will submit a quarterly report to staff outlining their goals, objectives (qualitative data), demographics as required by HUD and measurable goals (quantitative). The requested invoice must also support actions and goals met to be reimbursed. These reports are recorded and synthesized into HUD's IDIS software.

At the end of the program year, staff will review financial audits, along with reported figures from their past quarterly reports before making an on-site audit to each subrecipient. To standardized on-site audits and monitoring, staff will have a prepared checklist along with all subject documents to ensure that all regulatory requirements are executed.

In the on-site audit, staff have the capacity to monitor how the funds have been used, interview the project manager, and lastly understand and see first-hand what reports were unable to convey. Subrecipients who are found to be in noncompliance will receive a letter from staff with a deadline to rectify the problem. If the problem is not fixed, staff will take action and not recommend the organization for funding for the next funding cycle.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Milpitas is estimating its five year anticipated allocation based on its past fiscal year funding 2016-2017. The City expects to receive approximately the same amount if not less.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Community Development Block Grant	Federal	<ul style="list-style-type: none"> ▪ Admin and Planning ▪ Public Improvements ▪ Public Services ▪ Housing 	420,364	8,959.44	0	429,323	1,717,292	The expected remainder amount is calculated on the total amount in Year 1 multiplied by 4 years.

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns two parcels in midtown Milpitas. The two parcels are located on South Main Street. One parcel, located at 1432 S. Main Street, is owned by the City Housing Authority. It is approximately .9 acres in size. Currently the parcel is occupied by commercial tenant but the land is zoned as high density multi-family residential. The other parcel, approximately 1.7 acres, is located adjacent to the Housing Authority property and is owned by the City of Milpitas. That City parcel is also occupied by commercial business but is also zoned for multi-family residential use. The two parcels will have the potential and opportunity to be the City and Housing Authority's contribution to any potential affordable housing development. With the scarcity of developable residentially zoned land in Milpitas, the donation of the two parcels toward an affordable housing development would greatly incentivize an affordable housing project.

Discussion

Please see discussion above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2017	2022	<ul style="list-style-type: none"> • Affordable Housing • Non-homeless special needs 	Citywide	Availability/Accessibility	CDBG \$180,000	Rehabilitate 36 owner occupied low income residences
2	Community Funding/Public Services	2017	2022	<ul style="list-style-type: none"> • Non-homeless special needs 	Citywide	Availability/Accessibility	CDBG \$58,000	Public services for 1300 low to moderate income persons
3	Fair Housing	2017	2022	<ul style="list-style-type: none"> • Affordable Housing • Non-housing community development 	Citywide	Availability/Accessibility	CDBG \$10,000	Supportive services for low to moderate income persons to prevent housing discrimination and promote fair housing.
4	Affordable Housing Rental Rehabilitation	2017	2022	<ul style="list-style-type: none"> • Affordable Housing 	Citywide	Sustainability	CDBG \$68,200	Repair and rehabilitation of 148 rental units

5	Public Services for Seniors	2017	2022	<ul style="list-style-type: none"> Affordable Housing 	Citywide	Availability/Accessibility	CDBG \$17,000	Public services that benefit seniors.
6	Public Services for Children and Youth	2017	2022	<ul style="list-style-type: none"> Non-housing community development 	Citywide	Availability/Accessibility	CDBG \$17,000	Public services that benefit youth and children.

**Amount is dependent how much City of Milpitas receives from CDBG each year. Amount reflects program year 2016-2017 allocation amounts.*

Table 54 – Goals Summary

Goals Summary Information

Goals Description

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Milpitas only receives Community Development Block Grant (CDBG) funding. The City Council may augment the CDBG funds and contribute from local funds, such as the Community Promotion Fund (CPF) or from the City's Affordable Housing Fund. All the funds mentioned, are in efforts to serve and improve the lives of low and moderate income persons in Milpitas.

Projects

#	Project Name	Project Description
1	Catholic Charities of Santa Clara County	Investigate and resolve complaints for seniors and disabled adults in long term care facilities.
2	Child Advocates of Silicon Valley	Provided court appointed youths with volunteers to maintain life-long mentorship and guidance.
3	City of Milpitas Recreation Assistance Program	Provide scholarships to low-income residents to participate in City recreation programs.
4	Fresh Lifelines for Youth (FLY)	Target at-risk youth to participate in a 12-week law program to prevent a life of crime.
5	LifeMoves	Provide interim and emergency housing with supportive services for homeless individuals for rapid return to stable housing and long term self-sufficiency.
6	Milpitas Food Pantry	Provide emergency food and supplies to extremely low income individuals.
7	Next Door Solutions to Domestic Violence	Provide supportive housing and services to victims of domestic violence.
8	Project Sentinel	Provide comprehensive fair housing, counseling, and tenant-landlord dispute and resolution services.
9	Senior Adults Legal Assistance	Free legal services to Milpitas' seniors on various issues from public benefits, elder abuse, legal planning for incapacity etc.
10	Silicon Valley Independent Living Center (SVILC)	Provide low to very-low income residents with disabilities with assistance on securing integrated, affordable housing.
11	YWCA Silicon Valley	Provide supportive housing and services to victims of domestic violence.
12	The Health Trust	Provide daily, healthy meals and wellness checks for homebound seniors.
13	Habitat for Humanity East Bay/Silicon Valley	Critical home repairs for owner-occupied manufactured homes so owners can age safely in place.
14	Rebuilding Together	Critical and urgent repairs and replacement for owner occupied homes.
15	San Jose Conservation Corps. & Charter School	Provide energy efficiency to decrease energy cost for low income homeowners.
16	Terrace Gardens	Switch out all interior and exterior common area lights to decrease energy consumptions.

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Every two years, the City Council votes to approve the funding priorities for CDBG grants. On January 17, 2017, the City Council approved the current priorities which did not represent a change for the past two years.

Public Services

1. Senior Services
2. Youth/Teen Services
3. Homeless Services/Shelters
4. Child Care
5. Domestic Violence Prevention and Supportive Services/Shelters
6. Code Enforcement

Capital Project

1. Home repair/rehabilitation
2. Affordable housing
3. Rental apartment rehabilitation
4. Historic preservation

All the funded projects are consistent with the priorities set by City Council.

AP-38 Project Summary

Project Summary Information

The following are funded projects for fiscal year 2016-2017. It is supported by Community Development Block Grants (CDBG), City Affordable housing funds, and the City Council’s Community Promotion Fund (CPF).

Project Name	Description	Target Area	Goals Supported	Needs Addressed	Funding	Goal Outcome Indicator
Catholic Charities of Santa Clara County	Long-Term Care Ombudsman Program for Seniors	n/a	<ul style="list-style-type: none"> ▪ Reduce housing discrimination ▪ Seniors 	<ul style="list-style-type: none"> ▪ Supportive Services ▪ Non-housing community development/public service 	<ul style="list-style-type: none"> ▪ CDBG \$5,133.84 	<ul style="list-style-type: none"> ▪ Visit 70 residents and make 48 regular visits
Child Advocates of Silicon Valley	Advocacy for Foster Youth	n/a	<ul style="list-style-type: none"> ▪ Activities for low-to moderate persons ▪ Youth 	<ul style="list-style-type: none"> ▪ Non-Housing Community Development/Public Services 	<ul style="list-style-type: none"> ▪ CDBG \$5355.56 ▪ CPF \$1,644.44 	<ul style="list-style-type: none"> ▪ Provide services to 37 foster youth
City of Milpitas Recreation Services	Recreation Assistance Program for Low-Income Residents	n/a	<ul style="list-style-type: none"> ▪ Activities for low-to moderate persons ▪ Youth ▪ Seniors 	<ul style="list-style-type: none"> ▪ Non-Housing Community Development/Public Services 	<ul style="list-style-type: none"> ▪ CDBG \$6,540.59 	<ul style="list-style-type: none"> ▪ Provide assistance to 30 individuals
Fresh Lifelines for Youth (FLY)	Law Program for At-Risk Youths	n/a	<ul style="list-style-type: none"> ▪ Activities for low-to moderate persons ▪ Youth 	<ul style="list-style-type: none"> ▪ Non-Housing Community Development/Public Services 	<ul style="list-style-type: none"> ▪ CDBG \$7,022.32 ▪ CPF \$2,977.68 	<ul style="list-style-type: none"> ▪ Provide the law program to 14 Milpitas at-risk youths

LifeMoves	Homeless Individuals and Families from Milpitas	n/a	<ul style="list-style-type: none"> Reduce Homelessness 	<ul style="list-style-type: none"> Homelessness Supportive services 	<ul style="list-style-type: none"> CDBG \$5,045.27 	<ul style="list-style-type: none"> Provide 34 Milpitas residents with emergency shelter or transitional housing.
Milpitas Food Pantry	Emergency food and supplies for low to extremely-low income individuals	n/a	<ul style="list-style-type: none"> Activities for low-to moderate persons 	<ul style="list-style-type: none"> Supportive Services Non-housing community development/public services 	<ul style="list-style-type: none"> CDBG \$12,794.96 CPF \$7,205.04 	<ul style="list-style-type: none"> Provide up to 1,000 residents with emergency food and food supplies.
Next Door Solutions to Domestic Violence	Supportive Services and Emergency Shelter for Victims of Domestic Violence	n/a	<ul style="list-style-type: none"> Activities for low-to moderate persons 	<ul style="list-style-type: none"> Supportive Services Non-housing community development/public service 	<ul style="list-style-type: none"> CDBG \$5,497.79 	<ul style="list-style-type: none"> Provide supportive services to 40-50 persons.
Project Sentinel	Milpitas Housing Services	n/a	<ul style="list-style-type: none"> Activities for low-to moderate persons Reduce housing discrimination 	<ul style="list-style-type: none"> Supportive Services Fair housing 	<ul style="list-style-type: none"> CDBG \$10,000.00 Affordable Housing Fund \$15,000.00 	<ul style="list-style-type: none"> Provided services to at least 25 cases and 3 outreach events.
Senior Adults Legal Assistance	Legal Services and Community	n/a	<ul style="list-style-type: none"> Reduce housing discrimination 	<ul style="list-style-type: none"> Supportive Services 	<ul style="list-style-type: none"> CDBG \$5393.39 	<ul style="list-style-type: none"> Provide legal

	Education and Outreach for Seniors		<ul style="list-style-type: none"> Seniors 	<ul style="list-style-type: none"> Non-housing community development/public service 		services to at least 38 seniors.
Silicon Valley Independent Living Center (SVILC)	Housing Services for Persons with Disabilities	n/a	<ul style="list-style-type: none"> Reduce housing discrimination Increase accessibility 	<ul style="list-style-type: none"> Non-Housing Community Development/Public Services 	<ul style="list-style-type: none"> CDBG \$5,149.40 	<ul style="list-style-type: none"> Provide assistance to 15 persons.
YWCA Silicon Valley	Supportive Services and Emergency Shelter for Victims of Domestic Violence	n/a	<ul style="list-style-type: none"> Activities for low-to moderate persons 	<ul style="list-style-type: none"> Supportive Services Non-housing community development/public service 	<ul style="list-style-type: none"> CDBG \$5,121.48 	<ul style="list-style-type: none"> Provide supportive services to 13 persons.
The Health Trust	Meal Delivery for Frail Seniors	n/a	<ul style="list-style-type: none"> Provide housing stability Seniors 	<ul style="list-style-type: none"> Supportive Services Non-housing community development/public service 	<ul style="list-style-type: none"> CPF \$5,000.00 	<ul style="list-style-type: none"> Provide 5 extremely low-income fair seniors with nutritionally balanced, daily meals.
Habitat for Humanity East Bay/Silicon Valley, Inc.	Manufactured Home Repair Program	n/a	<ul style="list-style-type: none"> Preserve affordable housing stock Provide Housing stability 	<ul style="list-style-type: none"> Affordable housing 	<ul style="list-style-type: none"> CDBG \$26,000 	<ul style="list-style-type: none"> Provide five (5) home repairs on manufactured homes.
Rebuilding Together	Home Repairs and Accessibility Modifications	n/a	<ul style="list-style-type: none"> Preserve affordable housing stock 	<ul style="list-style-type: none"> Affordable housing 	<ul style="list-style-type: none"> CDBG \$92,236.60 	<ul style="list-style-type: none"> Housing rehabilitatio

			<ul style="list-style-type: none"> Provide Housing stability 			n for 35 homes.
San Jose Conservation Corps & Charter School	Energy Efficiency Program	n/a	<ul style="list-style-type: none"> Preserve affordable housing stock Provide Housing stability 	<ul style="list-style-type: none"> Affordable housing 	<ul style="list-style-type: none"> CDBG \$45,000 	<ul style="list-style-type: none"> Provide 6 households with energy efficient upgrades
Terrace Garden Senior Housing, Inc.	Interior and Exterior LED Lighting	n/a	<ul style="list-style-type: none"> Preserve affordable housing stock Provide Housing stability 	<ul style="list-style-type: none"> Affordable housing 	<ul style="list-style-type: none"> CDBG \$30,000 	<ul style="list-style-type: none"> Replace light fixtures of entire building with LED high efficiency lights.
Terrace Garden Senior Housing, Inc.	Gate and Refrigerator Replacement	n/a	<ul style="list-style-type: none"> Preserve affordable housing stock Provide Housing stability 	<ul style="list-style-type: none"> Affordable housing 	<ul style="list-style-type: none"> CDBG \$80,000 	<ul style="list-style-type: none"> Purchase and switch out 90 refrigerators and replace exterior gates.
City of Milpitas Planning and Neighborhood Services	Administration	n/a	<ul style="list-style-type: none"> Affordable housing Homelessness Strengthen neighborhoods Fair housing Economic development 	<ul style="list-style-type: none"> Affordable housing Homelessness Community services Public facilities, public improvements and infrastructure Fair housing 	<ul style="list-style-type: none"> CDBG \$87,072.80 	<ul style="list-style-type: none"> n/a

				▪ Economic development		
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Not applicable. The City of Milpitas does not set geographic concentration areas for assistance. Instead the City helps fund organizations that provide supportive services to low and moderate income individuals throughout the City.

Geographic Distribution

Target Area	Percentage of Funds
n/a	n/a

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable

Discussion

Not applicable.

According to 2015 American Community Survey (ACS), race and ethnic groups in Milpitas was estimated as of the following:

Race	Estimate Total	Percent of the Population
White	16,608	23.1%
Black or African American	2,301	3.2%
American Indian and Alaska Native	709	1.0%
Asian	48,121	67.1%
Native Hawaiian and Other Pacific Islander	939	1.3%
Some other race	6,572	9.2%
TOTAL	71,767	104.9%*

**as reported by U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates*

According to the U.S. Census Bureau, the American Community Survey’s 5-Year estimates the City of Milpitas’ population is 71,767, which represents about a 1% increase from 2011 of 71,552.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In the City’s on-going goal of increasing affordable housing opportunities for vulnerable and low income households, the City has adopted resolutions to generate more funds for affordable housing. As previously mentioned the City has adopted resolutions to address homelessness and affordable housing. In June 2015, the City adopted a resolution to provide 5% of all units to be affordable to low and very low income households in any new development. On February 2, 2016, City Council members adopted Resolution No. 8523, finding that the problem of homelessness constitutes a crisis and to consider policy options for funding affordable housing to house homeless people.

The County voters just passed Measure A, a \$950 million affordable housing bond. Of the \$950 million, \$700 million will be devoted to extremely low income households and the homeless population. The City is looking to partner with affordable housing developers to develop supportive housing/permanent housing for extremely low income and formerly homeless persons using the Measure A funds.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	200
Special-Needs	1500
Total	1700

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	200
Acquisition of Existing Units	0
Total	200

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

The high cost of land in the County and the City itself, coupled with scarcity of developable land, has been an obstacle in developing affordable housing projects. Because of the low level of affordability, housing for homeless persons and households will need deeper gap funding. Staff will continue to work with non-profit organizations to get a project and leverage other funding sources for a future affordable housing project.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Milpitas currently does not have any public housing. However there is one Project-based Section 8 property in the City, the Sunnyhills Apartments. The Sunnyhills Apartments is a 171 unit development in which 149 units receive project-based Section 8 vouchers. The Project-based Section 8 vouchers issued by the Department of Housing and Urban Development (HUD) provides rental assistance for each unit. The vouchers provide rental assistance to pay the difference between the established rent and what the tenant can afford to pay. Its aim is to be competitive with the local market thus incentivizing the owner to rent to low income households.

Actions planned during the next year to address the needs to public housing

This is not applicable to the City of Milpitas as there are no public housing owned or managed by the Housing Authority of the County of Santa Clara in the City.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable. There are no public housing units in the City of Milpitas.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

Please see discussion above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homelessness in the County still remains a problem. Although the total homeless population is declining as a whole, there still remains 6,556 homeless persons. In Santa Clara County's 2015 Point-in-Time Census & Survey Comprehensive Report, the survey identified a total of 122 unsheltered homeless persons in Milpitas. Notably, there was an increase of 27 unsheltered homeless persons in Milpitas. Given the complexity of homelessness, interagency and interregional collaboration is more important in solving the homeless issue.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City of Milpitas partners with Santa Clara County Continuum of Care to conduct the bi-annual Homeless Point in Time survey. In January 2017, Point-in-Time Count was conducted by the County of Santa Clara, the City of San Jose and Applied Survey Research for the 2017 Santa Clara County's biennial Point-in-Time count of homeless persons as required by the U.S. Department of Housing and Urban Development (HUD). The group, along with volunteers, did a physical count of those individuals residing outside a sheltered home i.e. parks, vehicles, highways, creeks etc. The survey and count was crucial as it is used for important qualitative and quantitative data as a representative sample to understand where they resided and respond to any immediate needs. The homeless were surveyed about a variety of issues including shelter, services and assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Milpitas will address emergency shelter and transitional housing needs of homeless persons by continuing to fund organizations that provide emergency housing. In the fiscal year 2016-2017, the City provided over \$15,664.54 to organizations that provided emergency shelter to homeless individuals or at-risk, which includes victims of domestic violence. The three organizations that have provided emergency shelter include LifeMoves, Next Door Solutions to Domestic Violence and YWCA.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently

homeless from becoming homeless again.

On February 2, 2016, City Council members adopted Resolution No. 8523, finding that the problem of homelessness constitutes a crisis and consider policy options for funding affordable housing to house homeless people. The City will continue to fund the County in its Point-in-Time Census to identify all unsheltered persons.

CDBG Funded

- **LifeMoves:** LifeMoves combats homelessness by providing supportive skills that help achieve long-term self-sufficiency and emergency shelter. The inclusion of supportive services is the holistic approach that homelessness is not only a housing issue but the importance of mental and physical health. Organizations such as LifeMoves also has provided examples of interdependency between the client and the organization in order for a successful future for the individual.
- **Next Door Solutions to Domestic Violence:** Next Door Solutions to Domestic Violence provides client-centered, community-based supportive services for victims of domestic violence and his/her children. The organization also provides undisclosed emergency shelter when requested and needed by the individual and/or family.
- **YWCA Silicon Valley (YWCA):** YWCA Silicon Valley empowers women and her children to end racism and violence through offering supportive services for self-improvement and undisclosed emergency shelter for short-term to a longer amount of time if needed. YWCA also provides clients referrals to permanent housing if possible, and available.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

As mentioned in the previous paragraph of CDBG funded programs related to emergency shelter, the City also funds organizations that take proactive measures in helping individuals in need of legal help, youth needs and concerns and fair housing so that he/she can become informed of his or her rights before the individual is forced into homelessness.

CDBG and City Council Community Promotion Funded

- **Child Advocates of Silicon Valley:** Child Advocates connect court appointed special advocates (CASAs) to foster children. These volunteers must make a commitment to the children for a long-term, many for his or her entire life. The consistent support of the CASA is often the only adult has steadily remain with them providing crucial mentorship.

In foster children, according to a HUD's report, "Housing for Youth Aging Out of Foster Care," found that as high as thirty-seven percent (37%) will enter homelessness at one point as youths and an addition fifty percent (50%) will face unstable housing after transition. By providing a CASA, this will be one stable support in his or her life which has spastically proven to develop productive individuals. Many of the children with CASAs, have higher rates of high school graduation then the national average. The program provides essential holistic approach to help these children to become successful and prevent homelessness.

- Fresh Lifelines for Youth (FLY): FLY is dedicated to youth to end the cycle of violence and incarceration. As reported by Youth.gov., homelessness in youths involved in the juvenile justice system are more than likely to also experience homeless, at a rate of 2.8 million within the United States annually. FLY aims its program to those at risk in the juvenile justice system by teaching them legal education, leadership training, and one-on-one mentoring. The proactive approach will help produce active individuals to the community; at success rate of eighty percent (80%), the youths have not been convicted of any criminal charges during the program and are eligible to graduate high school.
- Seniors Adults Legal Assistance (SALA): SALA is committed to providing free-legal services to seniors. Legal services that SALA provides ranges from: public benefits, long-term care, alternatives to institutionalization, elder abuse, long-term care insurance, incapacity planning, probate, simple wills and housing – related to landlord-tenant. Often, many seniors do not know his or her housing rights or sign over the will of their house without knowing, and with fixed income, many are unable to provide legal help. SALA provides legal help free of charge for these low to extremely-low income seniors.

Discussion

Please see the discussion above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Along with other jurisdictions in Santa Clara County, the City of Milpitas is facing many obstacles in creating more affordable housing. The many constraints that the City is facing is the limited amount of developable land, government constraints, infrastructure and public facilities constraints, environmental, housing for persons with disabilities, and financing and construction costs.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City has taken proactive steps to help decrease the barriers in affordable housing through the following ordinances:

Resolution No. 8523

The City adopted Resolution No. 8523 on February 2, 2016, which recognizes homelessness as a crucial problem in the County and will help contribute to future affordable housing projects that will house homeless.

Resolution No. 8491

On June 16, 2015, the City Council adopted an ordinance which new development projects of five (5) or more units must include five percent (5%) of very-low or low-income units. The units should be affordable for over 55 years. If developers choose not to build the 5%, they have the option to contribute the equivalent of the construction cost as determined by the Building Department to the Affordable Housing Fund.

Density Bonus Ordinance

To attract developers to build affordable units, the Density Bonus Ordinance will allow developers the ability to build above their permitted densities in permitted zoning districts in exchange for the construction of affordable units.

Below Market Rate Ownership

The City manages a Below Market Rate (BMR) Ownership program for first-time, income-qualified homebuyers. Once a unit from the current BMR housing stock becomes available, the homebuyer will have the ability to purchase a home in Milpitas at one of the various developments throughout the City from one to three bedrooms. For qualified very-low to low income households, the City also provides a deferred, 3% loan of up to \$50,000.

Housing Trust Silicon Valley

Housing Trust of Silicon Valley is a non-profit that has raised money to help with affordable housing projects and program through the County. As of March 2016, the Housing Trust has raised approximately over \$104 million and has leveraged over \$1.88 billion to create over 13,553 housing opportunities for families and individuals within the County. Housing Trust Silicon Valley provided financial support for 86 affordable housing projects of \$55.7 million, which funded over 5,059 affordable rental units. In addition, it has made 2,306 loans to homebuyers, totaling over \$44.9 million. Lastly, Housing Trust of Silicon Valley provided homeless grants of over \$3.4 million to assist over 5,954 individuals.

Specifically, for the City of Milpitas, a total of fifty-five (55) low-interest loans in the amount of \$536,620 were approved for Milpitas first-time homebuyers. The Housing Trust also provided loans for affordable housing projects. The organization provided \$500,000 to MidPen Housing to develop Devries Place Senior Housing, a 103 unit rental development for very-low income seniors. Lastly, Housing Trust, provided \$200,000 in funding to 1170 N. Park Victoria and 751 Vasona Ave. homes, two houses that comprises of ten individual rooms that houses ten extremely-low income seniors.

Fair Housing

Milpitas provides CDBG and Housing Authority funds to Project Sentinel. Project Sentinel is a reputable organization that provides expertise in fair housing and tenant-landlord dispute. Services include information, referrals, community outreach and education in several languages other than English, investigation, and resolving fair housing complaints. In addition they provide education and outreach to property owners, landlords, and property management to become proactive in their housing policies.

Discussion:

Listed below are some of the barriers which have been identified as barriers to the development of affordable housing in Milpitas.

Government Barriers to Affordable Housing

1. Development standards may contribute to the cost of affordable housing; however, these development standards are necessary in order to preserve the quality of life in the community.

2. The high cost of land in Milpitas is another impediment to the development of affordable housing. The high demand for land coupled with the lack of available sites has resulted in high land costs.
3. The high demand for a limited amount of land and active real estate market has made it difficult for non-profit housing developers to compete with market rate developers to secure sites for affordable housing projects.
4. NIMBYism continues to be a barrier to the development of affordable housing. As with other communities, neighbors are sometimes opposed to affordable housing developments for fear that the development will affect property values or result in crime or other problems.
5. The City's development fees increase the cost of producing affordable housing, however, these fees are necessary to help cover the staffing costs involved in processing the building and planning permits for the development.
6. A major impediment to the production of affordable housing is the scarcity of land. New development is therefore limited to in-fill types of projects, which result in higher costs due to the need to demolish existing structures and relocate existing uses/tenants. The average cost of a unit is around \$500,000. Considering the funds for affordable housing is very limited, there is not enough affordable housing fund to compete with the market rate.

Strategy to Remove the Barriers to Affordable Housing

The City has taken proactive steps to help decrease the barriers in affordable housing through the following ordinances:

Resolution No. 8523

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Resolution No. 8491

On June 16, 2015, the City Council adopted an ordinance which new development projects of five (5) or more units must include five percent (5%) of very-low or low-income units. The units should be affordable for over 55 years. If developers choose not to build the 5%, they have the option to contribute the equivalent of the construction cost as determined by the Building Department to the Affordable Housing Fund.

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Fair Housing

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education and outreach to property owners, landlords, and property management to become proactive in their housing policies.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The most significant obstacle to addressing the underserved needs is the lack of adequate funds to support housing projects. In particular, Milpitas's affordable housing needs are much greater than can be addressed by the available funds.

This situation has become especially problematic as the cost of developing, acquiring or rehabilitating housing has become extremely expensive. With the dissolution of the redevelopment agency in 2011 and decrease in CDBG funds, the City has seen very little affordable housing development. In an effort to address this situation, Milpitas has used the limited funds of CDBG and Housing Authority with rehabilitation projects to retain its affordable housing stock. The City has funded rental and home ownership rehabilitation projects of low to moderate income individuals. Unfortunately, these funding sources are still not sufficient to meet the City's affordable housing needs.

As mentioned more in detail in the following section, the City has also passed Resolution No. 8591 which requires new residential development after June 2015 to include 5% of low to very low income units in the development or contribute the equivalent in construction costs if they opt not to build those affordable units. It also passed Resolution in No. 8523 which recognizes that homelessness is a crucial issue and that the Council will contribute funds from the affordable housing fund to projects that house the homeless.

Lastly, the City is undergoing a Nexus Study to be adopted in the next year. The Nexus Study will provide and analyze the housing market and outline methodology and findings to support a housing impact fee for new developments. The Nexus Study will suggest impact fees will generate additional funds for affordable housing.

Another obstacle is the limited amount of Project-Based and Tenant-Based Section 8 rental subsidy program and several contracts with current owners that are expiring. The Housing Authority of the County of Santa Clara along with the local Department of Housing and Urban Development (HUD) which manages the Project-Based and Tenant-Based Vouchers, has seen long waitlists of over 10 years.

The owners of Sunnyhills Apartments have notified HUD that they will not renew their lease with HUD, meaning that all 149 units are at risk of conversion to market rate. Within the City Housing

Element, there are policies to try to preserve the Sunnyhill Apartments. The City is attempting to preserve affordability at Sunnyhills by contacting local nonprofit housing providers to negotiate the purchase of the building to renovate or rehabilitate the property to become more eligible for financing. In addition, the Housing Element calculated that if the City were to provide a rental subsidy to the apartments, the ongoing subsidy would cost \$43,000 a month or \$514,000 a year, resulting in \$7.1 million on a 30-year timeframe.

However, if the Sunnyhills owners will continue with the termination of the project-based vouchers and reject nonprofit developers offers to purchase the property, HUD will work with the Housing Authority of Santa Clara County by providing tenant-based vouchers to the Sunnyhills Apartment tenants. Although the tenants will have vouchers, it will be a difficult task as vacancy rates in the County are at 4% compared to the national average of over 9% as reported by the U.S. Census.

Actions planned to foster and maintain affordable housing

In June 2015, City Council passed Resolution No. 8491, an ordinance which required new developments with more than 5 units, include 5% of very-low or low-income residential units. These very-low or low-income units must remain affordable as defined by the regulatory agreement for a minimum of 55 years or the equivalent. If developers choose not to build the 5% of very-low or low-income units, the developer must contribute to the City's Affordable Housing Fund the equivalent of 5% of the construction value as determined by the City's Building Department. The funds then are used for affordable housing projects and programs for future affordable housing projects and/or home ownerships opportunities.

The City has also taken action to leverage additional funds for affordable housing. The City is undergoing a Nexus Study to be adopted in the next year. The Nexus Study will provide and analyze the housing market and outline methodology and findings to support a housing impact fee for new developments. The Nexus Study will suggest impact fees will generate additional funds for affordable housing.

And lastly, the City will work with the County on the use of Measure A Funds. In November 2016, the County passed Measure A, also known as the Affordable Housing Bond, which will allow the County up to \$950 million to provide affordable housing for vulnerable populations i.e. veterans, seniors, disabled, low and moderate income households, foster youth, victims of abuse, mental health illnesses which may include a supportive service component. The money will come from

of a bond that aims at either creating and/or preserving more than 5,000 affordable housing units in the County.

Actions planned to reduce lead-based paint hazards

The County of Santa Clara has received funding from State’s Department of Health Service and Federal Government for Center for Disease Control to implement a Childhood Lead Poisoning Prevention Program. The funded programs include: community outreach screen, case management and public education to inform low-to-moderate income and older communities. The project will then follow up with environmental testing, lead-based education, blood-lead testing for children, hazard reduction grants and follow up with monitoring and testing.

Milpitas has adopted a Lead-Based Paint Management Plan which complies with HUD Based Paint regulations, which outlines the required states of abatement and remediation for rehabilitation projects. In addition the City publicize, and identifies lead-based hazards and older residential projects through its Code Enforcement Division and Building Department. In addition, projects undergoing rehabilitation, especially under the City’s Rehabilitation Loan Program, is supported through abatement and technical assistance of how to proceed. Milpitas will continue to work with the County of Santa Clara Environmental Health Department, as funding becomes available, in the design and implementation of programs related to the detection, abatement, prevention and education of the incidence of lead based paint in the housing stock.

(Medium Priority)
Planned Activity:
Five-Year Objective (2017-2022): Continue to identify and reduce lead-based hazardous paint for 15 older or rehabilitated homes continue to provide building and code enforcement inspections to identify any potentially problems, and continue to provide community outreach and information on lead-based hazardous paint within the community.
Anticipated Funding Sources: CDBG and Local Grants (\$50,000)

Actions planned to reduce the number of poverty-level families

Milpitas will continue to support a variety of supportive services for low to moderate income households. The main goal of many of the supportive services will to prevent households to become homeless. The long-term goal is to provide more affordable housing opportunities and economic opportunities for low income households to not pay a majority of their income to housing and have a higher disposable income for other necessary. For fiscal year 2016-2017,

Milpitas will continue to support agencies that help households to supplement their income with other necessities, such as food. Programs such as Milpitas Food Pantry, The Health Trust, and Milpitas Nutritional Program for Seniors, provide emergency food to groceries to their entire households. A total of 20,126 meals were served to Milpitas seniors in fiscal year 2015-2016 as reported by County of Santa Clara.

On April 4, 2016, Governor Brown signed into law Senate Bill (SB) 3. SB 3 (Leno), that statewide minimum wage will annually increase to \$15.00 per hour by January 1, 2023. The City recently passed Ordinance 292 which is preempted by State law and has taken a proactive stance and approved the adoption of the wage increase by 2019 instead of 2023. The action was taken to help poverty to low income families earn a living wage.

In addition to support the aging housing stock and homeowners, funded organizations such as Rebuilding Together, Habitat for Humanity and San Jose Conservation Corporation will provide corrective health and safety upgrades to increase accessibility and mobility for physically-disabled persons to help households aged in place. In the fiscal year 2016-2017, CDBG was able to fund rehabilitation for over 189 households.

Actions planned to develop institutional structure

Milpitas will continue to work, fund and support non-profit organizations, which provide programs and services to low and moderate-income households. Milpitas will also continue to work with private industries, in particular financial and development organization to encourage the development of affordable housing opportunities in Milpitas.

Actions planned to enhance coordination between public and private housing and social service agencies.

As an example, the number of seniors is increasing, and expected to be one of the largest segments of the population. Therefore, Milpitas will try to coordinate with organizations to anticipate this growth. Considering that a large number of seniors are homeowners, organizations such as Rebuilding Together Silicon Valley and San Jose Conservation Corporations will be valuable in helping the seniors, live and stay in a safe, and healthy environment. These two organizations provide repairs and rehabilitation of older homes to upgrade to energy efficiency or to bring homes up to code. In addition, organization as these can help upgrade and incorporate some aspects of universal design – zero-step entrances, single floor, wide walls, sideways etc.—to continue their safety – essential for older residents to age in place. However the physical housing is only an aspect, as many seniors do not have the money for a live-in nurse, interagency coordination with social service agencies such as The Health Trust is essential. The

Health Trust delivers the seniors daily, fresh, and hot foods. In addition with the daily deliveries, the delivery person provides wellness checks to the homebound seniors. The wellness checks provide human-to-human contact and socialization and also to ensure the resident is safe and well.

If seniors or disabled individuals are at a long-term care facility or home, services provided by Catholic Charities of Santa Clara County’s Long-Term Care Ombudsman can provide crucial social service need. The Long Term Care Ombudsmen make weekly to monthly visits and wellness checks at the long-term care facility. These visits enable the service provider to check the condition of the facilities to helping the individuals resolve a complaint or neglect.

Program Specific Requirements
 Funds Expected to be Available

CDBG	
2017-2018 Entitlement Grant	\$420,364
Program Income FY 2016	\$8,959.44
Total	\$429,353.44

**Estimated Program Income from the Single Family Housing Rehabilitation Program*

Discussion:

Please see the discussion above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The following provides additional information about the CDBG program income and the program requirements for entitlement funds.

**Below are the amount of program income fund received this past fiscal year, 2016-2017.
Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)**

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$8,959.44
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	n/a
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	n/a
5. The amount of income from float-funded activities	n/a
Total Program Income	\$8,959.44

Other CDBG Requirements

1. The amount of urgent need activities	\$0
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Discussion: The City of Milpitas does not receive any other type of funding besides the Community Development Block Grant, and a small amount in program income each year. The amount in program income is then put into a revolving loan and added to the rehabilitation loan program. Rehabilitation project costs have increased and with the limited amount of funding, the project can only sustain about one home rehabilitation a year.

Appendix - Alternate/Local Data Sources