

City of Milpitas
Consolidated Annual Performance and Evaluation Report (CAPER) FY 2020-2021
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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 CDBG funds to carry its activities and programs as described in the Consolidated Plan (2017-2022). The following goals are the basis for the activities approved and funded in the Fiscal Year 2020-2021 Annual Action Plan:

- Maintain and Preserve Existing Housing
- New Affordable Housing
- Affordable Housing Rental Rehabilitation
- Community Funding/Public Services
- Public services for low- and moderate-income residents at risk of eviction
- Fair Housing
- Public Services for Children and Youth
- Public Services for Seniors
- Public services for Domestic Violence Support
- Public Improvements including accessibility and improving public facilities
- Assist Microenterprises and Small Businesses
- Explore the use of HUD Section 108 Loan Guarantee Program

Below highlights the funded organizations' accomplishments:

- **Catholic Charities' Long Term Care Ombudsman Program** advocates for the rights of seniors and disabled residents in long term care facilities, made 56 unduplicated visits to Milpitas residents in long-term care.
- **Child Advocates of Silicon Valley** is the only agency in the County that provides court-appointed volunteers (CASA) to each foster child. Child Advocates of Silicon Valley served and connected 10 Milpitas foster children youth and children to CASAs.
- **Enterprise Foundation** provided direct aid to 38 microenterprises in Milpitas.
- **The Milpitas Senior Center** provided healthy meals and nutrition services to 251 Milpitas seniors age 62+.
- **The Milpitas Senior Center** provided 25 laptops/tablets to Milpitas seniors age 62+ to help bridge the digital divide.
- **Milpitas Unified School District** provided nutritious snacks to 470 McKinney Vento Students.
- **Next Door Solutions to Domestic Violence** provided 62 residents supportive services and emergency shelter to victims of domestic violence.
- **The Health Trust' Meals on Wheels Program** provided 3,640 hot meals to 21 homebound, low income seniors. Additionally, they completed 606 wellness checks to Milpitas seniors.

- **Project Sentinel** is contracted to handle fair housing and tenant-landlord cases. For the year, Project Sentinel handled 9 fair housing cases and 29 individuals benefitted from fair housing services.
- **Project Sentinel** provided wraparound rent relief/reduction services to 2 individuals.
- **Rebuilding Together Silicon Valley** preserves affordable housing by providing safety, energy efficiency, accessibility repairs and improvements to qualified low income homeowners. Rebuilding Together made housing repairs for 4 Milpitas households.
- **Rebuilding Together Silicon Valley** partnered with Sunnyhills Apartments to provide capital repairs and replace the roofs of 40 apartments.
- **Rebuilding Together Silicon Valley** partnered with the Barbara Lee Senior Center to distribute COVID kits to 96 low-income Milpitas residents.
- **Senior Adults Legal Assistance** provided free legal services to 20 qualified Milpitas seniors age 62 years or older.
- **Silicon Valley Independent Living Center** provided housing services for persons with disabilities to 48 individuals.
- **Silicon Valley Independent Living Center** served 240 Milpitas residents through the Rent Relief Program.
- **Terrace Gardens Senior Housing** is an affordable housing rental apartment for seniors. Terrace Gardens met their goal of replacing 2 commercial ovens.
- **Terrace Gardens Senior Housing** provided meal delivery services to 184 residents in lieu of community dining, due to the COVID-19 pandemic.
- **YWCA Silicon Valley** provided supportive services and emergency shelter to 27 victims of domestic violence. Additionally, they responded to 118 crisis calls via the 24-hour crisis line, and served 88 persons with crisis counseling identified by the Milpitas Police Department.
- **YWCA Silicon Valley** partnered with MUSD to create a domestic violence prevention curriculum for MUSD students. 1081 students were served through their Building Healthy Relationships program.

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 anticipated, some CDBG subgrantees experienced an impact on their ability to meet program objectives in Fiscal Year 20-21 due to the COVID-19 pandemic. Reasons include the inability to provide services in-person, and a shortage of staffing. There were also several subgrantees that far exceeded expected outcomes for FY 20-21, indicating that at-risk populations in the community had an increased need for services due to the COVID-19 pandemic. Each of the subgrantees during this fiscal year showed great flexibility and continued to provide essential services to the most vulnerable residents of Milpitas by shifting to virtual/telephone services when possible, increasing informational workshops and outreach, and taking extra safety precautions to ensure the health and safety of all individuals being served.

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Maintain and Preserve Existing Housing	Affordable Housing Non-Homeless Special Needs	\$500,000	Owner occupied units rehabilitated or improved	Household housing unit	38	132	347%	40	44	110%
New Affordable Housing	Affordable Housing	\$100,000	Rental units constructed	Units Constructed	100	100	100%	n/a	n/a	n/a
Affordable Housing Rental Rehabilitation	Non-housing community development	\$300,000	Rental units rehabilitated	Units rehabilitated	148	1147	775%	148	148	100%
Community Funding/Public Services	Homeless Non-Homeless Special Needs	\$125,000	Number of persons assisted	Persons assisted	1145	2323	203%	n/a	n/a	n/a
Public services for low- and moderate-income residents at risk of eviction	Non-homeless special needs Homeless	\$391,400	Homelessness Prevention	Persons assisted	225	241	107%	250	242	97%
Fair Housing	Affordable Housing Non-homeless special needs	\$50,000	Number of persons assisted	Persons assisted	16	177	1106%	20	29	145%
Public Services for Children and Youth	Non-homeless special needs Non-housing community development	\$75,000	Number of persons assisted	Persons assisted	175	1619	925%	914	1571	172%

Public Services for Seniors	Non-homeless special needs Non-housing community development	\$75,000	Number of persons assisted	Persons assisted	120	1415	1179%	572	665	116%
Public services for Domestic Violence Support	Non-homeless special needs	\$50,000	Number of persons assisted	Persons assisted	50	290	580%	74	89	120%
Public Improvements including accessibility and improving public facilities	Non-housing community development	\$80,000	Number of persons assisted with improved access to a facility or infrastructure benefit	Persons assisted	5000	73	1%	n/a	n/a	n/a
Assist Microenterprises and Small Businesses	Non-housing community development	\$200,000	Businesses assisted	New Businesses assisted	38	38	100%	38	38	100%
Explore the use of HUD Section 108 Loan Guarantee Program	Affordable Housing Homeless Non-housing community development	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Table 1 - Accomplishments – Program Year & Strategic Plan to Date | Sections labeled TBD will be reported on the FY20-21 CAPER

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In June 2020, the City Council substantially amended the Consolidated Plan to address key priorities City residents needed as a result of the COVID-19 pandemic. The CDBG priorities are as follows:

- Maintain and Preserve Existing Housing
- New Affordable Housing
- Affordable Housing Rental Rehabilitation
- Community Funding/Public Services
- Public services for low- and moderate-income residents at risk of eviction
- Fair Housing
- Public Services for Children and Youth
- Public Services for Seniors
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The City established three new priorities: (1) Public services for low- and moderate-income residents at risk of eviction, (2) assist microenterprises and small businesses, and (3) explore the use of HUD section 108 loan guarantee program.

The City has placed a high emphasis on assisting its aging senior population. Eight public service allocations totaling \$216,243 were approved benefiting seniors who are aging in place with long term care, with hot meals via Meal on Wheels and the Senior Nutrition program, with housing search assistance, services to help bridge the digital divide, and free legal services. Additionally, Terrace Gardens, an 100% affordable senior housing development was allocated \$20,000 in CDBG funding for necessary capital improvements to the property.

The City allocated \$31,650 for public service activities to benefit victims of domestic violence, \$65,000 in public services for children and youth, and \$56,290 to Project Sentinel to provide Fair Housing counseling to at risk tenants in Milpitas.

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)

	CDBG
White	822
Black or African American	76
Asian	1,579
American Indian or American Native	66
Native Hawaiian or Other Pacific Islander	63
American Indian/Alaskan Native & White	10
Asian & White	0
Black/African American & White	9
A. Indian/Alaskan Native & Black/African A.	1
Other Multi-Racial	200
Total	2,826
Hispanic	493
Not Hispanic	2,333

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

Narrative

The data gathered is reflective of the City’s demographic as a whole. The table represents the data reported of the Millpitas residents served during the program year of 2020-2021.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	\$676,413	
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other	\$687,950	

Table 3 - Resources Made Available

Narrative

The attached PR26 reported \$1,075,821.45 in CDBG funds that were expended in the reporting program year. The LifeMoves and Terrace Gardens capital projects were affected by COVID-19 in FY19-20. While both projects had to pause due to local government shut downs, which created delays in the timing of the projects, each project was completed in April 2021. As such, the final reimbursements were distributed during the FY20-21 fiscal year and will show on the attached PR26.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

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 a 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 \$600,000 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.

The City of Milpitas received a phase one allocation of CDBG-CV in the amount of \$397, 911. In accordance with HUD guidelines, the City allocated these funds to prevent, prepare for, or respond to the Coronavirus pandemic.

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 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	55	63
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	188	192
Number of households supported through Acquisition of Existing Units	0	0
Total	243	255

Table 6 – Number of Households Supported

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

The City has been able to meet its goal to provide rehabilitation funding for affordable housing projects. Two separate apartment complexes in Milpitas received funding for improvements.

(1) Terrace Gardens, is a deed restricted very low- and low-income senior housing development. And (2) the Sunnyhills Apartments contains 171 units, of which 149 are under a project based rental assistance contract through HUD. These units are leased to individuals who earn 80% AMI or less.

At this time, the high cost of land in the City has been an obstacle in developing affordable housing projects. While we have affordable units in the pipeline, funding for such projects is extremely competitive and limited. Similarly, the appetite for developing housing for homeless persons is very low, and will require a deeper funding commitment from the County and State.

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 increasingly high cost of construction coupled with surging land costs have made the creation of deeply affordable housing (low, very-low, and extremely-low income) very challenging.

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 Households Served	CDBG Actual	HOME Actual
Extremely Low-income	58	0
Low-income	5	0
Moderate-income	0	0
Total	63	0

Table 7 – Number of Households Served

Narrative Information

See above

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

In October 2019, the City created a Pilot Rent Relief Program and allocated \$100,000 from the City's Affordable Housing Fund to assist the City's at-risk population to prevent eviction, displacement, and to provide financial support for other critical housing needs. In March 2020, with the onset of the COVID-19 pandemic, the City allocated an additional \$100,000 from the Affordable Housing Fund to assist those who had been affected by the pandemic and whose housing situations were at risk. With these funds, the City assisted in the prevention of 40 households and 140 Milpitas residents from potential eviction.

In December 2020, the City began a pilot program with Project WeHope to administer their Dignity on Wheels Mobile Shower and Laundry program in the City. While not funded with CDBG funding, it demonstrates the City's commitment to providing the unhoused community with services.

Additionally, the City contracted with the Santa Clara County Office of Supportive Housing to provide assessment services to the unhoused via the Homeless Engagement and Assessment Team (HEAT). The HEAT team, contracted through Abode Services, provides ongoing outreach and assessment services to the unhoused community in Milpitas.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to work closely with the County Continuum of Care and the Santa Clara County Office of Supportive Housing to address the emergency shelter and transitional housing needs of our homeless residents. In the next fiscal year, the City will report that they have formalized an outreach and assessment agreement with the County of Santa Clara to provide on-site case management, assessment, and referral to other services to help house our homeless population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

At this time, the City continues to work closely with the County Continuum of Care to provide resources to the unhoused community.

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

As noted above, the City contracted with the Santa Clara County Office of Supportive Housing to provide assessment services to the unhoused via the Homeless Engagement and Assessment Team (HEAT). The HEAT team, contracted through Abode Services, provides ongoing outreach and assessment services to the unhoused community in Milpitas.

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.

Affordable Housing Ordinance 297

In June 2018, the City Council passed Affordable Housing Ordinance 297 which requires all new residential development projects of 10 units or more designed and intended for permanent occupancy shall construct 15% of the total number of dwelling units within the development as affordable units.

Housing Opportunity Zone

The project will establish a new 'overlay district' within established critical priority areas of Milpitas and complete the associated California Environmental Quality Act (CEQA) analysis to accelerate housing production in the City. The Housing Opportunity Zone (HOZ) will provide objective standards and incentives to developers to encourage and support the development of by-right, affordable, and supportive housing projects, including housing for special-needs residents.

The project would streamline housing approvals and accelerate housing production by providing clarity and certainty to developers to stimulate development in priority areas. Incentives to developers may include reduced parking requirements, additional density bonuses beyond the State Density Bonus, increased allowable heights, streamlined permitting processes, and fee waivers.

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

As noted above, the City contracted with the Santa Clara County Office of Supportive Housing to provide assessment services to the unhoused via the Homeless Engagement and Assessment Team (HEAT). The HEAT team, contracted through Abode Services, provides ongoing outreach and assessment services to the unhoused community in Milpitas. **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Historically, 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 prioritized the needs of microenterprises during the pandemic. These businesses were hit especially hard during the pandemic and in partnership with the Enterprise Foundation, the City was able to award 38 microenterprises with \$5,000 grants to help maintain and support their businesses during this unique period of economic hardship.

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 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, who the City contracts for fair housing issues. Project Sentinel is a private, non-profit agency providing fair housing, tenant-landlord counseling, and dispute resolution services. Additional services include counseling, case intake, education, and outreach. Other services include HUD-certified mortgage default counseling and First-Time Homebuyer workshops are open to Milpitas residents.

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 Housing Division 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. 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.

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 via email to the public for public comment for 15 days. A public notice was published in the Milpitas Post on August 27, 2021 and the City website on September 3, 2021. Due to the ongoing COVID-19 pandemic, the public is encouraged to comment via email to staff.

No public comments were made during the period for public comments.

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.

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.