



CITY OF MILPITAS

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

2016-2017

APPROVED BY MILPITAS CITY COUNCIL SEPTEMBER 19, 2017

City of Milpitas
Consolidated Annual Performance Evaluation Report (CAPER) FY 2016-2017
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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a). This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year

The City of Milpitas receives Community Development Block Grant (CDBG) funds to carry its community development, housing development and preservation activities and programs. The Consolidated Plan (2012-2017) includes the following priority goals as the basis for the activities approved in the Fiscal Year 2016 Annual Action Plan:

- Continue to provide funding to non-profit agencies and organizations, which serve the very low and low income Milpitas residents and homeless
- Rehabilitation of substandard units will be encourage and financial assistance will be provide whenever possible
- Conservation of existing affordable housing stock
- Participation by the private sector in development housing
- Provision of equal housing opportunities
- Other processes and procedures to be reviewed that prohibit or negatively impact affordable housing opportunities

The following Consolidated Annual Performance Evaluation Report (CAPER) captures the expenditures, accomplishments and progress made towards the strategies and goals outlined in the approved FY 2007-2012 Consolidated Plan by the City Council.

During fiscal year 2016-2017, the City of Milpitas received \$420,364 in Community Development Block Grant (CDBG) funds. A total of \$63,054.60 was allocated to 11 different public service providers. These public services include a variety of programs such as: 1) supportive services for victims of domestic violence, 2) legal aid for seniors, 3) supplemental supplies of food, 4) homeless shelter and supportive services, 5) recreational assistance programs, 6) youth and senior services, 8) legal assistance, 9) housing assistance for the disabled, and 10) fair housing services.

With regards to capital project activities, Milpitas allocated \$273,236.60 to 5 different capital projects, some activities included: 1) exterior and interior LED light replacement, gate and refrigerator replacement for Terrace Gardens Senior Housing, 2) home repairs and improvements for low-income homeowners, 3) energy efficiency rehabilitation, and 4) critical home repairs for manufactured homes. The balance of \$84,072.60 for program administration was derived from 20% of the awarded amount of \$420,364, as per HUD.

The 2016-2017 CAPER covers the time period starting July 1, 2016 to June 30, 2017, and the last of annual reports of the 2012-2017 Consolidated Plan. During the reporting period, a majority of organizations exceeded their goals. Below highlights the funded organizations' accomplishments.

- **Catholic Charites' Long Term Care Ombudsman Program** advocates for the rights of seniors and disabled residents in long term care facilities. The Long Term Care Ombudsman Program investigates and resolves

complaints made by or on behalf of the residents, related to issue of quality care and abuse. The Long Term Care Ombudsman Program exceeded all three of their goals: 1) visited 138 unduplicated residents in long term care versus a goal of 68; 2) Made 100 site visits versus a goal of 48; and 3) resolved 14 complaints versus a goal of 6.

- **Child Advocates of Silicon Valley** is the only agency in the County that provides court- appointed volunteers (also known as a CASA) to each foster child. The CASA is part of every aspect of the child’s care including meeting with doctors, teach and social works to ensure that the child thrives throughout the foster care system. Child Advocates of Silicon Valley met 3 out of 4 of their goals: 1) recruited 518 potential CASA volunteers versus a goal of 400; 2) trained 240 new CASA volunteers versus a goal of 200; 3) Provided 13 continuing educator workshops from a goal of 12; and 4) served and connected 34 Milpitas foster children youth and children to CASAs versus their goal of 42. The last goal was unmet as there was a decrease in foster children in the City. In addition the foster children not placed with a CASA as they are still infants.
- **Fresh Lifelines for Youth** provides legal education and training for at-risk, underserved youths to gain skills to become positive leaders in their communities. Fresh Lifelines for Youth met their three goals: 1) they provided a 12 week law program to at-risk youths at Calaveras Hills and 2) provided a field trip to Santa Clara University.
- **Habitat for Humanity** provides rehabilitation and safety modifications to manufactured homes to low income households. Habitat for Humanity met their goal by providing five households living in manufactured homes rehabilitation and critical safety modifications.
- **The Health Trust’ Meals on Wheels Program** provides hot meals to homebound, low income seniors and daily interactions to increase socialization. For the program year 2016-2017, Meals on Wheels did not receive CDBG funding but was funded by City Council’s Community Promotion Fund and their accomplishments deserve to be highlighted. Meals on Wheels exceeded their goals: 1) they met their goal and served 7 homebound seniors 2) delivered 1,766 hot and nutritious meals versus a goal of 1,200; 2) provided 1,107 wellness checks on the seniors versus a goal of 650; and 3) provided the seniors with 42 educational pieces throughout the year versus a goal of 40.
- **LifeMoves** provides emergency shelter, short-term stay and supportive services for homeless individuals. LifeMoves exceeded their goal and provided emergency shelter to 39 Milpitas residents versus a goal of 24. The stay at a LifeMoves emergency shelter include clothing, meals and also crucial case management and supportive services to support the individual towards stable housing and self-sufficiency.
- **Milpitas Food Pantry** provides emergency food to any low income residents and other household from clothing, shoes, school supplies and even hot showers. Milpitas Food Pantry exceeded their goal of providing emergency food to low-income residents by providing food to over 1,735 persons.
- **Next Door Solutions to Domestic Violence** provides supportive services and emergency shelter to victims of domestic violence. Next Door Solutions to Domestic Violence met 1 of their 3 goals: 1) met their goal of providing 4 Milpitas residents with emergency shelter and provided 4 Milpitas residents with emergency shelter for over 118 nights; 2) provided 58 walk-in with supportive services that include risk assessment, legal advocacy, and other crisis counseling from their goal of 61; and 3) answered 78 emergency calls from their 24/7 crisis hotline versus their goal of 100. The agency did not meet their last two goals were due to the decrease of calls from residents seeking services which can be attributed to successful outreach and prevention with continued relationship with the Milpitas Police Department. The Milpitas Police Department continues to work with victims of domestic violence and provide referrals and in some cases rides to the shelter.

- **Project Sentinel** has two programs that serve Milpitas residents, fair housing and tenant-landlord counseling. The fair housing program closed 7 cases versus their goal of 8 and held 8 outreach events versus their goal of 3. The fair housing program was shy of meeting the annual goal of 8 as it may be attributed to their successful fair housing outreach events informing both landlord and tenants of policies and rights. As for the tenant-landlord counseling, the program served over 31 cases for Milpitas residents versus a goal of 25 and held 4 outreach events exceeded their goal of 3 events.
- **The Recreation Assistance Program** ran by the City's Recreation Services Department provides scholarship to after-school and recreation programs throughout the City to residents who income qualify. The Recreation Assistance Program provided 63 scholarships to low income households, ranging from youths to seniors, exceeding their goal of 30.
- **Rebuilding Together Silicon Valley** preserves and maintains affordable housing by providing safety, energy efficiency, accessibility and mobility repairs and improvements to qualified low income homeowners. Rebuilding Together met 2 of their 3 goals: 1) provided 209 repairs for low income homeowners versus a goal of 100; 2) the repairs benefited 36 homeowners from a goal of 35; and 3) provided 25 critical safety, accessibility and mobility housing repairs for low-income households versus a goal of 30. The project fell short of the 30 projects as they did a few modification projects versus repairs which expended more of the funds, which decreased the number of households they were able to serve.
- **Senior Adults Legal Assistance** provides free legal services to any qualified seniors. Services include public benefit, housing, elder abuse and legal planning for the future in case of becoming incapacitated. Senior Adults Legal Assistance provided services to 45 Milpitas clients age 60 years or older, exceeding their goal of 38. They also coordinated and provided outreach at the Senior Center.
- **San Jose Conservation Corps & Charter** provides eligible households with energy efficiency upgrades and improvements while teaching at risk adults hands on skills. San Jose Conservation Corps & Charter met their goal by providing energy efficient upgrades to 6 qualified low income residents through retrofitting windows, replacing toilets, weather stripping, and replacing shower heads and other windows.
- **Silicon Valley Independent Living Center** provides Housing Services for persons with disabilities. The program provides housing information, referrals, and supportive services. They organization exceeded their goal by serving 68 residents versus their goal of 15.
- **Terrace Gardens Senior Housing** is an affordable housing rental apartment for seniors. Terrace Gardens met their goal of replacing their main gates, replacing refrigerators and replacing original lights to energy efficient LED lights indoors and outdoors, serving a total of 148 households.
- **YWCA Silicon Valley** provides supportive services and emergency shelter to victims of domestic violence. YWCA Silicon Valley exceeded 2 of their 3 goals: 1) provided over 146 residents with supportive services from their goal of 30; 2) answered 36 crisis calls via their 24-hour crisis line from a goal of 30; and 3) provided 12 individuals with emergency shelter and counseling, short of their goal of 13.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

As indicated in the chart below, the goals outlined in the 2012-2017 Consolidated Plan were met, with the exception of producing more affordable housing units. Construction costs has increased tremendously, along with the cost of land. On average, the City of Milpitas receives about \$400,000, with the restriction of using a little over \$200,000 for capital funds. Given the current economy, \$200,000 cannot produce one affordable housing units. Thus the City has encouraged the preservation and rehabilitation of the affordable housing stock. With over \$200,000, on average, have helped maintain rental and homeownership housing stock to over 184 households through rehabilitation and home modifications.

| Goal | Category | Source/Amount | Indicator | Unit of Measure |
|---|--|----------------------|---|---------------------------|
| Fund non-profit organizations serving the very low and low income Milpitas residents and homeless | Non-homeless Special needs Non-housing community development | CDBG \$57,933.12 | Public service activities other than low/moderate income housing benefit | Persons assisted |
| Rehabilitation of substandard units | Affordable Housing | CDBG \$163,236.60 | Homeowner housing rehabilitated | Household housing unit |
| Conservation of existing affordable housing stock | Affordable housing | CDBG \$110,000 | Rental units rehabilitated | Household housing unit |
| Participation by the private sector in development housing | Affordable housing | CDBG \$0 | Rental units constructed | Household housing unit |
| Provision of equal housing opportunities (fair housing) | Non-homeless Special needs Non-housing community development | CDBG \$5,149.00 | Public service activities other than low/moderate income housing benefit | Household housing unit |

Table 1 – Accomplishments

Assess how the jurisdictions' use of funds, particular CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Allocation priorities are derived through qualitative research such as surveys, public meetings, public hearings and other avenue of resident input. The research has also impacted the priority needs that address the most vulnerable population in our communities. The City Council has established the priorities every two years to address those underserved needs.

The City Council reaffirmed their CDBG priorities as follows:

Public Service Priorities:

1. Senior Services
2. Youth and Teen Services
3. Homeless services/shelters
4. Child care
5. Domestic violence prevention and supportive services/shelters
6. Code enforcement

Capital Project Priorities

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

CR – 10 Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a).

| Race/Ethnicity | Total |
|--|--------------|
| White | 491 |
| Black or African American | 131 |
| Asian | 550 |
| American Indian or Alaska Native | 47 |
| Native Hawaiian or Other Pacific Islander | 63 |
| American Indian/Alaska Native & White | 10 |
| Asian & White | 4 |
| Asian Black/African American | 0 |
| Black/African American & White | 52 |
| Amer. Indian/Alaska Native & Black/African Amer. | 6 |
| Other multi-racial | 1,100 |
| Total | 2,454 |
| | |
| Hispanic | 135 |
| Non-Hispanic | 2,319 |

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Note: CDBG data is from reporting from the funded organization and reported into IDIS accomplishments

Narrative

The City of Milpitas does not fund any organization based on race. All funding is to fund all persons that are low to moderate income. Funded organizations were asked to report for federal reporting as HUD of client’s race and ethnicities. The table in the CAPER format was not comprehensive of the data gathered. Staff has included a table that represents the reporting for the organizations and the Milpitas clients they served during the reporting period 2016-2017.

CR – 15 Resources and Investments 91.520(a)

Identify the sources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|--------|--------------------------|-------------------------------------|
| CDBG | | \$420,364 | \$420,364 |

Table 3 Identify the resources made available

Narrative

The attached PR26 reported \$571,024.01 in CDBG funds that were expended in the reporting program year. The expended amount includes \$150,000 from unexpended funds allocated to Housing Rehabilitation Loan Program, Housing Rehabilitation Loan Administration and also Program Income.

Per IDIS PR-26 – CDBG Financial Summary Report the percentage used:

- Low/Moderate Benefit: 100%
- Public Service Cap: 14.68%
- Planning Administration Cap: 18.54%

CDBG funded activities that were public services that included indirectly or directly, preventing homelessness and poverty. Funds were used especially for those underserved in the community such as: victims of domestic violence, elders and seniors, at risk youth and supplemental groceries for low income families. Capital projects help preserve the affordable housing stock and provide home modifications to low income homeowners to increase accessibility and to age safely in place.

Completed projects

- Habitat for Humanity: 5 manufactured homes rehabilitation projects through energy efficiency upgrades and other home modifications including removal of tubs and replaced with easy step in showers with seats.
- Rebuilding Together Silicon Valley: 25 home repairs and modifications for low income home owners
- San Jose Conservation Corps: 6 energy efficiency upgrades and home modifications for low income home owners
- Terrace Gardens Senior Housing: 148 households were able to see a reduction in their energy bill with replacement of lights to LED, refrigerator replacements and increased safety with a gate replacement.

Geographic Area

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
| Citywide | n/a | n/a | n/a |

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Milpitas has not established specific geographic target areas. CDBG funds serve low to moderate income persons, citywide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

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 revolving loan fund. If available and approved, the City Council may also augment current CDBG projects with the local funds such as the Community Promotion Fund.

In November 2016, County voters passed Measure A, also known as the Affordable Housing Bond, which provided \$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 in support of 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 development 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 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 impact fees will generate additional funds for affordable housing.

| Fiscal Year Summary - HOME Match | |
|--|------------|
| 1. Excess match from prior Federal fiscal year | n/a |
| 2. Match contributed during current Federal fiscal year | |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2) | |
| 4. Match liability for current Federal fiscal year | |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | |

Table 5 – Fiscal Year Summary – Home Match Report

| Match Contribution for the Federal Fiscal Year | | | | | | | | |
|---|-----------------------------|-----------------------------------|--------------------------------------|-------------------------------------|--------------------------------|--|-----------------------|--------------------|
| Project No. or Other ID | Date of Contribution | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Preparation, Construction Materials, Donated Labor | Bond Financing | Total Match |
| n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

| Program Income – Enter the program amounts for the reporting period | | | | |
|--|---|---|---------------------------------|--|
| Balance on hand at beginning of reporting period \$ | Amount received during reporting period \$ | Total amount expended during reporting period \$ | Amount expended for TBRA | Balance on hand at end of reporting period \$ |
| n/a | n/a | n/a | n/a | n/a |

| Minority Business Enterprises and Women Business Enterprises - Indicate the number and dollar value of contracts for HOME projects completed during the reporting period | | | | | | |
|---|--------------|--|----------------------------------|---------------------------|-----------------|---------------------------|
| | Total | Minority Business Enterprises | | | | White Non-Hispanic |
| | | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | |
| Contracts | | | | | | |
| Dollar Amount | n/a | n/a | n/a | n/a | n/a | |
| Number | | n/a | n/a | n/a | n/a | |
| Sub-Contracts | | | | | | |
| Number | | | | | | |
| Dollar Amount | | | | | | |
| | Total | Women Business Enterprises | Male | | | |
| Contracts | | | | | | |
| Dollar Amount | | | | | | |
| Number | | | | | | |
| Sub-Contracts | | | | | | |
| Number | | | | | | |
| Dollar Amount | | | | | | |

Table 8 – Minority Business and Women Business Enterprises

| Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition | | | | | | |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| Parcels Acquired | n/a | | | | | |
| Businesses Displaced | | | | | | |
| Nonprofit Organizations | | | | | | |
| Households Temporarily Relocated, not Displaced | | | | | | |
| Households Displaced | Total | Minority Property Enterprises | | | | White Non-Hispanic |
| | | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | |
| Number | n/a | n/a | n/a | n/a | n/a | n/a |
| Cost | | | | | | |

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

| | One-Year Goal | Actual |
|--|---------------|--------|
| Number of Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| Total | 0 | 0 |

Table 11 - Number of Households

| | One-Year Goal | Actual |
|--|---------------|--------|
| Number of households supported through Rental Assistance | 0 | 0 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 148 | 184 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 148 | 184 |

Table 12 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals

The high cost of land in the County and the City itself, has been an obstacle in developing affordable housing projects. Housing for homeless persons and households because of the low level of affordability, will need deeper gap funding. Thus funds have been to preserve affordable housing stock via rentals or low-income homeowners. Staff will continue to work with non-profit organizations and the County to get project funding sources for future affordable housing projects.

Discuss how these outcomes will impact future annual action plans.

The goal of creating more affordable housing will continue to be a goal in future action plans. However, the high cost of construction coupled with high cost of land has made the creation of affordable housing very minimal and slow. Jurisdictions as Milpitas has focused on preserving the current affordable housing stock and made preservation and rehabilitation a priority. This can be seen in the funded projects in the next action plan.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

| Number of Persons Served | CDBG Actual | HOME Actual |
|--------------------------|-------------|-------------|
| Extremely Low-income | 124 | n/a |
| Low-income | 56 | n/a |
| Moderate-income | 4 | n/a |
| Total | 184 | n/a |

Table 13 - Number of Persons Served

Narrative

One hundred and eighty four households were assisted in a rehabilitation or modification project. This included 109 extremely low income seniors and 39 low income households in Terrace Gardens who had LED lights replaced, gate replaced and also original refrigerators were also replaced. San Jose Conservation Corps provided 2 extremely low income and 4 low income households with energy efficiency upgrades through i.e. water saving toilets, window weatherization etc. While Habitat for Humanity helped 3 low income and 2 moderate income households living in manufactured homes with energy efficiency upgrades and home modifications to safely age in place, i.e. the project was able to replace a difficult step-in tub to a low raise, sliding door shower with a seat in place for a senior household. Lastly, Rebuilding Together Silicon Valley's program, "Rebuilding Safely Home Repairs and Accessibility Modifications," had thorough inspections and

assessment of all their clients to address needs of their home. Rebuilding Together assisted 13 extremely low income, 10 low income and 2 moderate income home owners with home modifications and repairs to preserve and provide a healthy and accessible living space for the homeowners.

CR- 25 Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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, the 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 survey and count was crucial as it is used for important qualitative and quantitative data as a representative sample to understand where the homeless reside and how to best respond to any immediate needs. The homeless were surveyed about a variety of issues including shelter, services and assistance. In the City of Milpitas, the count showed a decrease of homeless persons from 122 to 66. The City will continue to financially contribute and participate in future survey assessing homeless persons to learn how to assess his/her needs. In addition, the City will continue to contribute to programs providing supportive services to the homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

On February 2, 2016, Milpitas 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 and organizations that provide emergency shelter and housing. The City has funded organizations that address emergency shelter and transitional housing needs of homeless persons. 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 and short term stays include LifeMoves, Next Door Solutions to Domestic Violence and YWCA Silicon Valley. These organization will help individuals and some cases, families, the necessary independent skills, safety assessment and housing search to find permanent housing to decrease the likelihood of the return to emergency shelter. However, the organizations all will continue supportive services as requested, regardless if they have found permanent housing. The City will continue exploring ways to partner with the County to produce Rapid-Rehousing (RRH) and Permanent Supportive Housing (PSH) units with the County Measure A funding.

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

The City of Milpitas is involved and participates in the Santa Clara County Continuum of Care that is dedicated at ending and preventing homelessness in the County. The Santa Clara County Continuum of Care has community-wide efforts to end homelessness through fostering relationships, program and systematic changes. The City will continue exploring ways to partner with the County to produce Permanent Supportive Housing (PSH) units with the County Measure A funding. The County has pledged to provide supportive services for every PSH unit developed.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

This is not applicable, there are no public housing developments in the City of Milpitas.

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

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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.

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.

Other specific development standards such as parking requirements and height limits, any growth control measures employed, policies and regulations regarding secondary dwelling units, and density bonuses.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Milpitas is working with the County and also Housing Authority of County of Santa Clara to address underserved needs. The decrease of funds has increased collaborative efforts to address the housing crisis and provide housing assistance county wide. Efforts include working with non-profit developers leverage some City

support with the County to construct affordable housing, restructuring rent or providing loans for rehabilitation. The City will continue to work with the organizations to increase efforts to address the underserved needs. Other City measures to help with development standards:

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 provision of affordable units in the proposed development.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 with mitigating lead based paint hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Milpitas wants to continue to reduce the number of households in poverty and prioritizes funding towards agencies that provides services for the at-risk of homeless and those experiencing homelessness. In the 2016-2017, the City funded LifeMoves, Next Door Solutions to Domestic Violence, YWCA Silicon Valley and Milpitas Food Pantry. LifeMoves provides supportive services and emergency shelter and short term stays for those experiencing homelessness. Both Next Door Solutions to Domestic and YWCA Silicon Valley provides emergency shelter for victims of domestic violence and her children. While Milpitas Food Pantry provides crucial week-supply of groceries and other household items and needs, i.e. clothing, shoes, and/or showers etc. All these organizations also provide much needed supplementary services for the households to reduce reoccurring stays including: case management, safety assessment, affordable housing information and referrals, and other referrals to other service agencies.

The City will continue exploring ways to partner with the County to produce Rapid-Rehousing (RRH) and Permanent Supportive Housing (PSH) units with the County Measure A funding to help the poverty-level families as well as producing Extremely Low Income (ELI) housing.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and

resources and develop new revenues for community service needs and the production of affordable housing. Continued collaborative efforts include:

- Regular quarterly meetings between entitlement jurisdictions at the CDBG Coordinators meeting.
- Meet with Regional Housing Working Group
- Joint jurisdiction Request for Proposals and project review committees
- Coordination on project management for projects funded by multiple jurisdictions

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County and the CoC. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local jurisdictions and developers in sharing information and resources.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City continues to provide funding for Project Sentinel, the City's expert for fair housing issues. Project Sentinel is a private non-profit agency providing fair housing, tenant-landlord counseling and dispute resolution services to the City of Milpitas. In addition to counseling and case intake, education and outreach activities will be ongoing. Outreach activity includes: the publication of Rent Watch, a rental housing advice column; distribution of brochures, radio public service announcements and public presentations and workshops. Tenant-Landlord counseling/Dispute Resolution includes all areas of concern in rental housing; however, evictions and substandard housing complaints receive priority attention. Mediations and conciliations are conducted by trained staff and volunteers. Services are delivered in a neutral, unbiased manner to all parties engaged in the rental housing relationship. Fair Housing services of community education, and complaint investigation are provided from the corporate office and other public facilities within the City of Milpitas (library, community center). HUD-certified mortgage default counseling and First Time Homebuyer workshops are open to Milpitas residents. These services are provided from Project Sentinel's office at the Milpitas Sobrato Center.

CR-40 - Monitoring 91.220 and 91.230

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

The City of Milpitas' CDBG project manager ensures all funded organization are in compliance and meet financing and programmatic requirements of HUD. Each organization is required to submit quarterly reports of their projects and how close it is to meeting their goals listed in the contracts with the City. In addition the organization must submit invoices for reimbursements that documents what services have been rendered. At the end of the program year, staff will perform on-site monitoring of all the organizations. This is the chance to

discuss outstanding contract goals, daily project performances and also for a chance for the City to participate in the organization’s mission and to see completed projects.

In addition of monitoring of CDBG funding, HUD’s CDBG 1.5 Timeliness Requirement requires that the City have no more than 1.5 times its entitlement grant allocation in its account. City staff has performed quarterly reviews of expenditures and review balance of each sub-recipient to ensure of timely expenditures. Staff worked with each recipient at the beginning of each quarter to facilitate expenditures to ensure sub-recipients are submitting invoices as soon as services have been rendered. The City of Milpitas has met its timeliness requirement.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

As described in the City’s approved Citizen Participation Plan, the CAPER was made available in the Public Library, City’s Website, City Hall and per request to the public for public comment for 15 days. A public notice was published in the Milpitas Post and website on September 1, 2017. The public is encouraged to comment via email, phone or written to staff.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There are no changes in objectives of the program.

| | |
|--|----|
| Does this Jurisdiction have any open Brownfields Economic development Initiative (BEDI) grants? | No |
|--|----|

[BEDI grantees] Describe accomplishments and program outcomes during the last year. *N/A*

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Not applicable, the City does not receive HOME funding.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please

indicate the reason and how you will remedy the situation.

Not applicable, the City does not receive HOME funding.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Not applicable, the City of Milpitas does not receive HOME funding.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Not applicable, the City of Milpitas does not receive HOME funding.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Not applicable.

CR-55 HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

The City does not receive HOPWA funding.

| Number of Households Served Through: | One-Year Goal | Actual |
|--|----------------------|---------------|
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family | n/a | |
| Tenant-based rental assistance | | |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds | | |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | | |
| | | |

Table 12 – HOPWA Number of Households Served

Narrative

Not applicable, the City of Milpitas does not receive HOPWA funding.

CR-60 ESG 91.520(g) (ESG Recipients only)

The City does not receive ESG funding.

CR-70 – ESG 91.520(g) – Assistance Provided and Outcomes

The City does not receive ESG funding.

10. Shelter Utilization

| | |
|--------------------------------------|-----|
| Number of New Units - Rehabbed | n/a |
| Number of New Units - Conversion | |
| Total Number of bed-nights available | |
| Total Number of bed-nights provided | |
| Capacity Utilization | |

Table 13 – Shelter Capacity

CR-75 Expenditures

11. Expenditures

Not applicable, the City does not receive ESG funding.

11a. ESG Expenditures for Homelessness Prevention

The City does not receive ESG funding.