



## City of Milpitas

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## DRAFT ACTION PLAN

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### Fiscal Year 2023-2024



**Draft for May 2, 2023**

*Revised 4/13/2023*

# FY 2023-24 Annual Action Plan

## Executive Summary

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

#### 1. Introduction

The City of Milpitas (City) Fiscal Year (FY) 2023-24 One Year Annual Action Plan contains the City's plan to carry out housing and community development activities funded by Federal formula grant funds received from the U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant (CDBG) program. This Annual Action Plan covers the second of three program years covered by the City's 2022-2025 Consolidated Plan which was adopted by the Milpitas City Council on June 14, 2022.

The City received an initial Community Development Block Grant (CDBG) entitlement allocation of \$647,982 for funding projects and programs during the 2023 Program Year. On December 30, 2022, the City announced that the application period for FY23-24 applications would be open from January 16, 2023 through February 17, 2023. Staff also designed a simplified application to streamline and increase efficiency of the process. Nineteen (19) simplified applications with requests totaling almost \$1,200,000 were received during the application period. A full breakdown of the simplified applications we plan to fund with CDBG funds is provided in the analysis section below. **[Staff will conduct two public hearings with the community and City Council on April 18 and May 2, 2023 to receive the community's input on priorities.]**

The City's Annual Action Plan covers the period from July 1, 2023 to June 30, 2024 (HUD's Program Year 2023). The City's FY 2023-24 Annual Action Plan reports in the status of needs and outcomes the City expects to achieve in the coming year. The activities mentioned in the Annual Action Plan are based on current priorities. By addressing these priorities, the City hopes to meet the objectives stated in the 2022-2025 Consolidated Plan.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Located at the southern end of San Francisco Bay, Milpitas is a progressive community that is an integral part of Silicon Valley. A full-service city with water utility, sewer utility, police and fire services, Milpitas is a flourishing community with a very diverse and inclusive resident population of over 80,000.

The Annual Action Plan provides a snapshot of how the City will utilize its CDBG allocation to meet the needs of the City's low- and moderate- income individuals and the most vulnerable populations.

The objectives and outcomes identified in the 2022-2025 Consolidated Plan is to be achieved with the activities and programs mentioned in the Annual Action Plan. The Annual Action Plan's works towards accomplishing the following priorities to meet the housing and community development needs in Milpitas:

- 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

### **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.

The City evaluates the performance of subrecipients regularly. Monitoring subrecipient's performance involves a review of reimbursement requests, submitted backup documentation, and quarterly reports. As outlined in the agreements, each organization is required to submit quarterly reports of its progress in meeting the goals listed in the contract. Substandard performance is followed up with phone contact, email communication, and if needed, an on-site review.

Prior to the start of the program year, program objectives are developed collaboratively by the subrecipient and the City, ensuring that they are aligned with the City's overall goals and strategies.

### **4. Summary of Citizen Participation Process and consultation process**

The City solicited input throughout the development process of the FY 2023-24 Annual Action Plan. As required by HUD, the City provides multiple opportunities for public review and comment on the Annual Action Plan and on any substantial amendments.

Per the City of Milpitas' adopted Citizen Participation Plan, the City held a 30-day public review comment period for the Annual Action Plan. The City published notifications of upcoming public hearings and the 30-day public review comment period in a local newspaper of general circulation, copies at the front desk and local Library, on the City's CDBG webpage and via email blasts to stake

holders. The City held two advertised public hearings on April 18, 2023 and May 2, 2023. The Annual Action Plan's 30-day public review period occurred from March 31, 2023, through May 2, 2023.

The City initiated the citizen participation process in March 2023, at the Community Advisory Commission (CAC) meeting. The City invited residents and potential CDBG stakeholders to attend and provide public comment on how they feel CDBG funds should be prioritized in the upcoming FY 23-24 Annual Action Plan.

The City held a public meeting with the CAC on March 1, 2023 to review applications and hear applicant presentations. The Commissioners deliberated and made their individual recommendations to the City Council, which have been synthesized into the staff's agenda report. This narrative and report will be presented at the April 18 public hearing. Nine (9) public comments were heard from prospective applicants summarizing their proposed activities and how their activities would benefit Milpitas residents.

## **5. Summary of public comments**

**[To be updated after close of comment period]**

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

**[To be updated after close of comment period]**

## **7. Summary**

**Following the requirements of the Citizen Participation Plan, the CAC made their recommendations for priority areas to be funded to the City Council on March 1, 2023. The City held public hearings on April 18 and May 2, 2023. A summary of public comments will be added at the conclusion of the hearings.**

On March 31, 2023, the City posted the draft FY23-24 Annual Action Plan on its website to provide opportunities for public comment. The documents were posted at this url:  
<https://www.milpitas.gov/milpitas/departments/federal-program-community-development-block-grant-cdbg/>

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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	Building Safety & Housing

**Table 1 – Responsible Agencies**

### Narrative (optional)

The City of Milpitas – Building Safety & Housing Department is the lead agency for the United States Department of Housing and Urban Development entitlement program, Community Development Block Grant.

Pursuant to the Department of Housing and Urban Development funding requirements and in conformance with 24 CFR Part 91, Consolidated Submission for Community Planning and Development Programs, City of Milpitas has prepared and adopted the 2023-2024 Annual Action Plan. The Action Plan is submitted annually and describes the eligible programs, projects, and activities to be undertaken with funds that are expected to be made available during the program year 2023-2024 and its relationship to the City's priorities and needs for housing, homelessness and community development laid out in the three-Year Consolidated Plan.

The public review and comments period for the Draft Annual Action Plan is March 31, 2023 – May 2, 2023.

In January 2023, City Council adopted the Housing Element. Staff anticipates receiving certification from HCD in the coming weeks.

### **Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The Annual Action Plan is a one-year plan which describes eligible projects and activities to be completed accordingly to current priorities outlined in the 2022-2025 Consolidated Plan.

#### **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))**

The City will continue to work with organizations to provide programs and services for low- and moderate- income residents. The City participates in a monthly regional CDBG/ Housing Coordinators meeting with all local jurisdictions, which often includes the County Santa Clara Office of Supportive Housing (OSH), to discuss housing cooperation. City staff continues to maintain dialogue with all service providers, public and private to enhance services or if the City can connect service providers for better coordination of service deliveries.

#### **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 Office of Supportive Housing is the administrator of the Santa Clara County Continuum of Care (CoC). The 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 and end homelessness. This includes: 1) permanent housing, 2) emergency shelter with outreach and assessment services, 3) transitional housing with support services, and 4) prevention services.

In 2020, 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. On October 6, 2020, the City Council endorsed the 2020-2025 Santa Clara County Community Plan to End Homelessness.

City Staff attends monthly regional CDBG/ Housing Coordinators meetings. Meetings serve the purpose of identifying gaps in homeless services and funding priorities to address 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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.

We have an established partnership and signed agreement with the County of Santa Clara Office of Supportive Housing (OSH) to provide homeless outreach, assessment, and street-based case management services for unhoused residents.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Love Never Fails
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The surrounding organizations were contacted via email, Milpitas Post and City's website. A staff member from Love Never Fails attended a community meeting to voice the needs on behalf the community and seek support for the ITbiz Tech Academy Program for survivors of human trafficking and other no/low income residents to technology by providing them industry certification training.
2	<b>Agency/Group/Organization</b>	Next Door Solutions to Domestic Violence
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The surrounding organizations were contacted via email, Milpitas Post and City's website. A staff member from Next Door Solutions to Domestic Violence attended to voice the need for services for family's experience abuse.
3	<b>Agency/Group/Organization</b>	Child Advocates of Silicon Valley
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The surrounding organizations were contacted via email, Milpitas Post and City's website. A staff member from Child Advocates attended to voice the need for the children in the foster care system.
4	<b>Agency/Group/Organization</b>	Senior Adults Legal Assistance (SALA)
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The surrounding organizations were contacted via email, Milpitas Post and City's website. A staff member from SALA attended to voice the need for continuing legal services for senior persons.
5	<b>Agency/Group/Organization</b>	The Health Trust
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The surrounding organizations were contacted via email, Milpitas Post and City's website. A staff member from The Health Trust attended to voice the need for continuing meal services for senior persons.
6	<b>Agency/Group/Organization</b>	Rebuilding Together Silicon Valley
	<b>Agency/Group/Organization Type</b>	Services-Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The surrounding organizations were contacted via email, Milpitas Post and City's website. A staff member from Rebuilding Together Silicon Valley attended to voice the need for continued services for low-income home repairs.
7	<b>Agency/Group/Organization</b>	YWCA Golden Gate Silicon Valley
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The surrounding organizations were contacted via email, Milpitas Post and City's website. A staff member from YWCA attended to voice the need for continued services for persons experiencing domestic abuse.
8	<b>Agency/Group/Organization</b>	Pragnya
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The surrounding organizations were contacted via email, Milpitas Post and City's website. A staff member from Pragnya attended to voice the need for continued services for neuro-diverse individuals in the community.
9	<b>Agency/Group/Organization</b>	Terrace Gardens Senior Housing, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The surrounding organizations were contacted via email, Milpitas Post and City's website. A staff member from Terrace Gardens attended to voice the need for services for senior individuals.

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

The City did not consult with nearby correctional facility or child welfare entities. The organization has various partnerships with the County and the City works with those organizations indirectly through the several partnerships through the County and sub-recipients funded and outlined in this Action Plan.

### **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 Continuum of Care 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 prevent and end homelessness.
City of Milpitas Housing Element	City of Milpitas	The 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**

### **Narrative (optional)**



## **AP-12 Participation – 91.105, 91.200(c)**

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

The citizen participation process includes holding several public community meetings and workshops for maximum citizen participation. City staff worked closely with the City's Community Advisory Commission (CAC) to hold a public meeting for the Commission and community to understand and participate in the CDBG process. The CAC held the public meeting on March 1, 2023 to discuss the priorities, goals, and funding allocations for the FY23-24 Annual Action Plan.

The City conducted six publicly noticed meetings to discuss CDBG allocations, two of which were public hearings. Noticing for the public hearings were done in accordance with the Citizen Participation Plan.

Per the City's adopted Citizen Participation Plan, the City is to allow a 30-day public review and comment period for the Annual Action Plan. The City has published notifications of upcoming public hearings and the 30-day public review comment period in the local newspaper, on its CDBG webpage and via email blasts to stakeholders. The City held two advertised public hearings on April 18, 2023, and May 2, 2023. The Action Plan 30-day public review comment period occurred from March 31, 2023, through May 2, 2023. **[To be updated after close of comment period]**

The City held a public meeting with the CAC on March 1, 2023 to review applications and hear applicant presentations. The Commissioners deliberated and made their individual recommendations to the City Council, which have been synthesized into the staff's agenda report. This narrative and report will be presented at the April 18 public hearing. Nine (9) public comments were heard from prospective applicants summarizing their proposed activities and how their activities would benefit Milpitas residents.

On March 31, 2023, the City posted the amended FY22-25 Consolidated Plan and the draft FY22-23 Annual Action Plan on its website to provide opportunities for public comment. The documents were posted at this url: <https://www.milpitas.gov/milpitas/departments/federal-program-community-development-block-grant-cdbg/>

## 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)
1	News-paper ad	Non-targeted/broad community	Opening the application period	No comments were received	n/a	n/a
2	Public Meeting (CAC)	Non-targeted/broad community	11 Attendees (CAC members & City staff)	The Commission heard 9 comments from the applicants. Each Commissioner then provided their feedback on priorities and goals the Council should consider funding with CDBG funds.	n/a	<a href="https://www.milpitas.gov/_pdfs/Commissions/cac/2023/030123/audio.MP3">https://www.milpitas.gov/_pdfs/Commissions/cac/2023/030123/audio.MP3</a>
3	News-paper ad/website	Non-targeted/broad community	Public Hearing Notice for City Council Meetings	No comments were received	n/a	n/a
4	City Council Meeting Public Hearing	Non-targeted/broad community	Will update after meeting			Needs to be updated
5	Website	Non-targeted/Broad community	Draft AAP	No comments were received	n/a	<a href="https://www.milpitas.gov/milpitas/departments/federal-program-community-development-block-grant-cdbg/">https://www.milpitas.gov/milpitas/departments/federal-program-community-development-block-grant-cdbg/</a>
6	City Council Meeting Public Hearing	Non-targeted/broad community	Will update after meeting			Needs to be updated

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City of Milpitas will receive \$647,982 for Program Year 2023 in CDBG funds to allocate to eligible activities that address the needs identified in the Consolidated Plan. Prior Year resources from revolving loan funds will be re-allocated to continue the City's Home Rehabilitation Loan Program.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$647,982	\$0	\$594,882.86	\$1,242,864.86	\$737,135	Prior Year resources from revolving loan funds will be re-allocated to continue the City's Home Rehabilitation Loan Program.

**Table 5 - 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**

Not applicable, the City does not match federal funds.

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

There are two parcels controlled by the City. One parcel, located at 1432 S. Main Street, is owned by Milpitas Housing Authority and is approximately 0.9 acres in size. Currently the parcel is occupied by commercial tenants, but the land is zoned as high-density multi-family residential. In January 2022, City Council directed staff to sell the parcel owned by the Milpitas Housing Authority with the intent that the buyer will develop affordable housing. The sale of this parcel is expected by summer 2023.

The other parcel, approximately 1.7 acres, is located adjacent to the Milpitas 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. Staff is awaiting City Council direction for this parcel.

### **Discussion**

Please see discussion above.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain and Preserve Existing Housing	2022	2025	Affordable Housing Non-Homeless Special Needs	Citywide	Affordable Housing Development and Preservation	\$794,881.86	60 Homeowner housing rehabilitated
2	New Affordable Housing	2022	2025	Affordable Housing	Citywide	Affordable Housing Development and Preservation	N/A	N/A
3	Affordable Housing Rental Rehabilitation	2022	2025	Non-Housing Community Development	Citywide	Affordable Housing Development and Preservation	\$106,189.30	148 Homeowner housing rehabilitated
4	Community Funding/Public Services	2022	2025	Homeless Non-Homeless Special Needs	Citywide	Community Services	\$13,070	367 persons assisted - Public service activities other than LMI housing benefit
5	Public services for low- and moderate-income residents at risk of eviction	2022	2025	Homeless Non-Homeless Special Needs	Citywide	Community Services	N/A	N/A
6	Fair Housing	2022	2025	Affordable Housing Non-Homeless Special Needs	Citywide	Community Services	\$59,104	20 persons assisted - Public service activities other than LMI housing benefit
7	Public Services for Children and Youth	2022	2025	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Community Services	\$14,000.00	4 persons assisted - Public service activities other than LMI housing benefit
8	Public Services for Seniors	2022	2025	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Community Services	\$27,000	144 persons assisted - Public service activities other than LMI housing benefit

9	Public Services for Domestic Violence support	2022	2025	Non-Homeless Special Needs	Citywide	Community Services	\$43,127.30	97 Public service activities other than LMI housing benefit
10	Public Improvements including accessibility and improving public facilities	2022	2025	Non-Housing Community Development	Citywide	Community, Public, and Neighborhood Sustainability	\$100,000.00	105 persons assisted - Public facility or infrastructure activities for LMI housing benefit
11	Assist Microenterprises and Small Businesses	2022	2025	Non-Housing Community Development	Citywide	Economic Development	\$15,000	10 micro-enterprises assisted
12	Explore the use of HUD Section 108 Loan Guarantee Program	2022	2025	Affordable Housing Non-Housing Community Development	Citywide	Community Services Economic Development	N/A	N/A

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Maintain and Preserve Existing Housing
	<b>Goal Description</b>	Maintain and preserve existing housing for 60 Households
2	<b>Goal Name</b>	New Affordable Housing
	<b>Goal Description</b>	N/A
3	<b>Goal Name</b>	Affordable Housing Rental Rehabilitation
	<b>Goal Description</b>	Affordable housing rehabilitation to benefit 148 LMI households
4	<b>Goal Name</b>	Community Funding/Public Services
	<b>Goal Description</b>	Support public services activities to benefit 367 LMI individuals
5	<b>Goal Name</b>	Public services for low- and moderate-income residents at risk of eviction
	<b>Goal Description</b>	N/A
6	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Provide fair housing services to benefit 20 LMI individuals
7	<b>Goal Name</b>	Public Services for Children and Youth
	<b>Goal Description</b>	Provide public services/activities to 4 children
8	<b>Goal Name</b>	Public Services for Seniors

	<b>Goal Description</b>	Provide public services/activities for 144 seniors
9	<b>Goal Name</b>	Public Services for Domestic Violence support
	<b>Goal Description</b>	Provide public services for 97 victims of Domestic Violence.
10	<b>Goal Name</b>	Public Improvements including accessibility and improving public facilities
	<b>Goal Description</b>	Provide accessibility and access to public facilities such as homeless shelters to benefit 105 LMI individuals
11	<b>Goal Name</b>	Assist Microenterprises and Small Businesses
	<b>Goal Description</b>	Provide assistance to 10 microenterprises.
12	<b>Goal Name</b>	Explore the use of HUD Section 108 Loan Guarantee Program
	<b>Goal Description</b>	N/A

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The Consolidated Plan goals represent high priority needs for the City of Milpitas and serve as the basis for the strategic actions the City will use to meet these needs. The City of Milpitas only receives Community Development Block Grant (CDBG) funding. If available and recommended in certain circumstances, the City Council may also augment the funds and contribute from local funds, such as the Housing Authority 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
1	Catholic Charities of Santa Clara County
2	Child Advocates of Silicon Valley
3	Next Door Solutions to Domestic Violence
4	Senior Adults Legal Assistance (SALA)
5	Silicon Valley Independent Living Center – Housing Search
6	YWCA – Domestic Violence Services
7	Filipino American Chamber of Commerce
8	LifeMoves - Capital
9	Terrace Gardens Senior Housing – Capital - Wood Trellis Repair

10	Terrace Gardens Senior Housing – Capital - Roof Repair
11	Rebuilding Together Silicon Valley - Capital
12	Project Sentinel
13	Home Rehabilitation Loan Program
14	Pragnya
15	Lighthouse of Hope
16	Program Administration

**Table 7 - Project Information**

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

Allocation priorities are derived through qualitative research such as surveys, public meetings, public hearings and other avenues of resident input. The research has impacted the priority needs that address the most vulnerable population in our communities and the City Council has established the priorities to address those underserved needs. The main obstacle is the lack of available funding and lack of flexibility in CDBG funding. As only 15% of the grant is available for public service activities, this severely limits the use of funds on addressing high priority needs.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Catholic Charities of Santa Clara County
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services for Seniors
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$14,000
	<b>Description</b>	Investigate and resolve complaints for seniors and disabled adults in long term care facilities.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	124
	<b>Location Description</b>	All long term care facilities in Milpitas.
	<b>Planned Activities</b>	Site visits to long term care facilities and nursing homes and provide with case management for those clients with open cases.
2	<b>Project Name</b>	Child Advocates of Silicon Valley
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services for Children and Youth
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$14,000

	<b>Description</b>	Provides court appointed youths with volunteers to maintain life-long mentorship and guidance.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4
	<b>Location Description</b>	Milpitas, CA
	<b>Planned Activities</b>	Organization will recruit, train more volunteers and providing essential mentor and guidance for youth.
3	<b>Project Name</b>	Next Door Solutions to Domestic Violence
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services for Domestic Violence Support
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$14,563.65
	<b>Description</b>	Provide Support Services for Survivors of Domestic Violence by providing emergency shelter, crisis counseling, safety strategies, community and systems advocacy, support groups, and case management
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45
	<b>Location Description</b>	Citywide
4	<b>Planned Activities</b>	Next Door Solutions to Domestic Violence is a nonprofit, multi-cultural agency dedicated to providing proactive and progressive solutions to domestic violence. Next Door Solutions provides peer counseling, advocacy, legal help and support groups. Additionally, Next Door Solutions to Domestic Violence provides safe emergency shelter to victims of domestic violence and their children within a confidential and protected environment.
	<b>Project Name</b>	Senior Adults Legal Assistance (SALA)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services for Seniors
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$12,000

	<p><b>Description</b></p> <p>Legal services in the form of advice/referrals, consultations/brief service, and legal representation will be provided to Milpitas elders in areas of law common to SALA's target population including, but not limited to, the following: Public Benefits (Social Security, SSI, Medicare, and Medi-Cal); Nursing Homes and Alternatives to Institutionalization (including Advance Directives); Elder Abuse; Housing Law, Consumer Problems; and Personal Affairs (including Simple Wills through SALA's No Fee Wills Panel). SALA will provide services through on-site appointments scheduled at intake days at least once a month at the Barbara Lee (Milpitas) Senior Center. Home visits will be made to elders in Milpitas who are homebound or who reside in nursing homes. Milpitas residents with urgent problems will also be served on an emergency basis by telephone. Milpitas residents who appear at SALA intake sites in other cities will also be served. SALA will also conduct one community education presentation annually for the participants at the Milpitas Senior Center. All services described herein will be provided by one of the attorneys on SALA's staff, a pro bono (volunteer) attorney, or a paralegal (either paid staff or volunteer).</p>
	<p><b>Target Date</b></p> <p>6/30/2024</p>
	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>
	<p>20</p>
	<p><b>Location Description</b></p>
	<p>At their San Jose office, Milpitas Senior Center, and Milpitas Library.</p>
	<p><b>Planned Activities</b></p>
	<p>Legal assistance, including advising and counseling on basic rights. Facilitation access to public benefits to meet basic life needs and legal planning.</p>
	<p><b>Project Name</b></p>
	<p>Silicon Valley Independent Living Center - Housing Search</p>
	<p><b>Target Area</b></p>
	<p>Citywide</p>
	<p><b>Goals Supported</b></p>
	<p>Community Funding/Public Services</p>
	<p><b>Needs Addressed</b></p>
	<p>Community Services</p>
	<p><b>Funding</b></p>
	<p>\$13,070.00</p>
	<p><b>Description</b></p>
	<p>The Housing &amp; Support Services for Persons with Disabilities &amp; Older Adults program is the most utilized service with over 75% of consumers requesting and receiving housing assistance, rent relief, and/or other emergency services.</p>
	<p><b>Target Date</b></p>
	<p>6/30/2024</p>
	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>
	<p>44</p>
	<p><b>Location Description</b></p>
	<p>Housing search assistance for LMC Milpitas residents with disabilities.</p>

	<b>Planned Activities</b>	Providing rental assistance to LMC Milpitas residents with disabilities at risk of eviction.
6	<b>Project Name</b>	YWCA- Domestic Violence Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services for Domestic Violence Support
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$14,563.65
	<b>Description</b>	Provide residents of the City of Milpitas domestic violence supportive services.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	52
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	24-hour Support Line; emergency shelter; emergency response calls from law enforcement; crisis counseling, individual therapy, and support groups for adults and children; medical advocacy; transportation; criminal justice and social service advocacy; temporary restraining orders; court accompaniment; and children's programming.
7	<b>Project Name</b>	Filipino American Chamber of Commerce
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Assist Microenterprises and Small Businesses
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide hands on training for small business owners on how to create and/or revamp their websites and create marketing strategies.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Through this training program we plan to provide marketing, technical assistance, and financial strategies to microenterprises in Milpitas

8	<b>Project Name</b>	Terrace Gardens Senior Housing – Capital- Wood Trellis Repair
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Rental Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing Development and Preservation
	<b>Funding</b>	\$5,500
	<b>Description</b>	Rehab the existing trellis at Terrace Gardens
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	148
	<b>Location Description</b>	186 Beresford Court
	<b>Planned Activities</b>	Funding will be used to rehab the existing trellis at Terrace Gardens.
9	<b>Project Name</b>	Terrace Gardens Senior Housing – Capital- Roof Repair
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Rental Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing Development and Preservation
	<b>Funding</b>	\$100,689.30
	<b>Description</b>	Replace roofs at "Community Building" and "G" buildings
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	148
	<b>Location Description</b>	186 Beresford Court
	<b>Planned Activities</b>	Funding will be used to replace two roofs at Terrace Gardens.
10	<b>Project Name</b>	Rebuilding Together Silicon Valley
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain and Preserve Existing Housing
	<b>Needs Addressed</b>	Affordable Housing Development and Preservation
	<b>Funding</b>	\$199,999
	<b>Description</b>	Funding to providing home repairs, rehabilitation, accessibility, and mobility services work to low-income homeowners in Milpitas.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	54
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Funding to providing home repairs, rehabilitation, accessibility, and mobility services work to low-income homeowners in Milpitas.
11	<b>Project Name</b>	LifeMoves - Capital
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Improvements including accessibility and improving public facilities
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Performing repairs to Julian Street Inn Shelter.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	105
	<b>Location Description</b>	The shelter is in San Jose
	<b>Planned Activities</b>	Performing repairs to Julian Street Inn Shelter.
12	<b>Project Name</b>	Project Sentinel (Fair Housing)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$59,104

	<p><b>Description</b></p> <p>Project Sentinel is a private nonprofit 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. Presentations and workshops are provided to a wide spectrum of the community: ESL classes at local schools; civic groups like the Rotary and Lions; social service agencies like Catholic Charities and Next Door Solutions; municipal offices such as the Senior Center and Community Center; housing provider associations such as the Apartment Owners Association (AOA). Program services are delivered by designated staff in the agency's Fremont office using a local Milpitas phone line and by staff in the agency's main office at 1490 El Camino Real, Santa Clara. Office hours for counseling and case intake are from 9:00 am to 4:00 pm, Monday through Friday. Evening and week-end appointments are provided when necessary. 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.</p>
	<p><b>Target Date</b></p> <p>6/30/2023</p>
	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p> <p>20</p>
	<p><b>Location Description</b></p> <p>At various venues in Milpitas and their Santa Clara office.</p>
	<p><b>Planned Activities</b></p> <p>Provide educational presentations, outreach, and brochures at a variety of venues. Provide information and referral services and investigate cases of alleged discrimination.</p>
<p><b>13</b></p>	<p><b>Project Name</b></p> <p>Home Rehabilitation Loan Program</p> <p><b>Target Area</b></p> <p>Citywide</p> <p><b>Goals Supported</b></p> <p>Maintain and Preserve Existing Housing</p> <p><b>Needs Addressed</b></p> <p>Affordable Housing Development and Preservation</p> <p><b>Funding</b></p> <p>RL: \$594,882.86</p>

	<b>Description</b>	Rehabilitate very low-, low- income households
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6
	<b>Location Description</b>	Milpitas, CA
	<b>Planned Activities</b>	Rehabilitate very low-, low- income households
	<b>Project Name</b>	Pragnya
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Funding/Public Services
	<b>Needs Addressed</b>	Community Services
14	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funds will be used to support children, youth and adults from the Special Needs community by creating social emotional connections and preventing further isolation
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300
	<b>Location Description</b>	Milpitas, CA
	<b>Planned Activities</b>	Support children, youth and adults from the Special Needs community by creating social emotional connections and preventing further isolation
	<b>Project Name</b>	Lighthouse of Hope
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Funding/Public Services
15	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Lighthouse of Hope provides counseling, psychological support, and education to the entire community: families, homeless, adolescent fathers, and high school students onsite in their schools.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	23
	<b>Location Description</b>	Milpitas, CA
	<b>Planned Activities</b>	Psychological support, and education to the entire community: families, homeless, adolescent fathers, and high school students onsite in their schools.
	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Citywide
16		

<b>Goals Supported</b>	Program Administration
<b>Needs Addressed</b>	Program Administration
<b>Funding</b>	CDBG: \$70,492.40
<b>Description</b>	Program Administration
<b>Target Date</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program Administration
<b>Location Description</b>	Milpitas, CA
<b>Planned Activities</b>	Program Administration

## **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

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Not applicable

## **Discussion**

Not applicable

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City adopted Affordable Housing Ordinance No. 297 on June 12, 2018. The Affordable Housing Ordinance requires that all new developments over 10 units construct 15% of the total number of dwelling units be affordable. On March 5, 2019, the City established residential and non-residential affordable housing fees. In January 2022, Council approved changes to the Affordable Housing Ordinance to encourage more on-site affordable housing production. Council also adopted changes to add clarity and consistency throughout the ordinance.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	208
Special-Needs	0
Total	208

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	208
Acquisition of Existing Units	0
Total	208

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City anticipates allocating resources to Terrace Gardens and Rebuilding Together Silicon Valley. Terrace Gardens is a deed-restricted very-low- and low-income affordable housing seniors' rental development. The allocation would be for capital repairs to the common area which would benefit 148 affordable housing units.

Rebuilding Together Silicon Valley assists low-income homeowners with critical repairs. The resources allocated to Rebuilding Together would serve 54 low-income homeowners in Milpitas.

The Home Rehabilitation Loan Program will assist low-income homeowners with critical repairs. The resources allocated to the Home Rehabilitation Loan Program would serve 6 low-income homeowners in Milpitas. Total benefit of these three activities would be 208 units.

## **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 subsidize assistance for each unit between the Department of Housing and Urban Development established fair market rent for the area 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 units 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**

Not applicable.

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

### **Introduction**

The County of Santa Clara and the City have designated homelessness as a critical issue. In Santa Clara County's 2022 Point-in-Time Census & Survey Comprehensive Report, the survey identified a total of 249 unsheltered homeless persons in Milpitas. Notably, there was an 119% increase in unsheltered homeless persons in Milpitas. Given the complexity of homelessness, interagency and interregional collaboration is crucial 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**

November 10, 2020, the City Council approved and authorized staff to enter into an agreement for homeless outreach, assessment, and street-based case management services with Santa Clara County. A new contract was executed in December 2022 to continue homeless outreach and assessment services.

In December 2020, City Council authorized staff to contract with WeHope to provide mobile shower and laundry services in Milpitas. The current contract has an expiration date of June 30, 2022. On April 4, 2023, City Council agenda is a request for gap funding to continue providing mobile laundry and shower services through the end of the service contract. Further funding has been identified to keep these services active for at least the next three fiscal years. Staff anticipates ratifying a new contract with WeHOPE by Summer 2023.

The City's Housing team will continue to explore resources that can further benefit the homeless population in Milpitas.

### **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 coordinate services between the City's Police, Building Safety & Housing, and Public Works Departments and our local service providers, such as LifeMoves. The City's Rent and Mortgage Relief program does allow for emergency housing relief for foster children or homeless families with school age children experiencing temporary homelessness. Funds can be used for obtaining temporary, secure housing (motel, hotel, etc.) followed by additional assistance for rent/deposit relief to move into more permanent housing.

### **CDBG Funded**

- 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.

### **Other Funded Programs**

- The City of Milpitas has an Emergency Motel Stays Program which provides up to three nights of temporary shelter at a Milpitas hotel for unhoused individuals and families.
- The City's Rent and Mortgage Relief program eligible uses include:
  - Eviction Protection
  - Domestic Violence Relocation
  - Child and Family Homelessness Relief
    - Emergency housing relief for foster children or homeless families with school age children experiencing temporary homelessness. Funds can be used for: obtaining temporary, secure housing (motel, hotel, etc.) and then be used for rent/deposit relief to move into more permanent housing.

**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 November 10, 2020, the City Council approved and authorized staff to enter into an agreement for homeless outreach, assessment, and street-based case management services with Santa Clara County. The assessment will place our residents in the Santa Clary County community queue, which is the pathway towards being placed in rapid rehousing, transitional or permeant affordable housing. On March 16, 2022, the City Council approved allocating \$100,000 from the Federal American Rescue Plan Act funding to extend the homeless outreach, assessment, and street-based case management services contract for an additional year.

The City's Rent and Mortgage Relief program allows for emergency housing relief for foster children or homeless families with school age children experiencing temporary homelessness. Funds can be used for obtaining temporary, secure housing (motel, hotel, etc.) followed by additional assistance for rent/deposit relief to move into more permanent housing.

**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.**

Milpitas does not currently have an institutional discharge policy. The City collaborates with the Santa Clara County CoC, who recently updated their Quality Assurance Standards to include a homeless discharge coordination policy.

The County CoC endeavors to provide guidance and resources to those released from institutions. The discharge policy includes access to reentry resource centers where, for example, an VI-SPIDAT could be administered. The VI-SPIDAT measures the acuity level of an individual and is used to inform what type of support or housing needs are required. It also serves as the entry point for access to other resources or supportive services, such as residential or outpatient treatment, transitional housing, or emergency shelter access.

#### CDBG and City Local Funds

- Rent Relief Program: The City's Rent Relief program began in 2019 and expanded to a Rent and Mortgage Relief program in 2021. The rent relief portion assists with rent/deposit relief, eviction protection, domestic violence relocation, child and family homelessness relief, and section 8 good faith deposits.
- 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 who has steadily remained with the child, providing crucial mentorship.
- 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 issues. 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 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**

### ***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***

On June 12, 2018, the City Council adopted Affordable Housing Ordinance No. 297 which requires that any new development with 10 or more units must include 15% of the units these units as affordable. The ordinance applies to both rental and ownership developments. In January 2022, Council approved changes to the Affordable Housing Ordinance to encourage more on-site affordable housing production. Council also adopted changes to add clarity and consistency throughout the ordinance.

### ***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, a qualified applicant procured by lottery will have the ability to purchase a home in Milpitas at one of the various

developments throughout the City.

### ***Fair Housing***

Milpitas provides CDBG 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, and property management to become proactive in their housing policies.

### **Discussion:**

The City is in the process of completing its Housing Element, which will include an update to the Affirmatively Furthering Fair Housing. City Council adopted the Housing Element/AFFH adopted in January 2023. The City has submitted their draft to HCD and hopes to have certification in the coming weeks. Below is a tentative schedule of events for the adoption of the Housing Element:

- Public Review Draft Period: August – October 2022
- HCD Review Draft Period: October – December 2022
- Final Draft: January 2023
- Planning Commission and City Council Hearings: January 2023
- Adoption by City Council: January 2023
- Submitted to HCD for certification: March 2023

As of this writing, the city is expected to receive approval on its 6<sup>th</sup> Cycle Housing Element by April 2023.

## AP-85 Other Actions – 91.220(k)

### Introduction:

The most significant obstacle to addressing the underserved needs for fiscal year 2023-2024 is the lack of sufficient federal, state, and local funds to carry out all the necessary programs, activities, and projects.

### Actions planned to address obstacles to meeting underserved needs

The diminishing amount of funds continues to be the most significant obstacle to addressing the needs of underserved populations. To address this, the City supplements its CDBG funding with other resources and funds, such as:

- The City of Milpitas Affordable Housing Fund is used primarily to increase the number of new affordable housing units. It is funded through fees collected from developers in accordance with Affordable Housing Ordinance 297. As an example, the City used these funds to initially fund the Pilot Rent Relief Program the City established in November 2019.
- The City's provides loans on an ongoing, as qualified basis for BMR applicants to qualify for purchasing an available BMR unit.
- Measure A Affordable Housing Bond was approved by voters in November 2016 that approved \$950 million dollars for the County to address housing needs for the most vulnerable residents, those in the extremely low-income households.
- American Rescue Plan Act (ARPA) funds have been allocated to fund the homeless outreach and assessment program for one year, as well as fund the Rent and Mortgage Relief Program.
- The City's Emergency Motel Stays Program has been funded through donations Vice Mayor Chua received. The Vice Mayor is working on securing donations to continue the funding of the program.
- In February 2023, the City received its approval letter for its Permanent Local Housing Allocation (PLHA) entitlement. The grant will help cover the homeless outreach and assessments services for the next three years. PLHA will also allow the city to create a Workforce Housing Rental Assistance Program that would offset rent paid by the tenant for a period of greater than 6 months. To qualify, tenants must have a household income of 30% AMI or below.
- In September 2022, City Council accepted Assemblymember Lee's one-time state funding request, including \$1,500,000 for homelessness prevention and unhoused services. While the allocation of which the homeless prevention and unhoused programs will be funded, the original request included continuation of the mobile shower and laundry services, additional rent relief funds, and the establishments of a Milpitas Resource Center.

### Actions planned to foster and maintain affordable housing

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

following resolutions/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. The City is in discussion to create its first 100% permanent supporting housing project in Milpitas.

***Affordable Housing Ordinance***

On June 12, 2018, the City Council adopted Affordable Housing Ordinance No. 297 which requires that any new development with 10 or more units must include 15% of the units these units as affordable. The ordinance applies to both rental and ownership developments. In January 2022, Council approved changes to the Affordable Housing Ordinance to encourage more on-site affordable housing production. Council also adopted changes to add clarity and consistency throughout the ordinance.

***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 development.

***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. For qualified households, the City also provides a loan of up to \$50,000.

***Fair Housing***

Milpitas provides CDBG 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, and property management to become proactive in their housing policies.

***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, under the City's Rehabilitation, provides technical assistance and abatement of lead-based paints.

### **Actions planned to reduce the number of poverty-level families**

The City of Milpitas will follow these actions:

- 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.
- 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.
- 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.
- Provide funding for a variety of services and referrals to assist people in obtaining access to public assistance to prevent poverty.
- 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.

### **Actions planned to develop institutional structure**

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. Collaborative efforts include:

- Regular monthly meetings between entitlement jurisdictions at the CDBG Coordinators Meeting

and Regional Housing Working Group

- Joint jurisdiction Request for Proposals and project review committees
- Coordination on project management for projects funded by multiple jurisdictions.

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

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.

#### **Discussion:**

Please see discussion above.

## Program Specific Requirements

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

#### Introduction:

The City of Milpitas only receives CDBG funds and will receive the following program income for FY23-24.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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	0
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	0
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	\$594,882.86
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>\$594,882.86</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%