



**City of Milpitas**

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**DRAFT CONSOLIDATED PLAN**

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**Fiscal Year 2022-2025**



**Draft Amendments for January 21, 2024**

Demo

## Executive Summary

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

#### 1. Introduction

The City of Milpitas is located in Santa Clara County and is the fifth largest city within the County with a population of 71,533. Milpitas encompasses an area of approximately 18 square miles and is the home to numerous high-tech companies located in the heart of Silicon Valley. As of 2022, Santa Clara County has one of the highest median incomes in the nation at \$151,300 for a family of four. However, many low- and moderate-income residents within the County and City of Milpitas cannot afford the high cost of living required within San Francisco Bay Area.

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

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

The City of Milpitas' Building Safety and Housing department is the lead agency responsible for the preparation of the Consolidated Plan. The Consolidated Plan was prepared with the cooperation and consultation from numerous agencies, organizations, social service providers, housing providers, non-profit groups and members of the general public.

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

##### Overview

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

- Need: Affordable Housing Development and Preservation
- Maintain and Preserve Existing Housing
- New Affordable Housing

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- Affordable Housing Rental Rehabilitation
- Need: Community Services
- Community funding/public services
- Public services for special needs populations
- 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 service for Domestic Violence Support
- Need: Community, Public, and Neighborhood Sustainability
- Public improvements including accessibility and improving public facilities.
- Need: Economic Development
- 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 over the past five years. A review of past consolidated annual performance and evaluation reports reveals a strong record of performance in the use of CDBG funds.

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

### **4. Summary of citizen participation process and consultation process**

The City initiated the citizen participation process in November 2021 by distributing a Consolidated Plan Community Survey to residents in Milpitas. In December, 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 22-25 Consolidated Plan.

Over 80 different agencies, organizations, social service providers, housing providers, non-profits groups, and members of the general public were contacted to participate in the public meetings to receive input and feedback on the preparation of the three-Year Consolidated Plan. The city held public meetings on December 1, 2021, and March 3, 2022, and public hearings on April 5 and June 14, 2022. The City held a public meeting with the Community Advisory Commission (CAC) on March 2, 2022 to review applications and hear applicant presentations. The CAC made their recommendations for funding to the City Council. Nineteen (19) public comments were heard from prospective applicants

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summarizing their proposed activities and how their activities would benefit Milpitas residents. On March 4, 2022, the City placed an advertisement in the Milpitas post for the April 5 and May 3, 2022 City Council meetings. The notice of public hearing is to review funding applications for the FY22-25 Consolidated Plan and FY22-23 CDBG funding year. On April 1, 2022, the City posted the draft FY22-25 Consolidated Plan and draft FY22-23 Annual Action Plan on its website to provide opportunities for public comment. The documents were posted at this url: <http://www.ci.milpitas.ca.gov/milpitas/departments/federalprogram-community-development-block-grant-cdbg/>.

On April 5, 2022, the City Council conducted a Public Hearing to Discuss the FY2022-25 Consolidated Plan goals and funding allocations for FY2022-23 Community Development Block Grant and corresponding Annual Action Plan. Twelve (12) public comments were heard from prospective applicants summarizing their proposed activities and how their activities would benefit Milpitas residents.

The CDBG allocations were published on May 13, 2022. After the CDBG allocations were published, the City notified its residents and active CDBG community that the second public hearing to discuss the FY2022-25 Consolidated Plan goals and funding allocations for FY2022-23 Community Development Block Grant and corresponding Annual Action Plan would be held on June 14, 2022.

On June 14, 2022, the City held the second 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

At the December 1, 2021, Community Advisory Commission meeting, staff provided a brief presentation on the fiscal year 2022-2025 CDBG Consolidated Plan process, including an overview of the results of the Consolidated Plan Community Survey, and a timeline of events for the upcoming fiscal year. Seven consultants from various public and private agencies that provide housing, health services, and other social services provided comments to the Commission. One member of the community provided public comment to the Commission in support of the services discussed during the meeting.

On March 2, 2022, the CAC received a staff presentation on, as well an overview of, the 23 simplified applications received for CDBG funding. The Commission heard 19 comments from the applicants. Each Commissioner then provided their feedback on priorities and goals the Council should consider funding with CDBG funds.

On April 5, 2022, the City Council conducted a Public Hearing to Discuss the FY2022-25 Consolidated Plan goals and funding allocations for FY2022-23 Community Development Block Grant and corresponding Annual Action Plan. Twelve (12) public comments were heard from prospective applicants summarizing their proposed activities and how their activities would benefit Milpitas residents.

On June 14, 2022, the City held the second public hearing. Nine (9) public comments were heard from prospective applicants summarizing their proposed activities and how their activities would benefit Milpitas residents.

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

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

**7. Summary**

It is the City's intent that the FY23-27 Consolidated Plan will help improve the quality of life for the residents in the City of Milpitas. By providing residents and stakeholders with the ability to communicate how the CDBG funds should be allocated and prioritized, we believe the CDBG funds will be allocated in the best interest of the City's low- and moderate-income residents.

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### The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	MILPITAS	Housing

Table 1 – Responsible Agencies

#### Narrative

The Building Safety and Housing Department serves as the lead agency in the preparation of the Consolidated Plan as well as the administration of the CDBG program. Per federal law, the preparation of the Consolidated Plan and Annual Action Plan is required by the Department of Housing and Urban Development (HUD). Both the Consolidated Plan and the first-year annual action plan must delineate the priorities and strategies for the use of federal funds.

Every three to five years, as required by HUD, the City of Milpitas must prepare a Consolidated Plan outlining the strategies used to meet a variety of housing and non-housing community needs. It has come to the City's attention that every other jurisdiction in the region is on the same Consolidated Plan timeline, except Milpitas. Therefore, Milpitas will be submitting a three-year Consolidated Plan in order to align our Consolidated Plan timeline with the rest of the region. The preparation of Milpitas three-year Consolidated Plan provides the analysis and financial resources to address the housing and non-housing community services of those residents that require assistance in housing and a variety of public services to fit their specific needs.

#### Consolidated Plan Public Contact Information

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Housing and Neighborhood Services Administrator  
City of Milpitas  
455 E. Calaveras Blvd.  
Milpitas, CA 95035

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**PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

**1. Introduction**

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

Milpitas conducted four (4) separate public meetings to obtain public input and comments on the preparation of the Consolidated Plan. meetings were conducted in different areas of the City in different times of the day. The City of Milpitas has reached out to the Santa Clara County Housing Authority and the Office of Supportive Housing, as well as surrounding jurisdictions for their input to the City's CDBG program. Milpitas also consulted with a wide variety of social service agencies that provide housing and support services to special needs groups in an effort to update data and information for the needs section of the Consolidated Plan. Finally, Milpitas along with the County of Santa Clara and other local jurisdictions held weekly meetings during the past three years to work together on sections of the Consolidated Plan which deal with regional issues such as fair housing and homelessness.

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

As mentioned, the City participates in a weekly meeting with all local jurisdictions to discuss general housing, homelessness, and CDBG related issues. These issues are core to the consultation required by the Consolidated Plan.

City staff continues to maintain dialogue with all service providers, public and private, to ascertain if there are any areas in which the City can partner with the organization to enhance services or if the City can connect service providers for better coordination of service deliveries.

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

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

The Continuum of Care strategy includes permanent housing, emergency shelter with outreach and assessment services, transitional housing with support services, and prevention services. These services exist in Santa Clara County, but not in sufficient numbers to address the need. The County of Santa Clara, in collaboration with the entitlement jurisdictions, believe that strengthening the Continuum of Care on a regional basis will effectively address the needs of homeless people in individual cities and

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avoiding duplication of services, and increase the cost effectiveness.

In October 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, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Additionally, it also intended to address the needs of person at risk of homelessness.

In December 2020, the City Council directed staff to proceed with a pilot program to provide weekly hot shower and laundry services to the unhoused residents of Milpitas. The City will be using a nonprofit service provider, WeHOPE, to operate the Dignity on Wheels program, which includes mobile shower, mobile laundry, and connecting unhoused residents with resources.

In November 2020, the City Council authorized a revenue agreement with the County of Santa Clara in the amount of \$200,000 per year for the County to provide street outreach, assessment, and case management services for unhoused residents in Milpitas via their Homeless Engagement and Assessment Team (HEAT). The HEAT team focuses first on connecting clients with mental health service providers to stabilize them before assisting with a housing plan

In December 2020, the City Council directed staff to proceed with a pilot program to provide weekly hot shower and laundry services to the unhoused residents of Milpitas. The City will be using a nonprofit service provider, WeHOPE, to operate the Dignity on Wheels program, which includes mobile shower, mobile laundry, and connecting unhoused residents with resources.

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

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

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

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

1	<b>Agency/Group/Organization</b>	REBUILDING TOGETHER SILICON VALLEY
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Forum where staff solicited input for community needs and priorities.
2	<b>Agency/Group/Organization</b>	Project Sentinel, Inc.
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Forum where staff solicited input for community needs and priorities. Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
3	<b>Agency/Group/Organization</b>	Housing Authority of Santa Clara County
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consulted with a representative of the Housing Authority to discuss Housing Authority challenges, trends in housing concerns from the Housing Authority's perspective and determine potential areas where the City can partner with the Housing Authority.
4	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES OF SANTA CLARA COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons

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	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
5	<b>Agency/Group/Organization</b>	Child Advocates
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
6	<b>Agency/Group/Organization</b>	City of Milpitas Parks and Recreation
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
7	<b>Agency/Group/Organization</b>	LifeMoves
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
8	<b>Agency/Group/Organization</b>	Pragnya
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
9	<b>Agency/Group/Organization</b>	MUSD, Milpitas Family Literacy Project
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended a public meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
10	<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>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
11	<b>Agency/Group/Organization</b>	SENIOR ADULTS LEGAL ASSISTANCE
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons

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	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
12	<b>Agency/Group/Organization</b>	Silicon Valley Independent Living Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
13	<b>Agency/Group/Organization</b>	The Health Trust
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
14	<b>Agency/Group/Organization</b>	YWCA
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Victims of Domestic Violence Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs

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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
15	<b>Agency/Group/Organization</b>	TERRACE GARDENS SENIOR HOUSING PROJECT
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Community Advisory Commission meeting for community input for the Consolidated Plan Update and CDBG input. The organization provided input and prioritizing needs within the community.
16	<b>Agency/Group/Organization</b>	City of Milpitas Planning and Neighborhood Services
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing staff conducted a one on one meeting with the City's Emergency Management Coordinator. The coordinator expressed a desire to more regularly attend community meetings to provide guidance on various issues regarding community emergency response.

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

The City did not speak with the County of Santa Clara Office of Emergency Management and Santa Clara Valley Water District. The primary rationale was the lack of staff resources. The City of Milpitas had only one full time employee in the entire housing division from October 2021 – April 2022. The City's primary reason for producing a three-year Consolidated Plan was to align our Consolidated Plan start and end dates with the other cities in our region. Further, we'd ensure that any future Consolidated Plan would be created in collaboration with those regional partners and as those partners allocate resources to hire consultants that produce a Consolidated Plan, Milpitas would similarly contribute.

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#### **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?
Continuum of Care	Regional Continuum of Care Council	The CoC works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers to support activities to end homelessness
City of Milpitas Housing Element	City of Milpitas	Housing Element serves as a policy guide to help the City meet its existing and future housing needs. This effort aligns with the Strategic Plan's goal to support activities to end homelessness

**Table 3 – Other local / regional / federal planning efforts**

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

The City meets weekly with our regional partners on a Housing CDBG Coordinator's meeting. The purpose of these meetings is to receive updates on local initiatives and to receive timely guidance on any CDBG/Housing related issues we're experiencing.

**Narrative (optional):**

Santa Clara County Association of Planning Officials (SCAPPO) is a regional meeting for local planning officials to attend, cooperate, and coordinate with one another on regional issues. Items related to the consolidated plan are commonly discussed.

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**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The City initiated the citizen participation process in November 2021 by distributing a Consolidated Plan Community Survey to residents in Milpitas. In December, 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 22-25 Consolidated Plan. Over 80 different agencies, organizations, social service providers, housing providers, non-profits groups, and members of the general public were contacted to participate in the public meetings to receive input and feedback on the preparation of the three-Year Consolidated Plan. The City held public meetings on December 1, 2021 and March 3, 2022 and public hearings on April 5 and June 14, 2022. The CAC is a publicly noticed meeting that the community can attend. Seven organizations and one resident attended and provided input.

The City did not publish the notices of public hearings in any alternate languages to accommodate residents with limited English proficiency. The City is planning to begin publishing the notices in alternate languages during the program year.

**Update:**

The City published notifications of upcoming public meetings for the the amended FY22-25 Consolidated Plan and the draft FY22-23 Annual Action Plan on March 31, 2023 to reprogram two activities from PY 20 to PY 22.

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.

On April 18, 2023, the City Council conducted a Public Hearing to Discuss the substantial amendment to the FY2022-25 Consolidated Plan goals and funding allocations for FY2023-24 Community Development Block Grant and corresponding Annual Action Plan. Six (6) public comments were heard from prospective applicants summarizing their proposed activities and how their activities would benefit Milpitas residents.

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On May 2, 2023, the City held the second public hearing. Seven (7) public comments were heard from prospective applicants summarizing their proposed activities and how their activities would benefit Milpitas residents.

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

The City published notifications of the upcoming public hearing meeting to discuss a substantial amendment to the FY22-25 Consolidated Plan goals and funding allocations for the FY24-25 Annual Action Plan on December 6, 2024. The public comment period is from December 6, 2024-January 20, 2025, abiding by our Citizen's Participation Plan. The public hearing will take place January 21<sup>st</sup> to consider a substantial amendment to the Con Plan.

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(Section to be updated after the January 21<sup>st</sup> Public Hearing.)

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### 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	Newspaper Ad	Non-targeted/broad community	Opening the application period	No comments were received	n/a	

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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)
2	Internet Outreach	Non-targeted/broad community	32 responses	The City created a Consolidated Plan community survey to obtain citizen and stakeholder input and comments for the development of the Consolidated Plan. A total of 32 responses were received.	n/a	<a href="https://www.ci.milpitas.ca.gov/wp-content/uploads/2021/12/2022-2025-community-development-block-grant_results.pdf">https://www.ci.milpitas.ca.gov/wp-content/uploads/2021/12/2022-2025-community-development-block-grant_results.pdf</a>

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3	Public Meeting	Non-targeted/broad community	20 attendees	Seven consultants from various public and private agencies that provide housing, health services, and other social services provided comments to the Commission. One member of the community provided public comment to the Commission in support of the services discussed	n/a	<a href="https://www.milpitas.gov/_pdfs/Commissions/cac/2021/120121/minutes.pdf">https://www.milpitas.gov/_pdfs/Commissions/cac/2021/120121/minutes.pdf</a>
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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)
			during the meeting.			
4	Public Meeting	Non-targeted/broad community	10 Attendees	No comments were received	n/a	<a href="https://www.milpitas.gov/_pdfs/Commissions/cac/2022/020222/minutes.pdf">https://www.milpitas.gov/_pdfs/Commissions/cac/2022/020222/minutes.pdf</a>

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5	Public Meeting	Non-targeted/broad community	30 Attendees	The Commission heard 19 comments from the applicants. Each Commissioner then provided their feedback on priorities and goals the Council should consider funding with CDBG funds. One public comment requested consideration for disabled individuals when considering upgrades to	n/a	<a href="https://www.milpitas.gov/_pdfs/Commissions/cac/2022/030222/minutes.pdf">https://www.milpitas.gov/_pdfs/Commissions/cac/2022/030222/minutes.pdf</a>
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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)
			the City parks.			
6	Newspaper Ad	Non-targeted/broad community	Public Hearing Notice for City Council Meetings	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>
7	Public Hearing	Non-targeted/broad community	50 attendees	The Commission heard 12 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/council/2022/040522/Minutes.pdf">https://www.milpitas.gov/_pdfs/council/2022/040522/Minutes.pdf</a>

Demo

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)
8	Internet Outreach	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>
9	Public Hearing	Non-targeted/broad community	50 attendees	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	

Demo

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)
10	Public Meeting	Non-targeted/broad community	50 Attendees	The City Council heard 6 comments from the public/applicants. Public Hearing #1 April 18, 2023		<a href="https://videoplayer.telvue.com/player/dTXM3OZlTANmzQvZu4BhyIB-u4T2mE7m/media/793702?fullscreen=false&amp;showtabssearch=true&amp;autoplay=false">https://videoplayer.telvue.com/player/dTXM3OZlTANmzQvZu4BhyIB-u4T2mE7m/media/793702?fullscreen=false&amp;showtabssearch=true&amp;autoplay=false</a>
11	<u>Newspaper Ad</u>	<u>Non-targeted/broad community</u>	<u>Public Hearing Notice.</u>	<u>No comments were received.</u>	<u>N/A</u>	

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<u>12</u>	<u>Public Hearing</u>	<u>Non-targeted/broad community</u>				<u>Will be updated after public hearing meeting on January 21, 2025</u>

Table 4 – Citizen Participation Outreach

Demo



## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

Located at the southern end of the San Francisco Bay, the City of Milpitas has become an integral part of high-tech Silicon Valley since becoming incorporated in 1954. Per available 2020 census data, Milpitas has an estimated population of 80,273. The City is a strong employment center with a diverse population, quality schools, conveniently located neighborhood parks, and a variety of retail options. Milpitas is often called the "Crossroads of Silicon Valley" with most of its 13.6 square miles of land situated between two major freeways (I-880 and I-680), state route 237, and a county expressway. The City is served by Valley Transportation Authority (VTA) light rail and a BART extension that opened in 2020.

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

#### Methodology

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

When CHAS data is not available or appropriate, other data is utilized, including 2010 and 2020 U.S. Census data and American Community Survey (ACS) 2013-2017 five-year estimates. While ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are considered more reliable and precise.

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

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

**Demo**

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

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

##### Summary of Housing Needs

Of the total 21,919 households in Milpitas, approximately 35 percent of City's households are LMI, with incomes ranging from 0-80% AMI:

- Thirteen percent of households (2,940) have incomes between 0-30% AMI
- Ten percent of households (2,175) have incomes between 30-50% AMI
- Twelve percent of households (2,550) have incomes between 50-80% AMI

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	65,371	75,500	15%
Households	18,379	21,920	19%
Median Income	\$92,205.00	\$110,752.00	20%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

##### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,940	2,175	2,550	2,314	11,940
Small Family Households	960	1,075	1,395	1,319	7,785
Large Family Households	250	290	530	490	1,525
Household contains at least one person 62-74 years of age	684	635	570	555	2,050
Household contains at least one person age 75 or older	700	360	430	260	535
Households with one or more children 6 years old or younger	385	365	524	434	2,174

Table 6 - Total Households Table

Data 2013-2017 CHAS  
Source:

Demo

#### Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	10	15	10	55	10	10	0	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	35	100	30	195	0	20	10	10	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	265	170	295	180	910	20	50	90	210	370
Housing cost burden greater than 50% of income (and none of the above problems)	825	400	45	0	1,270	720	295	215	65	1,295

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	120	320	570	265	1,275	180	245	360	470	1,255
Zero/negative Income (and none of the above problems)	210	0	0	0	210	94	0	0	0	94

Table 7 – Housing Problems Table

Data 2013-2017 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,135	615	450	220	2,420	750	375	315	285	1,725
Having none of four housing problems	265	460	875	650	2,250	475	730	910	1,159	3,274
Household has negative income, but none of the other housing problems	210	0	0	0	210	94	0	0	0	94

Table 8 – Housing Problems 2

Data 2013-2017 CHAS  
Source:

Demo

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	470	600	490	1,560	275	265	270	810
Large Related	175	195	155	525	70	65	115	250
Elderly	390	59	25	474	410	215	150	775
Other	160	75	145	380	165	35	95	295
Total need by income	1,195	929	815	2,939	920	580	630	2,130

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	420	305	40	765	245	125	60	430
Large Related	120	85	10	215	60	15	10	85
Elderly	300	30	0	330	280	150	115	545
Other	150	35	10	195	150	15	45	210
Total need by income	990	455	60	1,505	735	305	230	1,270

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	219	125	320	170	834	20	50	45	115	230

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	25	80	75	25	205	0	20	55	105	180
Other, non-family households	50	0	10	15	75	0	0	0	0	0
Total need by income	294	205	405	210	1,114	20	70	100	220	410

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS  
Comments:

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

Table 12 – Crowding Information – 2/2

Data Source: 2013-2017 CHAS  
Comments:

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

Elderly and/or disabled populations tend to experience greater hardships with regard to housing. Per the provided data, 1,889 households between 0-80% AMI contain at least one person years 62-74 years of age. This represents 8.6% of the total households in Milpitas. Of the 8.6%, 36.2% (684 households) have incomes between 0-30% AMI, 33.6% (635 households) have incomes between 30-50% AMI, and 30.1% (570 households) have incomes between 50-80% AMI.

Elderly populations are often on fixed incomes, such as social security, that are (a) generally provide an insufficient amount of income to adequately cover both housing and general life expenses and (b) do not increase proportionately to the rise in the cost of living to keep up with inflation. This creates a desperate need for affordable housing. The lack of affordable housing in general, but specifically for seniors, will continue to be the greatest barrier to assisting this population.

The disabled population draws parallels to the senior community. While employment opportunities may be available to some, in some cases, there may no ability to secure employment. As such, this community is reliant on social security and/or disability in order to cover their living expenses. And similar to senior community, the income provided is not sufficient to adequately cover their expenses. The lack of available housing resources for the disabled community also represents one of the greatest challenges for this population.

The data above does not distinguish between whether the household is a renter or owner. Additional

## Demo

considerations should be made for elderly/disabled homeowners. As the cost of goods and services increase, these individuals may be homeowners whose properties have appreciated significantly, but they lack the resources to secure loan products that would grant them access to their equity. These individuals are considered house rich and cash poor. These homes, without proper maintenance and repair, often fall into disrepair and sometimes into uninhabitable situations. More resources should be available to these homeowners to ensure they age gracefully in a safe and habitable living environment.

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

The data does not provide a true number and types of families in need of housing assistance for those who are disabled or victims of domestic violence. From FY18-22, the period of time covering the last consolidated plan, the City Council has allocated \$199,666 towards activities that directly benefit the victims of domestic violence. With these resources, various non-profit organizations such as YWCA Silicon Valley and Next Door Solutions to Domestic Violence have assisted over 1000 residents in Milpitas. Many of these individuals do not have access to the safe, affordable housing that is needed to more permanently remove themselves from domestic violence situations.Â Â

**What are the most common housing problems?**

Housing cost burden greater than 50% of income represents the greatest of housing problems. Of the eligible households, 825 renter occupied households who have incomes between 0-30% AMI experience a housing cost burden greater than 50% of their current income. A further 400 households who have incomes between 30-50% AMI also experience a housing cost burden greater than 50% of their current income. These number will only grow as affordability wanes.

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

Low- to moderate-income renter households are more likely to experience at least one housing problem. Of the renters surveyed who had at least one housing problem, ninety-one percent (2,200) of them were LMI. LMI renter households are also severely cost burdened while extremely low and low income owner households are severely cost burdened. LMI renter households are also more likely to be overcrowded. Households receiving incomes between 0-30% AMI are more heavily affected.

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

## Demo

The main characteristics are these families tend to be on the lower end of the income spectrum and are living in overcrowded households. In order to afford the high rent Milpitas commands, families must either live in a smaller (more affordable) unit or share space in a larger unit with another family.

As of this writing, we are approaching the end of year 2 of the COVID-19 pandemic. The City Council has allocated over \$800,000 in rent relief funds to assist families that are at imminent risk of eviction. The state of California has allocated over \$2B in rental assistance to prevent a mass wave of evictions. The economy continues to recover and these individuals, who predominantly work service level jobs, are now starting to go back to work. However, the costs of goods and services has increased tremendously with inflation reaching its highest year over year mark in decades (projected to be 7.5% in 2022). Wages has not kept pace with inflation and as a result, these households live paycheck to paycheck often teetering on the line between housed and unhoused.

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

We don't have an estimate. To date our rent relief program has provided assistance to over 120 households and 300 Milpitas residents. Our best attempt to collect this data relies on the data collected when a household applies for rental assistance through our program. For an operational definition of at risk, we believe that any household that is unable to pay or is struggling to afford their monthly rental obligation in our jurisdiction, they are considered an at-risk population.

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

Severe cost burden is the greatest link between instability and an increased risk of homelessness. More affordable housing or better public/private options are needed to ensure at risk individuals do not experience homelessness.

## Discussion

See above.

## Demo

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

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

#### Introduction

Per HUD definition, disproportionate housing needs is defined as “significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area” (24 CFR § 5.152).

Specifically, a disproportionately greater need exists when the members of a racial/ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole at that income level.

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,195	440	304
White	410	135	40
Black / African American	94	0	15
Asian	1,095	250	179
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	540	40	60

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data: 2013-2017 CHAS  
Source:

\*The four housing problems are:  
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,555	625	0

Demo

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	224	180	0
Black / African American	90	25	0
Asian	939	290	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	260	120	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,695	855	0
White	115	180	0
Black / African American	10	34	0
Asian	1,195	425	0
American Indian, Alaska Native	0	0	0
Pacific Islander	40	0	0
Hispanic	310	190	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

Demo

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,240	1,074	0
White	145	84	0
Black / African American	25	50	0
Asian	900	684	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	215	0

**Table 16 - Disproportionately Greater Need 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

**Discussion**

Seventy-five percent of households with 0%-30% AMI experience at least one housing problem.

- 86% of Black households with 0%-30% AMI experience at least one housing problem.
- 70% of White households with 0%-30% AMI experience at least one housing problem.
- 72% of Asian households with 0%-30% AMI experience at least one housing problem.
- 84% of Hispanic households with 0%-30% AMI experience at least one housing problem.

Seventy-one percent of households with 30%-50% AMI experience at least one housing problem.

- 93% of Black households with 30%-50% AMI experience at least one housing problem.
- 55% of White households with 30%-50% AMI experience at least one housing problem.
- 76% of Asian households with 30%-50% AMI experience at least one housing problem.
- 68% of Hispanic households with 30%-50% AMI experience at least one housing problem.

Sixty-six percent of households with 50%-80% AMI experience at least one housing problem.

- 23% of Black households with 50%-80% AMI experience at least one housing problem.
- 39% of White households with 50%-80% AMI experience at least one housing problem.
- 74% of Asian households with 50%-80% AMI experience at least one housing problem.
- 62% of Hispanic households with 50%-80% AMI experience at least one housing problem.

Fifty-four percent of households with 80%-100% AMI experience at least one housing problem.

- 33% of Black households with 80%-100% AMI experience at least one housing problem.

## Demo

- 63% of White households with 80%-100% AMI experience at least one housing problem.
- 57% of Asian households with 80%-100% AMI experience at least one housing problem.
- 32% of Hispanic households with 80%-100% AMI experience at least one housing problem.

The groups disproportionately affected by housing problems include:

- Black households in 0-30% AMI and 30-50% AMI; and
- White households in 80-100% AMI; and
- Asian households in 50%-80% AMI; and

In summary, lower income Black and Asian households are disproportionately affected by housing problems within the city. White moderate households are affected by housing problems.

Demo

#### NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

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

##### Introduction

Per HUD definition, disproportionate housing needs is defined as “significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area” (24 CFR § 5.152).

A household is considered severely overcrowded when there are more than 1.5 persons per room and severely cost burdened when paying more than 50 percent of household income toward housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

##### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,885	740	304
White	330	215	40
Black / African American	94	0	15
Asian	910	435	179
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	505	75	60

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:  
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Demo

**30%-50% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	990	1,190	0
White	149	255	0
Black / African American	25	90	0
Asian	624	605	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	155	220	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

**50%-80% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	765	1,785	0
White	70	225	0
Black / African American	10	34	0
Asian	540	1,075	0
American Indian, Alaska Native	0	0	0
Pacific Islander	40	0	0
Hispanic	80	420	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

## Demo

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	505	1,809	0
White	10	225	0
Black / African American	10	65	0
Asian	395	1,189	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	235	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

### Discussion

Sixty-four percent of households with 0%-30% AMI experience at least one severe housing problem.

- 86% of Black households with 0%-30% AMI experience at least one severe housing problem.
- 56% of White households with 0%-30% AMI experience at least one severe housing problem.
- 60% of Asian households with 0%-30% AMI experience at least one severe housing problem.
- 79% of Hispanic households with 0%-30% AMI experience at least one severe housing problem.
- 100% of Pacific Islander households with 0%-30% AMI experience at least one severe housing problem.

Forty-five percent of households with 30%-50% AMI experience at least one severe housing problem.

- 22% of Black households with 30%-50% AMI experience at least one severe housing problem.
- 37% of White households with 30%-50% AMI experience at least one severe housing problem.
- 51% of Asian households with 30%-50% AMI experience at least one severe housing problem.
- 41% of Hispanic households with 30%-50% AMI experience at least one severe housing problem.

Thirty percent of households with 50%-80% AMI experience at least one severe housing problem.

- 23% of Black households with 50%-80% AMI experience at least one severe housing problem.
- 24% of White households with 50%-80% AMI experience at least one severe housing problem.
- 33% of Asian households with 50%-80% AMI experience at least one severe housing problem.
- 16% of Hispanic households with 50%-80% AMI experience at least one severe housing problem.

## Demo

- 100% of Pacific Islander households with 0%-30% AMI experience at least one severe housing problem.

Twenty-two percent of households with 80%-100% AMI experience at least one severe housing problem

- 13% of Black households with 80%-100% AMI experience at least one severe housing problem.
- 4% of White households with 80%-100% AMI experience at least one severe housing problem.
- 25% of Asian households with 80%-100% AMI experience at least one severe housing problem.
- 25% of Hispanic households with 80%-100% AMI experience at least one severe housing problem.

The groups disproportionately affected by severe housing problems include:

- Black households between 0-30% AMI; and
- Hispanic households between 0-30% AMI; and
- Pacific Islander households with 0-30% AMI and 50-80% AMI

In summary, extremely low-income households are disproportionately affected by severe housing problems.

## Demo

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

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

#### Introduction:

Per HUD definition, disproportionate housing needs is defined as “significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area” (24 CFR § 5.152).

A household is considered cost burdened if they pay more than 30 percent of their household income toward housing costs.

#### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,474	4,170	2,925	359
White	2,374	555	564	40
Black / African American	330	110	140	15
Asian	10,115	2,769	1,524	229
American Indian, Alaska Native	40	0	0	0
Pacific Islander	75	69	0	0
Hispanic	1,285	545	610	60

Table 21 – Greater Need: Housing Cost Burdens AMI

Data: 2013-2017 CHAS  
Source:

#### Discussion:

As a whole, 32 percent of households are cost burdened and, of that percentage, 13 percent are severely cost burdened. Approximately 32% of White, 42% of Black, 29% of Asian, 48% of Pacific Islander, and 46 percent of Hispanic households are cost burdened. Of these percentages, both Black and Hispanic households contain more severe housing burdened households than not. Based on the data, we can conclude that Black, Pacific Islander, and Hispanic households are disproportionately severely cost burdened.

Demo

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

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

Among the lowest income categories, we see disparities in Black households experiencing a greater percentage of housing problems compared to other race/ethnicities. From the sections NA-15 and NA-20 above, we see only one commonality amongst the racial and ethnic groups.

The groups disproportionately affected by housing problems include:

- Black households in 0-30% AMI and 30-50% AMI; and
- White households in 80-100% AMI; and
- Asian households in 50%-80% AMI; and

The groups disproportionately affected by severe housing problems include:

- Black households between 0-30% AMI; and
- Hispanic households between 0-30% AMI; and
- Pacific Islander households with 0-30% AMI and 50-80% AMI

Lower income Black households are disproportionately affected by severe housing problems. This data is also striking because of the relative lack of Black households in Milpitas. Per the latest census data, a mere 2% of the population in Milpitas identifies as Black.

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

Any discussion on the experience of Black households experiencing a disproportionately greater housing need would be incomplete without at least an acknowledgement of systemic racism and housing discrimination. This is a topic that will not be covered in great detail here, but it bears noting that Black households have historically experienced the housing market very poorly. Discriminatory practices such as segregation and redlining have created generational inequities that cannot be undone easily.

The needs for this community are expressed in a more equitable way to navigate the housing market. Providing affordable housing, providing access to housing opportunities that can create wealth, such as homeownership. But most importantly, establishing that fair housing is truly fair to all and not just those who have the resources.

Generally speaking, more housing assistance resources are needed. Whether that comes as an increase in Section 8 funding or an increase in rental assistance funding to help tenants secure units and/or pay for some of the costs to move in. These resources are needed to help cure the imbalance felt by lower income tenants who spend 50% or more of their income on rent.

Further resources are needed to help manage the Landlord-Tenant power imbalance. Oftentimes, tenants will be threatened with eviction if they communicate any issues with their unit. Resources to create a safe space for these conversations to take place will go a long way to promoting equity and decreasing the housing cost burden on tenants.

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

Demo

Demo

## NA-35 Public Housing – 91.205(b)

### Introduction

#### Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	48	20	10,212	692	9,267	212	0	36

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

#### Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	20,067	16,342	15,882	13,333	16,112	14,199	0
Average length of stay	0	7	5	8	1	9	0	0
Average Household size	0	2	2	2	1	2	1	0

Demo

	Certificate	Mod-Rehab	Public Housing	Program Type						
				Vouchers		Total	Project-based	Tenant-based	Special Purpose Voucher	
				Veterans Affairs Supportive Housing	Family Unification Program				Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	15		4	4		0	0
# of Elderly Program Participants (>62)	0	10	4	3,859	502	3,315		24	0	0
# of Disabled Families	0	10	6	1,784	69	1,610		85	0	0
# of Families requesting accessibility features	0	48	20	10,212	692	9,267		212	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0		0	0	0
# of DV victims	0	0	0	0	0	0		0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

Demo

Race	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
American Indian/Alaska Native	0	1	1	145	7	134	3	0
Pacific Islander	0	0	0	95	4	84	7	0
Other	0	0	0	31	0	31	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Demo

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

This data is not available for Milpitas.

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

Finding landlords that will accept a voucher.

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

This data is not available for Milpitas.

**Discussion**

See above

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The tables below provide demographic data on homelessness in Milpitas.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	7,708	2,320	10,028	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	2,838	0	898	0	0	0
Chronically Homeless Families	125	0	276	0	0	0
Veterans	0	0	659	0	0	0
Unaccompanied Child	0	0	1,155	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source: <https://news.sccgov.org/news-release/county-santa-clara-and-city-san-jose-release-preliminary-results-2022-point-time> No other data for Milpitas is available.

Demo

Indicate if the homeless population      Has No Rural Homeless  
is:

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

In December 2021, the City Council authorized staff to enter into a revenue agreement with the County of Santa Clara Office of Supportive Housing to employ the Homeless Engagement and Assessment Team (HEAT) throughout Milpitas. A review of the data from HEAT shows that of the 100+ requests sent to HEAT, 99% were for chronically homeless single adults. Twenty-six percent of those individuals were residing in a vehicle while the others were predominantly living outdoors.

For families with children, the City has been actively using rent relief funding for temporary motel stays. The City has assisted in over 15 such cases since 2019.

**Nature and Extent of Homelessness: (Optional)**

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

This data is not available for Milpitas

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

The City of Milpitas' Rent Relief Program provides various forms of financial assistance to Milpitas residents and families that have emergency housing needs. The funds are used to pay for rent and/or deposit assistance, emergency hardship relief, eviction protection, domestic violence relocation, and section 8 good faith deposits. These funds assist at-risk Milpitas residents from experiencing homelessness. To date, the program has assisted over 120 families and over 300 Milpitas residents, many of them families with children. It's likely that without these funds, many of these families would now be experiencing homelessness.

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

These figures are provided by the 2019 Santa Clara County Homeless Census & Survey. They provide a regional view of the unsheltered and sheltered data, as the City does not have local data to provide.

As noted above, the City's HEAT program has assessed over 100 homeless individuals in Milpitas. Of those assessed, approximately 26% were living in a vehicle with most of the remaining individuals living outdoors.

These figures are provided by the 2019 Santa Clara County Homeless Census & Survey. They provide a regional view of the unsheltered and sheltered data, as the City does not have local data to provide.

As noted above, the City's HEAT program has assessed over 100 homeless individuals in Milpitas. Of those assessed, approximately 26% were living in a vehicle with most of the remaining individuals living outdoors.

**Discussion:**

See above

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

### **Introduction:**

The following section describes the needs of the following non-homeless populations:

Elderly households (defined as 60 years or older)  
Persons with developmental, physical, and/or mental disabilities  
Large households  
Female-headed households  
Persons living with HIV/AIDS and their families

### **Describe the characteristics of special needs populations in your community:**

Elderly households account for over 11% of the Milpitas population. Many seniors live on fixed incomes, making affordability an issue. Some elderly residents own homes but are unable to afford the maintenance on them due to rising costs. These residents are considered house rich and cash poor where most of their retirement income and/or asset value is tied into the home itself, with few options to safely extract the value.  
Persons with developmental, physical, and/or mental disabilities require affordable housing as well as special accommodations in terms of accessibility to ensure maximal independence. These individuals may also live on fixed incomes or with family who provide for them. Over 6% of the population in Milpitas identifies as disabled.

Large households may live in overcrowded environments. As affordability wanes in the region, many low-income families are choosing to live together in order to make rents more affordable.

Female headed households disproportionately pay a higher ratio of gross income as expenses. Rent and childcare costs create challenges for female headed households. Additionally, these households are more likely to overcrowd to share space, rent, and childcare to blunt costs. Affordable housing, childcare subsidy, and/or other financial assistance could benefit female headed households.

Milpitas does not currently have data and/or programs geared toward persons living with HIV/AIDS and their families.

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

The Consolidated Plan Community Survey respondents noted that creation of affordable housing is a significant need for this population. As generally the highest expense incurred, quality of life could be

improved by reducing housing costs. Further assistance in terms of childcare, food/nutrition subsidy, and job improvement training could benefit these groups as well.

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

n/a

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

**Discussion:**

See above

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

### **Describe the jurisdiction's need for Public Facilities:**

The City of Milpitas Recreation and Community Services Department manages the City's public facilities. Of the facilities discussed in the Consolidated Plan Community Survey, the two most widely discussed as needing additional funding were: (1) the Barbara Lee Senior Center and (2) the City's Parks.

### **How were these needs determined?**

Milpitas' needs were consulted through extensive community engagement. Seventy-one percent of respondents stated that improving city facilities that provide public services was a high priority. Additionally, the Recreation and Community Services department submitted their budget for the upcoming fiscal year, an approximate \$4M in funding for upgrading the City parks was included. Fifty-six percent of respondents indicated that more funding should go to improving city facilities that provide social services, such as the Barbara Lee Senior Center and the Milpitas Library.

### **Describe the jurisdiction's need for Public Improvements:**

Milpitas' needs were consulted through extensive community engagement. Water, street, stormwater, accessibility, sidewalks and trails were among the areas of need for the City.

### **How were these needs determined?**

Milpitas' needs were consulted through extensive community engagement. Fifty-six percent of respondents to the Consolidated Plan Community Survey noted the need for trail improvements, 53% requested accessibility improvements for people with disabilities, 69% requested water/sewer improvements, and 47% requested improvements to the sidewalks.

### **Describe the jurisdiction's need for Public Services:**

Currently, the City contracts all of its public services to local or regional non-profits. Milpitas has a need to assist its growing homeless population, elderly households, victims of domestic violence, children and youth, and residents at-risk of eviction.

### **How were these needs determined?**

Milpitas' needs were consulted through extensive community engagement. Fifty-six percent of respondents to the Consolidated Plan Community Survey responded they'd like to see improvements to

non-profit community services, 59% responded that homeless services are very important and should receive more consideration for funding.

## **Housing Market Analysis**

### **MA-05 Overview**

**Housing Market Analysis Overview:**

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

### Introduction

Milpitas is predominantly a single-family based community with 75% of the housing stock being single-family attached and detached homes. The remaining housing stock are multi-family units with 14 of the remaining 25% of those units being a property type of 20 or more units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,200	54%
1-unit, attached structure	4,814	21%
2-4 units	1,210	5%
5-19 units	1,035	5%
20 or more units	3,075	14%
Mobile Home, boat, RV, van, etc	440	2%
<b>Total</b>	<b>22,774</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	75	1%	250	3%
1 bedroom	90	1%	1,425	18%
2 bedrooms	1,814	13%	3,075	39%
3 or more bedrooms	12,145	86%	3,045	39%
<b>Total</b>	<b>14,124</b>	<b>100%</b>	<b>7,795</b>	<b>99%</b>

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

- Sunnyhills Apartments, a 171-unit apartment complex with 149 project based rental assistance units
- Terrace Gardens, a 149-unit apartment complex for seniors under 50% AMI

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

The Sunnyhills apartments project based rental assistance contract is set to expire in 2023. At this time the owner has not expressed an interest in renewing their contract with HUD. The Santa Clara County Housing Authority and the City have been in communication with the tenants to provide resources and information to the group to ensure they are aware of their rights and protections should the contract not be renewed.

City and Housing Authority staff has also been in communication with the ownership group to ensure they follow all applicable state and federal laws pertaining to the termination of an affordable unit or development to a market rate one.

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

As noted during the citizen participation process, there is a significant lack of housing available to lower income populations. At this time, the demand for affordable housing is greater than the availability of the units.

**Describe the need for specific types of housing:**

Affordable rental housing is needed for all income levels but mostly for below 50% AMI. Additionally, housing units specifically geared toward seniors, people with disabilities, homeless individuals, and people at-risk of homelessness will assist in providing the most vulnerable with housing opportunities currently unafforded to them.

**Discussion**

See above

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

### Introduction

The City of Milpitas continues to see a sharp increase in the cost of housing, along with the region in general. From 2009 to 2017, the median contract rent in Milpitas increased 43%.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	619,600	704,300	14%
Median Contract Rent	1,405	2,016	43%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	0	0.0%
\$500-999	0	0.0%
\$1,000-1,499	0	0.0%
\$1,500-1,999	0	0.0%
\$2,000 or more	0	0.0%
<b>Total</b>	<b>0</b>	<b>0.0%</b>

Table 30 - Rent Paid

Data Source Comments:

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	400	No Data
50% HAMFI	1,000	240
80% HAMFI	2,705	413
100% HAMFI	No Data	847
<b>Total</b>	<b>4,105</b>	<b>1,500</b>

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,145	2,418	2,868	3,687	4,213

Consolidated Plan

MILPITAS

59

OMB Control No: 2506-0117 (exp. 09/30/2021)

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

**Is there sufficient housing for households at all income levels?**

The data presented above is limited but the narrative from our resident survey and our citizen participation continues to express that there is an insufficient amount of housing for households at all income levels.

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

Housing affordability will continue to decline as home values and/or rent costs increase. The State of California has implemented AB 1584, which limited rent increases on applicable units to 5% plus CPI. However, as noted above, Milpitas is 75% single-family homes, which are not applicable to AB 1584. The other thing to note is that the CPI the past two years will allow rent increases of 8+% each year. This compounding effect on the rent impacts lower income populations the greatest. But the lack of an effective control on rents on single-family homes also impacts larger households disproportionately since there's no limit on rent increases on those units.

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

Fair market rents compare favorably to moderate income area median rent level. In order to achieve affordability at the 2BR rent level, a household must earn approximately \$115,000 per year. Presently, the need for extremely low, very low, and low-income housing is in high demand. The challenges to create these housing opportunities are multi-faceted. High land and development costs, ongoing maintenance and repairs, and the ability of a development to provide a positive return while collecting on the lower end rents. Without further subsidy, it makes deeply affordable developments very challenging to develop.

**Discussion**

See above

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

### Introduction

This section analyzes the condition of housing and the risks of lead based paint.

**Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

#### Definitions

HUD defines "condition" as: 1) Lack of complete plumbing; 2) Lack of kitchen facilities; 3) More than one person per room; and, 4) Housing cost burden greater than 30 percent.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,375	31%	3,510	45%
With two selected Conditions	215	2%	690	9%
With three selected Conditions	0	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,535	68%	3,580	46%
<b>Total</b>	<b>14,125</b>	<b>101%</b>	<b>7,795</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,419	17%	2,160	28%
1980-1999	4,060	29%	2,805	36%
1950-1979	7,420	53%	2,720	35%
Before 1950	229	2%	115	1%
<b>Total</b>	<b>14,128</b>	<b>101%</b>	<b>7,800</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,649	54%	2,835	36%
Housing Units build before 1980 with children present	2,833	20%	1,428	18%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

Vacant data is not available for Milpitas.

**Need for Owner and Rental Rehabilitation**

<TYPE=[text] REPORT\_GUID=[F8DC4D3147433947165558A235C46686]  
 PLAN\_SECTION\_ID=[1313801000]>

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

The data is not clear as to the number of units occupied by low- or moderate-income families with LBP hazards but again a predominant amount of owner and renter occupied households were built prior to 1979. Therefore, we can estimate that there are still homes in Milpitas that could have occupants at risk of LBP.

**Discussion**

The vacant unit data was not provided by IDIS nor is it available for a smaller City such as Milpitas. As such, the table data is not available for discussion.

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

### Introduction

The city current does not have any public housing developments.

### Totals Number of Units

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

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

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

n/a

**Public Housing Condition**

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

n/a

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

n/a

**Discussion:**

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

### Introduction

This section discusses homeless facilities and services available for the homeless population.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

Mainstream services that compliment services targeted to homeless persons include:

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Medical Center and provides medical services to homeless individuals, including primary care and urgent care. VHHP also manages a Medical Respite program for homeless individuals discharged from hospitals as well as a Backpack Homeless Health Care Program for those in encampments. 21
- The County Social Services Agency has expedited the review process of homeless household CalFresh applications so that they may receive benefits within three days.
- The County Behavioral Health Services Department (BHS) has multiple programs to connect homeless individuals with housing or shelter assistance. BHS also treats those going through behavioral health crises.
- The County Reentry Resource Center (RRC) provides services to those who have been previously incarcerated and to individuals who are homeless upon release. Services include referrals to drug treatment, housing assistance, food assistance, counseling, and other benefits.
- The County Office of Supportive Housing (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and /or special needs households. OSH supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.
- Other mainstream services include:
  - Non-Employment Income: Social Security, Social Security Disability, General Assistance, Cash Aid, CALWORKS, Veterans Benefits, Tribal TANF, and CAPI.
  - Food Related Assistance: CalFresh, SNAP, and WIC.
  - Legal Services: Bay Area Legal Aid and Law Foundation of Silicon Valley.
  - Medical: Medicaid, Medicare, Covered California, and Valley Homeless Healthcare Program (VHHP).
  - Employment Training Opportunities: Living Wage Employment Initiative. The area Continuum of Care provides a Living Wage Employment Initiative, which is a program that engages previously homeless program participants in job training, holds jobs fairs, and connects them with living-wage employment leading to careers in high growth industries.22
  - Transportation: CalWorks
  - Childcare: Early Childhood Providers and CalWorks

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

There are currently no facilities that meet the needs of the homeless or chronically homeless in Milpitas. The services provided to meet the needs of the homeless are:

- Project WeHope - Mobile shower and laundry services
- Homeless Engagement and Assessment Team – In partnership with the County, the County HEAT team

contracts with ABODE Services to provide outreach and engagement with the homeless population, to provide VI-SPIDAT assessments and enter these individuals into the community queue for housing opportunities.

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

### **Introduction**

This section describes facilities and services for the special needs communities

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

#### **Elderly, Frail Elderly, and Persons with Disabilities**

Elderly, frail elderly, and persons with disabilities have a range of housing needs, including maintaining affordability as rents continue to rise and fixed incomes do not keep pace. Another major factor will be retrofitting housing to accommodate their individual needs. Additional resources to combat social isolation, depression, and food insecurity are all areas of concern for these special needs communities.

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

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PLAN\_SECTION\_ID=[1350402000]>

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

For FY2022-23, the City Council allocated \$150,000 to LifeMoves, a homeless shelter provider located in San Jose, CA who provides services and shelter space to Milpitas residents.

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

See above

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

- High cost of land and development of housing in general
- Lack of local, state, and federal resources to promote more affordable housing
- Lack of available, developable land throughout the city
- Lack of appetite for more affordable housing from key stakeholders
- General political opposition preventing affordable housing

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

### Introduction

This section describes the non-housing community development assets that are unique to the city of Milpitas.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	213	4	1	0	-1
Arts, Entertainment, Accommodations	3,583	5,383	10	11	1
Construction	1,353	3,052	4	6	2
Education and Health Care Services	5,603	4,179	16	9	-7
Finance, Insurance, and Real Estate	1,384	965	4	2	-2
Information	2,375	889	7	2	-5
Manufacturing	7,740	14,423	22	30	8
Other Services	1,079	1,595	3	3	0
Professional, Scientific, Management Services	6,445	8,931	19	19	0
Public Administration	0	0	0	0	0
Retail Trade	2,778	4,832	8	10	2
Transportation and Warehousing	712	776	2	2	0
Wholesale Trade	1,557	2,298	4	5	1
Total	34,822	47,327	--	--	--

Table 40 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	40,160
Civilian Employed Population 16 years and over	37,800
Unemployment Rate	5.90
Unemployment Rate for Ages 16-24	12.15
Unemployment Rate for Ages 25-65	4.34

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	14,225
Farming, fisheries and forestry occupations	1,830
Service	3,829
Sales and office	6,774
Construction, extraction, maintenance and repair	1,735
Production, transportation and material moving	2,460

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,498	58%
30-59 Minutes	11,123	35%
60 or More Minutes	2,539	8%
<b>Total</b>	<b>32,160</b>	<b>100%</b>

Table 43 - Travel Time

Data Source: 2013-2017 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,000	210	1,905

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	5,180	330	1,615
Some college or Associate's degree	7,895	610	2,304
Bachelor's degree or higher	18,240	770	3,174

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

#### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	55	240	400	1,140	1,690
9th to 12th grade, no diploma	515	405	515	1,414	625
High school graduate, GED, or alternative	1,535	1,720	1,445	3,980	1,800
Some college, no degree	2,305	1,690	1,785	3,388	1,650
Associate's degree	250	880	1,040	2,020	684
Bachelor's degree	1,189	4,709	3,639	4,844	1,740
Graduate or professional degree	200	3,853	2,634	2,504	728

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments:

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

Milpitas is highly specialized in computer and electronics design and manufacturing. Milpitas has a unique strength in attracting and retaining Research and Development (R&D) and advanced manufacturing. These firms are at the forefront of new technological innovations.

**Manufacturing.** This is Milpitas' largest industry sector, accounting for 26 percent of all jobs. By comparison, manufacturing jobs make up 15 percent of jobs in Santa Clara County. Employment in the manufacturing sector was stable between 2009 and 2013, but increased by 8 percent between 2013 and 2018. Manufacturing jobs grew at a comparable rate of 10 percent in Santa Clara County during this same period. Businesses in the manufacturing sector tend to be nationally and globally connected, trading and exporting goods to outside communities. Most manufacturing jobs in Milpitas are in advanced and high-tech Manufacturing, with only a small share of "traditional" manufacturing (e.g. food, beverage, wood products).

**Professional, Scientific, and Technical Services (PSTS).** This is the second largest industry by employment in Milpitas, with 19 percent of all jobs in the City. From 2009 to 2018, PSTS jobs in Milpitas grew at a healthy pace, but not as fast as Santa Clara County overall. Cisco is Milpitas' largest employer and accounts for a large share of these PSTS jobs.

**Accommodation and Food Services.** This is the third largest sector in Milpitas, with 10 percent of all jobs. Jobs in this sector have increased since 2009, matching a national shift away from traditional retail toward dining and drinking. "Accommodation" jobs (hospitality and hotel) also increased in Milpitas, in conjunction with strong hotel performance (pre-pandemic).

**Retail trade.** Milpitas has many jobs in retail trade (9 percent), and a mix of regional-serving and local-serving retail. For example, the Great Mall is a major regional retail destination drawing customers from a wide trade area, and auto dealerships also tend to draw from a regional trade area. Milpitas also has smaller, more local-serving retail centers as well.

**Health Care and Social Assistance.** This sector is primarily household-serving. Jobs in this sector grew rapidly, increasing from approximately 1,800 jobs in 2009 to 3,800 jobs in 2018, as Milpitas' local population ages.

**Describe the workforce and infrastructure needs of the business community:**

Milpitas has a very diverse workforce, with occupations at a range of skill levels and wages. The top three occupations, which each have more than 1,500 workers, include software developers and programmers, retail salespersons, and electrical/electronic assemblers. Milpitas has many high skill/high wage computer, mathematical, and engineering occupations. This includes software developers and programmers, electrical and electronics engineers, industrial engineers, computer hardware engineers, and computer and information analysts.

There is also a concentration of various skilled trade production occupations in Milpitas—this is relatively unique within Silicon Valley. The largest production occupations in Milpitas include electrical and electronics assemblers, miscellaneous assemblers, fabricators, and production workers, semiconductor processors, machinists, and other assorted inspectors, testers, and samplers. These occupations are relatively concentrated in Milpitas compared to Santa Clara County. These tend to be middle-wage jobs with opportunities for upward mobility that, while requiring specialized skills and training, do not necessarily require very advanced degrees.

Many workers in Milpitas hold occupations in logistics. These include laborers and material movers, truck drivers, and industrial truck/tractor operators. These are generally low to mid-wage jobs, that require mid or low skill levels. Milpitas also has a large number of service industry workers, especially in retail and restaurants. Some of these occupations, such as retail salespersons, fast food and counter workers, waiters and waitresses, cashiers, and cooks, tend to be lower skill, lower paying jobs. Such low wages make it difficult for workers to afford housing in Silicon Valley, especially given rapidly rising housing costs across the region. Workers may need to take on more than one job in order to make ends meet.

On average, employed residents of Milpitas have slightly higher educational attainment than Milpitas workers. Employed residents in Milpitas that have a bachelor's degree, or more is 37 percent, compared to 35 percent of workers in Milpitas.

With a net import of workers, Milpitas is a jobs-rich community. There are more outside workers commuting into Milpitas for work than there are Milpitas residents leaving Milpitas for work. Milpitas' jobs-to-employed-residents ratio is 1.47, which is considerably higher than other neighboring cities such as San José or Fremont. About 12 percent of Milpitas' working residents both work and live in Milpitas.

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

- Milpitas Transit Center opened in June 2020, which includes a multi-modal transit hub with BART, VTA Light Rail, bus system and future shuttle that connects Milpitas north, south and west.
- The Innovation District located around the Milpitas Transit Center may result in approximately 3M square feet of new office, research and development, industrial space with a workforce of thousands located in a premier Silicon Valley location with over 7,000 new residential units as part of a complete district and neighborhood.
- Milpitas Metro Specific Plan addresses the urban district with a focus on the Great Mall, the Innovation District, and the remaining connections and sites that will make this emerging area into an attractive and convenient neighborhood surrounded by the Milpitas Transit Center over the next 20 years.

- Gateway/Main Street Specific Plan will focus on preservation areas, civic, historic, cultural, & educational facilities, catalytic redevelopment, low height/density maximums, large blocks, and inconsistent setbacks, opportunities for urban parks, plazas, & small open spaces (existing creeks & greenways), streetscape improvements, branding, etc.
- Milpitas General Plan 2040 establishes goals, policies, and actions to guide the future growth and development of the city. The General Plan is a comprehensive, long-term policy document used by City leaders, City staff, developers, and community members in making decisions about the City's physical and social development. There is an
- Economic Development Element as part of the General Plan 2040.
- Housing Element

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

Given that Milpitas residents have a high education attainment rate (bachelor's degree or higher of 55.3%), median household income of \$140,124, home ownership rate of 63.7% and median age of 37.7 years, the future looks promising. However, during the pandemic, Milpitas has experienced an increase in the unhoused population and vulnerable people needing more assistance due to the housing crisis and the increase in the Bay Area's cost of living. While the poverty rate in Milpitas is 6.7% compared to the state of California's at 12.6%, the Bay Area constantly ranks as the most expensive area to live within the United States.

While Milpitas ranks well in Computer, Engineering and Science occupations, only 26.6% of those working in these fields are female. There is a strong desire for equity and balance as well as pay and wages to match male counterparts.

Milpitas's occupational mix is diverse. Of the top occupations by number of employees, there are good quality jobs in Software Development, Programming, Electrical and Electronics Assembly and Engineering. It also consists of Retail Salespersons, Fast Food and Counter Workers, Servers, Cashiers and Cooks. The occupations in Professional, Scientific, and Technical Services (PSTS) generally pay well. For the workforce in the service industry, it is likely that some of these employees may be under resourced and spending more than 30% of their household income on housing and transportation expenses. The City of Milpitas is focused on ensuring that career pipelines are in place for increasing the quality of life for all residents and employees.

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

See above.

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

Yes

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

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PLAN\_SECTION\_ID=[1370705000]>

**Discussion**

See above

## **MA-50 Needs and Market Analysis Discussion**

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

There are currently no predominately low and moderate income census tracts in the city.

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

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

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

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

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

**Are there any community assets in these areas/neighborhoods?**

n/a

**Are there other strategic opportunities in any of these areas?**

The city will continue to explore strategic opportunities for our lower income residents.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

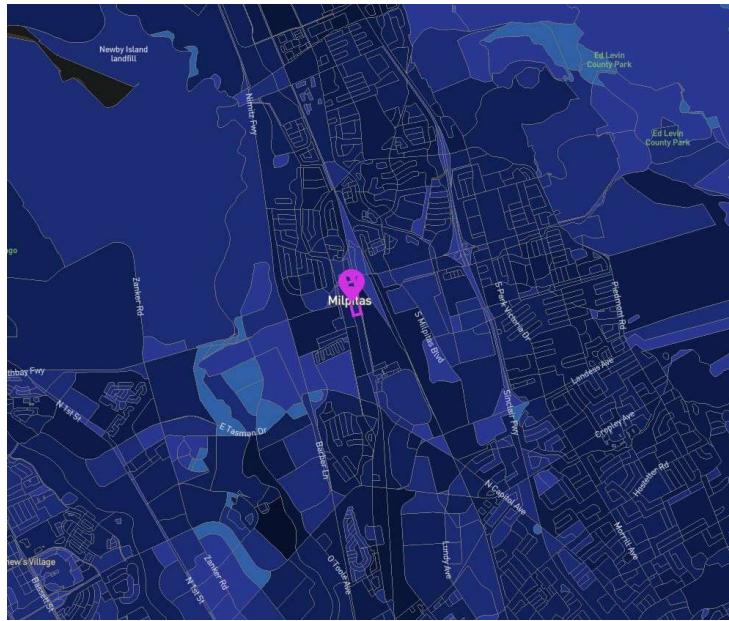
Access to technology is fundamental for low- and moderate-income households and neighborhoods. The need to adopt to modern technology is rooted in one's ability to be connected. Lack of broadband creates a distinct disadvantage in a world where every day tasks continue to be migrated online. These disparities are worsened in terms of access to health care, education, employment, civic participation, commerce, and inclusion in society.

The City of Milpitas currently has the access to broadband. Per the attached map, at least 5 broadband providers are available for residents. However, the City is currently unaware of the true lack of access to broadband among its lower income population. In consultation with the Milpitas Union School District's (MUSD) McKinney Vento coordinator, a federal homelessness designation, access to broadband was discussed as a primary need for students, especially ones who do not maintain a consistent residence. During the heart of the pandemic, concern for the City's senior citizens manifested in CDBG activities related to access to broadband and technology to stay connected to loved ones and society at large.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Per HUD guidance, all Consolidated Plan submitted after January 1, 2018, must address broadband needs within the jurisdiction. Below is a map outlining mobile and the region's access to providers offering broadband services. According to the Federal Communications Commission Fixed Broadband Deployment Map, 100% of the City of Milpitas residents have access to broadband.

The majority of the City of Milpitas has access to 3-5 internet service providers. Data was obtained from the Federal Communications Commission's Fixed Broadband Deployment website. See attached photos for reference.



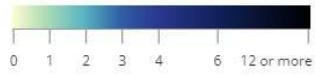
## **Broadband Map**

## All Providers Reporting Service



Census block ID: 060855045044022

### Number of Fixed Residential Broadband Providers



#### Broadband



Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other  
Speed  $\geq$  25/3 Mbps  
Date Dec. 2020 (latest public release)

Provider	Tech	Down (Mbps)	Up (Mbps)
Comcast Corporation	Cable	1000	35
Sail Internet	Fixed Wireless	200	100
Etheric Networks, Inc.	Fixed Wireless	150	150
ViaSat, Inc.	Satellite	100	3
Hughes Network Systems, LLC	Satellite	25	3
AT&T Inc.	ADSL	18	1.5
Raw Bandwidth Telecom, Inc.	ADSL	15	1.5
VSAT Systems, LLC	Satellite	2	1.3

#### Broadband Legend

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Per HUD guidance, all Consolidated Plan submitted after January 1, 2018, must assess risks of natural hazard associated with climate change to low-and moderate-income residents. As part of the 2017 County of Santa Clara's Operational Area Hazard Mitigation Plan – a county wide plan that identifies risks from natural and manmade disasters and how to minimize damage – the City of Milpitas has reviewed and evaluated a set of potential natural hazards to help identify the top hazards threatening the area. The table below summarizes the analysis.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Vulnerable populations such as the elderly and disabled communities are adversely affected by natural hazards. Low- and moderate-income populations are also disproportionately affected by natural disasters as, on average, they lack the resources to adequately deal with the financial burden a natural disaster may impose.

**Table 1**

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

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

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

1. Available resources to implement the proposed strategies
2. Affordable housing needs
3. Homeless needs and objectives
4. Other special groups needs
5. Anti-poverty strategy
6. Fair housing and services needs
7. Youth needs and services
8. Lead-Based paint reduction strategy
9. Institutional structure for implementing strategies
10. Reduction of barriers to affordable housing
11. Housing Authority
12. Community and economic development needs
13. Coordination among various agencies
14. Support activities that provide interim assistance to low- and moderate-income households at risk of being evicted due to a COVID-19-related hardship.
15. Support activities that provide loans to microenterprises experiencing hardships due to COVID-19.
- Support activities that provide loans to small businesses experiencing hardships due to COVID-19.

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

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

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	City of Milpitas
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Funds will be spent citywide to assist low-income residents.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Funds will be spent citywide to assist low-income residents. The City does not have any geographic areas. Funds will be spent citywide to assist low-income residents.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The consultation and citizen participation identified groups versus neighborhoods as the primary focus area. Seniors, children, and disabled residents are among the groups identified to have needs. As such, funds will be spent citywide to assist low-income residents in these and other groups as needed.
	<b>Identify the needs in this target area.</b>	Needs identified in the City: <ul style="list-style-type: none"><li>• Senior food insecurity</li><li>• Senior legal assistance</li><li>• Housing search assistance</li><li>• Domestic Violence prevention</li><li>• Services for Children</li></ul>
	<b>What are the opportunities for improvement in this target area?</b>	Providing greater assistance to populations at risk of homelessness is an area for improvement. However, public services caps prevent significant resource from being deployed in this area.

<b>Are there barriers to improvement in this target area?</b>	Receiving the necessary resources from the State/Federal government to adequately solve these issues continues to be a barrier for improvement.
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#### **General Allocation Priorities**

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

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

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing Development and Preservation
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth Elderly Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Maintain and Preserve Existing Housing New Affordable Housing Affordable Housing Rental Rehabilitation
	<b>Description</b>	Develop and preserve affordable housing and owner housing which includes rehabilitation and new construction.
	<b>Basis for Relative Priority</b>	Priority needs based on current housing prices and conditions. Feedback from communitywide survey and public forums.
<b>2</b>	<b>Priority Need Name</b>	Community Services/Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Chronic Homelessness Individuals Unaccompanied Youth
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b> Community Funding/Public Services Public services - Residents at risk of eviction Public Services for Domestic Violence support Explore the use of HUD Section 108 Loan Guarantee
	<b>Description</b> Greater provision of community services for those who are homeless or who have urgent housing instability.
	<b>Basis for Relative Priority</b> Housing data has shown increasing rates of homelessness and increasing housing prices. Feedback from communitywide survey and public forums.
<b>3</b>	<b>Priority Need Name</b> Community Services - Public Services for Children
	<b>Priority Level</b> High
	<b>Population</b> Low Moderate Large Families Families with Children Families with Children Unaccompanied Youth
	<b>Geographic Areas Affected</b>
	<b>Associated Goals</b> Public Services for Children and Youth
	<b>Description</b> Greater provision of community social services low- and moderate-income families with children, youth and emancipated youth
	<b>Basis for Relative Priority</b> Feedback from COVID-19 focus groups.
<b>4</b>	<b>Priority Need Name</b> Community Services - Public Services for Seniors
	<b>Priority Level</b> High
	<b>Population</b> Extremely Low Low Moderate Elderly Elderly Frail Elderly
	<b>Geographic Areas Affected</b>

	<b>Associated Goals</b>	Public Services for Seniors
	<b>Description</b>	Greater provision of community services for seniors
	<b>Basis for Relative Priority</b>	Feedback from COVID-19 focus groups.
<b>5</b>	<b>Priority Need Name</b>	Community Services - Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Fair Housing
	<b>Description</b>	Greater provision of community services including fair housing, landlord/tenant mediation, and legal services
	<b>Basis for Relative Priority</b>	Feedback from public forum.
<b>6</b>	<b>Priority Need Name</b>	Community, Public, and Neighborhood Sustainability
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Improvements - Accessibility & Public Fac.
	<b>Description</b>	Preservation, revitalizing, and maintenance of neighborhoods.

	<b>Basis for Relative Priority</b>	The priority needs are based on feedback from communitywide survey and public forums.
<b>7</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Assist Microenterprises and Small Businesses Explore the use of HUD Section 108 Loan Guarantee
	<b>Description</b>	Create and retain jobs and encourage businesses etc. to provide educational and job readiness.
	<b>Basis for Relative Priority</b>	The priority needs are based on feedback from communitywide survey and public forums and COVID-19 stakeholder meetings.

**Narrative (Optional)**

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

#### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As per the Needs Assessment, 12 percent of households in the city are severely cost burdened and pay more than 50 percent of their income toward housing costs.
TBRA for Non-Homeless Special Needs	Housing costs in the region continue to increase and be more burdensome for those with special needs. Housing affordability can help minimize the burden held by persons with special needs along with greater availability for supportive housing.
New Unit Production	The State of California's Housing and Community Development Department has established the current Regional Housing Needs Assessment (RHNA) for the City of Milpitas for the years 2014-2023. The city was allocated 3,290 units, of which 1,004 units for very-low income households, 570 to low income, 565 units to moderate and 1,151 units to above moderate-income households. This number is expected to close to 10,000 units in the next RHNA cycle.
Rehabilitation	Over 60% of the housing stock in Milpitas was built before 1970, in which many will be due for repairs and rehabilitation work. The city's CDBG funds will continue to fund organizations that complete repairs and rehabilitation for low and very low-income households.
Acquisition, including preservation	With a lack of vacant land and funding for new development, acquisition and preservation of the current housing stock is important to maintain the affordable housing stock.

Table 49 – Influence of Market Conditions

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

### Introduction

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	660,871	0	0	660,871	1,980,000	Resources in the amount of \$594,882.86 was received from past Rehab Loan that will be used in the <a href="#">third</a> <del>second</del> year of the Con Plan <a href="#">for a microenterprise assistance program</a> to start up Rehab Loan Program.

Table 50 - Anticipated Resources

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

The 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 – 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.

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

#### Resolution No. 8523

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

**If appropriate, describe publically 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. 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. In January 2022, the City Council directed staff to sell the parcel owned by the Milpitas Housing Authority with the intent that the buyer will develop affordable housing.

#### **Discussion**

See above

#### SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Milpitas Planning and Neighborhood Services	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
County of Santa Clara Office of Supportive Housing	Continuum of care	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental neighborhood improvements public facilities public services	Region
PROJECT SENTINEL	Non-profit organizations	Planning Rental	Region
HOUSING AUTHORITY COUNTY OF THE COUNTY OF SANTA CLARA	PHA	Ownership Public Housing Rental	Region
The Health Trust	Non-profit organizations	public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Silicon Valley Independent Living Center	Non-profit organizations	public services	Region
CATHOLIC CHARITIES OF SANTA CLARA COUNTY	Non-profit organizations	public services	Region
REBUILDING TOGETHER SILICON VALLEY	Non-profit organizations	Non-homeless special needs	Region
ABODE SERVICES		public services	Region
Next Door Solutions to Domestic Violence	Non-profit organizations	public services	Region
YWCA	Non-profit organizations	public services	Region

Table 51 - Institutional Delivery Structure

#### Assess of Strengths and Gaps in the Institutional Delivery System

The delivery structure is established to provide social services to the community. Current strengths of the system include its ability to reach seniors, children and youth, and victims of domestic violence. The system has gaps in assisting the homeless and those most at-risk of homelessness. Currently, there are no homeless shelters located within the City limits. The closest shelter is more than 10 miles away in downtown San Jose. The system also lacks in providing adequate resources for those most at risk of experiencing homelessness. While the city has made strides to enhance that section of the delivery system, a substantial investment must be made to prevent those most at risk of homelessness from experiencing homelessness.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling	X	X	
Transportation			
Other			

Table 52 - Homeless Prevention Services Summary

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

Currently, there are no homeless shelters located within the City limits. The closest shelter is more than 10 miles away in downtown San Jose. The system also lacks in providing adequate resources for those most at risk of experiencing homelessness. While the city has made strides to enhance that section of the delivery system, a substantial investment must be made to prevent those most at risk of homelessness from experiencing homelessness.

The City contracts with the County of Santa Clara's Office of Supportive Housing to secure services from its Homeless Engagement and Assessment Team (HEAT). HEAT focuses on providing direct outreach services to Milpitas' unhoused residents. The outreach results in the placement of our unhoused residents into the community queue for transitional housing opportunities in the long term and counseling, mental health, and other resources in the short term.

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

Current strengths of the system include its ability to reach seniors, children and youth, and victims of domestic violence. The system has gaps in assisting the homeless and those most at-risk of homelessness. Currently, there are no homeless shelters located within the City limits. The closest shelter is more than 10 miles away in downtown San Jose. The system also lacks in providing adequate resources for those most at risk of experiencing homelessness. While the city has made strides to enhance that section of the delivery system, a substantial investment must be made to prevent those most at risk of homelessness from experiencing homelessness.

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

The City endeavors to connect with new service providers that can aid in filling gaps in the delivery system. However, the greatest need is to provide affordable housing opportunities. These opportunities are very few and far between. The 2020 County plan to end homelessness addresses the region's strategy to house the unhoused population. As a regional approach, the County plan identifies a three part strategy: (1) Address the root causes of homelessness through system and policy change; (2) Expand homelessness prevention and housing programs to meet the need; and (3) Improve quality of life for unsheltered individuals and create healthy neighborhoods for all. With this strategy, the county estimates a 30% reduction in the annual inflow of people becoming homeless.

## SP-45 Goals Summary – 91.215(a)(4)

### 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	2024	Affordable Housing Non-Homeless Special Needs	City of Milpitas	Affordable Housing Development and Preservation	CDBG: \$7000001,294,883	Homeowner Housing Rehabilitated: 450 Household Housing Unit
2	New Affordable Housing	2022	2024	Affordable Housing	City of Milpitas	Affordable Housing Development and Preservation	CDBG: \$50,000	Rental units constructed: 50 Household Housing Unit
3	Affordable Housing Rental Rehabilitation	2022	2024	Affordable Housing Non-Housing Community Development	City of Milpitas	Affordable Housing Development and Preservation	CDBG: \$100,000	Rental units rehabilitated: 148 Household Housing Unit
4	Community Funding/Public Services	2022	2024	Homeless Non-Homeless Special Needs	City of Milpitas	Community Services/Public Services	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Public services - Residents at risk of eviction	2022	2024	Homeless Non-Homeless Special Needs	City of Milpitas	Community Services/Public Services	CDBG: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Fair Housing	2022	2024	Affordable Housing Non-Homeless Special Needs	City of Milpitas	Community Services - Fair Housing	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
7	Public Services for Children and Youth	2022	2024	Non-Homeless Special Needs	City of Milpitas	Community Services - Public Services for Children	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
8	Public Services for Seniors	2022	2024	Non-Homeless Special Needs Non-Housing Community Development	City of Milpitas	Community Services - Public Services for Seniors	CDBG: \$210,000	Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
9	Public Services for Domestic Violence support	2022	2024	Non-Homeless Special Needs	City of Milpitas	Community Services/Public Services	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted
10	Public Improvements - Accessibility & Public Fac.	2022	2024	Non-Housing Community Development	City of Milpitas	Community, Public, and Neighborhood Sustainability	CDBG: \$450,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Assist Microenterprises and Small Businesses	2022	2024	Non-Housing Community Development	City of Milpitas	Economic Development	CDBG: \$36850,000	Businesses assisted: <u>40</u> Businesses Assisted
12	Explore the use of HUD Section 108 Loan Guarantee	2022	2024	Affordable Housing Non-Housing Community Development	City of Milpitas	Community Services/Public Services Economic Development		

Table 53 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Maintain and Preserve Existing Housing
	<b>Goal Description</b>	Maintain and preserve existing housing for LMI Households
2	<b>Goal Name</b>	New Affordable Housing
	<b>Goal Description</b>	Through the use of CDBG funds, the City will loan or grant a minimum of \$50,000 to a 100% affordable housing development building a minimum of 50 affordable units in Milpitas.
3	<b>Goal Name</b>	Affordable Housing Rental Rehabilitation
	<b>Goal Description</b>	Affordable housing rehabilitation to benefit LMI households

<b>4</b>	<b>Goal Name</b>	Community Funding/Public Services
	<b>Goal Description</b>	Support public services activities to benefit members of the community
<b>5</b>	<b>Goal Name</b>	Public services - Residents at risk of eviction
	<b>Goal Description</b>	Support public services activities to benefit members of the community at risk of eviction
<b>6</b>	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Provide fair housing services to benefit LMI individuals
<b>7</b>	<b>Goal Name</b>	Public Services for Children and Youth
	<b>Goal Description</b>	Provide public services activities to LMI children
<b>8</b>	<b>Goal Name</b>	Public Services for Seniors
	<b>Goal Description</b>	Provide public services activities to LMI seniors
<b>9</b>	<b>Goal Name</b>	Public Services for Domestic Violence support
	<b>Goal Description</b>	Support public services activities to benefit LMI individuals
<b>10</b>	<b>Goal Name</b>	Public Improvements - Accessibility & Public Fac.
	<b>Goal Description</b>	Provide accessibility and access to public facilities such as homeless and domestic violence shelters to benefit LMI individuals
<b>11</b>	<b>Goal Name</b>	Assist Microenterprises and Small Businesses
	<b>Goal Description</b>	Assist Microenterprises and Small Businesses

12	<b>Goal Name</b>	Explore the use of HUD Section 108 Loan Guarantee
	<b>Goal Description</b>	Support activities that assist in addressing the Affordable Housing Development and Preservation& Economic Development goals with the use of Section 108 funds.

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

The three-year Consolidated Plan estimates to provide affordable housing as defined by HOME to 148 renter households, 100 homeowner households, as well as assisting in the construction of 50 affordable rental units. That is a total of 298 households. The estimated breakdown of affordability will be as follows:

ELI: 180

LI: 80

MOD: 38

The City's goal is to assist the lowest income residents as these residents tend to experience housing insecurity more disproportionately.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

n/a

**Activities to Increase Resident Involvements**

n/a

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

No

**Plan to remove the 'troubled' designation**

n/a

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

### Barriers to Affordable Housing

- High cost of land and development of housing in general
- Lack of local, state, and federal resources to promote more affordable housing
- Lack of available, developable land throughout the city
- Lack of appetite for more affordable housing from key stakeholders
- General political opposition preventing affordable housing

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

#### 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 from the waiting list 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.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

In October 2020, the City Council endorsed the 2020-2025 Santa Clara County Plan to End Homelessness. 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. In December 2020, the City Council authorized staff to contract with Project WeHope to provide mobile shower and laundry services in Milpitas. The City Council also established a Homelessness Task Force, who will be responsible for providing low cost homeless response suggestions to the City Council. The City's Building Safety and Housing team will continue to explore resources that can further benefit the homeless population in Milpitas. The Santa Clara Office of Supportive Housing surveys homeless individuals every two years and writes strategic plans every five years, which involves extensive community engagement.

### **Addressing the emergency 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.

#### **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.

### **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 Clara County community queue, which is the pathway towards being placed in rapid rehousing, transitional or permanent 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.

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

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

#### CDBG and City Local Funds

- Rent Relief Program: The Silicon Valley Independent Living Center has been administering the City's Rent Relief Program, which offers low- and moderate-income residents no more than 3 months of rental assistance to prevent eviction, avoid community displacement, and to remain housed.

- 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.

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.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP 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.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Fifty-five percent of owner-occupied homes in Milpitas were built prior to 1970, the period of time identified as using lead-based paint.

### **How are the actions listed above integrated into housing policies and procedures?**

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.

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

### **Jurisdiction Goals, Programs and Policies for reducing 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.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Many of the organizations the City contracts with regionally work to reduce poverty within the City. Our respective plan and missions are very well aligned to confront poverty.

#### **SP-80 Monitoring – 91.230**

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

At this time, the city does not have a documented monitoring process or procedure. The City's goal is to create these detailed standards and procedures during program year 2022.

In general, the City enters into a subrecipient agreement with each subgrantee. The terms and conditions are in compliance with HUD regulations and approved by our City Attorney. Once per quarter, each subgrantee is to report their activities to the City. This has allowed the City to maintain a high integrity level with regards to monitoring our subgrantees and reporting our progress to HUD.

## Expected Resources

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

#### Introduction

#### 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	660,871.00	0.00	0.00	660,871.00	1,980,000.00	Resources in the amount of \$594,882.86 was received from past Rehab Loan that will be used in the <u>third</u> <u>second</u> year of the Con Plan for <u>microenterprise assistance</u> <u>program and Rebuilding Together Silicon Valley</u> , to start up Rehab-Loan Program.

Table 54 - 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

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 – 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.

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

#### Resolution No. 8523

The City adopted Resolution No. 8523 on February 2, 2016, which recognizes homelessness as a crucial problem in the County and will consider contributing to future affordable housing projects that will house the homeless. The City is in discussion to create its first 100% permanent supporting housing project in Milpitas.

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**If appropriate, describe publically 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. 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. In January 2022, the City Council directed staff to sell the parcel owned by the Milpitas Housing Authority with the intent that the buyer will develop affordable housing.

**Discussion**

See above

## 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	City of Milpitas	Affordable Housing Development and Preservation	CDBG: \$249,566.15	Homeowner Housing Rehabilitated: 27 Household Housing Unit
3	Affordable Housing Rental Rehabilitation	2022	2025	Affordable Housing Non-Housing Community Development	City of Milpitas	Affordable Housing Development and Preservation	CDBG: \$30,000.00	Rental units rehabilitated: 148 Household Housing Unit
4	Community Funding/Public Services	2022	2025	Homeless Non-Homeless Special Needs	City of Milpitas	Community Services/Public Services	CDBG: \$5,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
6	Fair Housing	2022	2025	Affordable Housing Non-Homeless Special Needs	City of Milpitas	Community Services - Fair Housing	CDBG: \$56,290.00	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Services for Children and Youth	2022	2025	Non-Homeless Special Needs	City of Milpitas	Community Services - Public Services for Children	CDBG: \$10,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 6 Persons Assisted
8	Public Services for Seniors	2022	2025	Non-Homeless Special Needs Non-Housing Community Development	City of Milpitas	Community Services - Public Services for Seniors	CDBG: \$84,130.65	Public service activities other than Low/Moderate Income Housing Benefit: 412 Persons Assisted
10	Public Improvements - Accessibility & Public Fac.	2022	2025	Non-Housing Community Development	City of Milpitas	Community, Public, and Neighborhood Sustainability	CDBG: \$150,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 55 – Goals Summary

#### Goal Descriptions

1	Goal Name	Maintain and Preserve Existing Housing
	Goal Description	
3	Goal Name	Affordable Housing Rental Rehabilitation
	Goal Description	
4	Goal Name	Community Funding/Public Services
	Goal Description	

<b>6</b>	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	
<b>7</b>	<b>Goal Name</b>	Public Services for Children and Youth
	<b>Goal Description</b>	
<b>8</b>	<b>Goal Name</b>	Public Services for Seniors
	<b>Goal Description</b>	
<b>10</b>	<b>Goal Name</b>	Public Improvements - Accessibility & Public Fac.
	<b>Goal Description</b>	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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	Lighthouse of Hope Counseling Center
4	Senior Adults Legal Assistance
5	Silicon Valley Independent Living Center
6	Sourcewise - Meals on Wheels
7	The Health Trust
8	Terrace Gardens Senior Housing - Meal Delivery
9	Milpitas Senior Center Nutrition Program
10	Terrace Gardens Senior Housing
11	Rebuilding Together Silicon Valley
12	LifeMoves
13	Project Sentinel (Fair Housing)
14	Program Administration

Table 56 – 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**

Consolidated Plan

OMB Control No: 2506-0117 (exp. 09/30/2021)

MILPITAS

117

<b>1</b>	<b>Project Name</b>	Catholic Charities of Santa Clara County
	<b>Target Area</b>	City of Milpitas
	<b>Goals Supported</b>	Public Services for Seniors
	<b>Needs Addressed</b>	Community Services - Public Services for Seniors
	<b>Funding</b>	CDBG: \$14,000.00
	<b>Description</b>	CCSCC is a 501c3 non-profit organization with the mission to serve and advocate for individuals and families in need, especially those living in poverty. Rooted in gospel values, we work to create a more just and compassionate community in which people of all cultures and beliefs can participate and prosper. CCSCCs LTCOP is the sole provider of ombudsman services for Santa Clara County, making contact with approximately 11,000 residents of LTC facilities annually. The program is essential to the well-being of these vulnerable residents. The need for this program will only increase with the projected growth in the areas older adult population.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit for 40 milpitas residents.
	<b>Location Description</b>	2625 Zanker Rd. San Jose, CA, 95134
	<b>Planned Activities</b>	The Long Term Care Ombudsman Program FY 22-23 Goals: 1) HUD Metric: Visit 40 unduplicated residents in Milpitas Long Term Care Facilities 2) Visit 6 Long Term Care Facilities in Milpitas 3) Resolve 10 complaints on behalf of residents in Milpitas Long Term Care Facilities 4) Make 22 in-person or phone "visits" with the facilities regularly to help them meet their physical needs and ensure that their daily living activities are supported.
<b>2</b>	<b>Project Name</b>	Child Advocates of Silicon Valley
	<b>Target Area</b>	City of Milpitas
	<b>Goals Supported</b>	Public Services for Children and Youth
	<b>Needs Addressed</b>	Community Services - Public Services for Children

<b>Funding</b>	CDBG: \$10,000.00														
<b>Description</b>	Our mission is to be there for every foster child in Silicon Valley who has experienced abuse, neglect and/or abandonment. The CDBG grant will support us in achieving our vision of a Silicon Valley where every foster child has the nurturing support and resources needed to thrive.														
<b>Target Date</b>	6/30/2023														
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit for 6 milpitas residents.														
<b>Location Description</b>	509 Valley Way, Bldg. 2 Milpitas, CA, 95035														
<b>Planned Activities</b>	Child Advocates of Silicon Valley's FY 22-23 Goals: 1) HUD Metric: Provide a CASA to 6 Milpitas youth 2) Recruit 6 new CASA volunteers														
<b>3</b>	<table border="1"> <tr> <td><b>Project Name</b></td><td>Lighthouse of Hope Counseling Center</td></tr> <tr> <td><b>Target Area</b></td><td>City of Milpitas</td></tr> <tr> <td><b>Goals Supported</b></td><td>Community Funding/Public Services</td></tr> <tr> <td><b>Needs Addressed</b></td><td>Community Services/Public Services</td></tr> <tr> <td><b>Funding</b></td><td>CDBG: \$5,000.00</td></tr> <tr> <td><b>Description</b></td><td>The Lighthouse of Hope is a non-profit, community-based counseling organization that provides a safe place to heal for those who struggle with addiction, abuse, anxiety, or mental health issues. We are open to everyone and judge no one. Our low-cost counseling will be provided to 20 Milpitas residents. All counseling services will be provided virtually, through telephone, or AnywhereCare, a product of iSalus Healthcare. AnywhereCare is a fully integrated telehealth module that is double encrypted, safe from hacking, and HIPPA compliant. Our clients are terrified, isolated, panicky living in an uncertain world with conflicting messages, and many are grieving. Some are enraged. The counseling services provided by Lighthouse may be their only lifeline.</td></tr> <tr> <td><b>Target Date</b></td><td>6/30/2023</td></tr> </table>	<b>Project Name</b>	Lighthouse of Hope Counseling Center	<b>Target Area</b>	City of Milpitas	<b>Goals Supported</b>	Community Funding/Public Services	<b>Needs Addressed</b>	Community Services/Public Services	<b>Funding</b>	CDBG: \$5,000.00	<b>Description</b>	The Lighthouse of Hope is a non-profit, community-based counseling organization that provides a safe place to heal for those who struggle with addiction, abuse, anxiety, or mental health issues. We are open to everyone and judge no one. Our low-cost counseling will be provided to 20 Milpitas residents. All counseling services will be provided virtually, through telephone, or AnywhereCare, a product of iSalus Healthcare. AnywhereCare is a fully integrated telehealth module that is double encrypted, safe from hacking, and HIPPA compliant. Our clients are terrified, isolated, panicky living in an uncertain world with conflicting messages, and many are grieving. Some are enraged. The counseling services provided by Lighthouse may be their only lifeline.	<b>Target Date</b>	6/30/2023
<b>Project Name</b>	Lighthouse of Hope Counseling Center														
<b>Target Area</b>	City of Milpitas														
<b>Goals Supported</b>	Community Funding/Public Services														
<b>Needs Addressed</b>	Community Services/Public Services														
<b>Funding</b>	CDBG: \$5,000.00														
<b>Description</b>	The Lighthouse of Hope is a non-profit, community-based counseling organization that provides a safe place to heal for those who struggle with addiction, abuse, anxiety, or mental health issues. We are open to everyone and judge no one. Our low-cost counseling will be provided to 20 Milpitas residents. All counseling services will be provided virtually, through telephone, or AnywhereCare, a product of iSalus Healthcare. AnywhereCare is a fully integrated telehealth module that is double encrypted, safe from hacking, and HIPPA compliant. Our clients are terrified, isolated, panicky living in an uncertain world with conflicting messages, and many are grieving. Some are enraged. The counseling services provided by Lighthouse may be their only lifeline.														
<b>Target Date</b>	6/30/2023														

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit for 20 milpitas residents.
	<b>Location Description</b>	1515 Partridge Ave. Sunnyvale, CA, 94087
	<b>Planned Activities</b>	Lighthouse of Hope FY 22-23 Goals: 1) HUD Metric: Provide client-centered counseling services to 20 residents of Milpitas
<b>4</b>	<b>Project Name</b>	Senior Adults Legal Assistance
	<b>Target Area</b>	City of Milpitas
	<b>Goals Supported</b>	Public Services for Seniors
	<b>Needs Addressed</b>	Community Services - Public Services for Seniors
	<b>Funding</b>	CDBG: \$7,000.00
	<b>Description</b>	The mission/purpose of SALA is to support Santa Clara County seniors in their efforts to live safely, independently, and with choice and dignity. To that end SALA will provide free legal services to 12 unduplicated Milpitas seniors: (1) protect their legal rights; (2) prevent or intervene in elder abuse, exploitation, or neglect; (3) ensure their access to senior services, benefits, and entitlement programs; (4) promote Aging in Place by addressing legal issues related to their housing or living situations; and (5) support them with legal planning for surrogate decision-making in the event of disability, incapacity, or death.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit for 12 milpitas residents.
	<b>Location Description</b>	1425 Koll Circle, Ste. 109 San Jose, CA, 95112
	<b>Planned Activities</b>	SALA's FY 22-23 Goals: 1) Provide free Legal Services to 12 Milpitas seniors
<b>5</b>	<b>Project Name</b>	Silicon Valley Independent Living Center
	<b>Target Area</b>	City of Milpitas

<b>Goals Supported</b>	Public Services for Seniors										
<b>Needs Addressed</b>	Community Services - Public Services for Seniors										
<b>Funding</b>	CDBG: \$10,000.00										
<b>Description</b>	SVILC is a cross-disability, intergenerational, and multicultural disability justice organization that creates fully inclusive communities that value the dignity, equality, freedom, and worth of every human being. We do this by building disability identity, culture, and pride; creating opportunities for personal and community transformation; and partnering with others to ensure that civil and human rights are protected. SVILC was founded in 1976, and has two office locations serving residents with disabilities living in Santa Clara County. The agency provides individuals with disabilities with support tools and resources needed to live interdependently, and advocates for policies that ensure equal access. The Housing Service project will assist 40 people with disabilities in acquiring the knowledge and skills needed to secure or maintain affordable, accessible housing.										
<b>Target Date</b>	6/30/2023										
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit for 60 milpitas residents.										
<b>Location Description</b>	25 N. 14th Street, Ste. 1000 San Jose, CA, 95112										
<b>Planned Activities</b>	SVILC's FY 22-23 Goals: 1) Provide a minimum of 60 housing and independent living workshops annually online or in person at the Barbara Lee Senior Center (when the SCC Public Health Department allows in-person large group meetings again) 2) Provide in-depth housing counseling and other related independent living services to 40 Milpitas residents with disabilities.										
<b>6</b>	<table border="1"> <tr> <td><b>Project Name</b></td><td>Sourcewise - Meals on Wheels</td></tr> <tr> <td><b>Target Area</b></td><td>City of Milpitas</td></tr> <tr> <td><b>Goals Supported</b></td><td>Public Services for Seniors</td></tr> <tr> <td><b>Needs Addressed</b></td><td>Community Services - Public Services for Seniors</td></tr> <tr> <td><b>Funding</b></td><td>CDBG: \$15,000.00</td></tr> </table>	<b>Project Name</b>	Sourcewise - Meals on Wheels	<b>Target Area</b>	City of Milpitas	<b>Goals Supported</b>	Public Services for Seniors	<b>Needs Addressed</b>	Community Services - Public Services for Seniors	<b>Funding</b>	CDBG: \$15,000.00
<b>Project Name</b>	Sourcewise - Meals on Wheels										
<b>Target Area</b>	City of Milpitas										
<b>Goals Supported</b>	Public Services for Seniors										
<b>Needs Addressed</b>	Community Services - Public Services for Seniors										
<b>Funding</b>	CDBG: \$15,000.00										

	<b>Description</b>	Our mission is to provide adults and their caregivers the tools and services they need to effectively navigate their health and life options. Through a comprehensive network of resources, Sourcewise strives to educate, prepare, support, and advocate for all adults, their families and their caregivers within Santa Clara County. The purpose of the Meals on Wheels program is to address the food insecurity and nutrition needs of elderly persons who are at 80% or below AMI and at least 51% of clients served will be Low or Moderate Income (LMI).
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit for 20 milpitas residents.
	<b>Location Description</b>	3100 De La Cruz Blvd, Ste. 310 Santa Clara, CA, 95054
	<b>Planned Activities</b>	Sourcewise's FY 22-23 Goals: 1) Provide home-delivered meals to 20 Milpitas seniors 2) Provide weekly calls to 5 seniors who enroll in the Ambassador's program
7	<b>Project Name</b>	The Health Trust
	<b>Target Area</b>	City of Milpitas
	<b>Goals Supported</b>	Public Services for Seniors
	<b>Needs Addressed</b>	Community Services - Public Services for Seniors
	<b>Funding</b>	CDBG: \$15,000.00
	<b>Description</b>	The purpose of The Health Trust's Meals On Wheels program is to support the health and well-being of residents who are homebound and at nutritional risk. The program provides home-delivered meals that meet the Older Americans Act Title 22 nutritional guidelines (providing 1/3 of the recommended daily requirements). Clients receive one delivery per week of seven frozen meals or a hot meal every Monday through Friday and chilled lunches delivered on Fridays for weekend consumption. With each meal delivery, drivers conduct a Wellness Check. Drivers are trained to note whether or not meals are being eaten and observe the client's outward well-being. This has been a lifesaving service as drivers have found clients who have fallen or had medical emergencies.

	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit for 10 milpitas residents.
	<b>Location Description</b>	3180 Newberry Drive, Ste. 200 San Jose, CA, 95118
	<b>Planned Activities</b>	<p>The Health Trust's FY 22-23 Goals:</p> <p>1) Serve 10 Milpitas seniors who are extremely low to low-income, frail and homebound as follows:</p> <ul style="list-style-type: none"> <li>- Provide 2,000 nutritionally-balanced frozen or warm or chilled daily meals.</li> <li>- Provide 285 visits with Wellness Checks by trained staff and volunteers.</li> <li>- Quarterly, provide 6 additional Wellness Resources per client per quarter, such as free pet food, information on fall prevention and self-help programs, and wellness and healthy lifestyle materials.</li> <li>- Provide service feedback through a semi-annual client satisfaction survey.</li> </ul>
<b>8</b>	<b>Project Name</b>	Terrace Gardens Senior Housing - Meal Delivery
	<b>Target Area</b>	City of Milpitas
	<b>Goals Supported</b>	Public Services for Seniors
	<b>Needs Addressed</b>	Community Services - Public Services for Seniors
	<b>Funding</b>	CDBG: \$11,231.00
	<b>Description</b>	<p>Terrace Gardens was originally built and began providing affordable housing to low income Senior Citizens in 1989, and was the first Non-Profit senior property built in Milpitas. Our property includes a daily Meal Program for all 185 residents Monday - Friday, in our Community Dining Room. Due to the COVID-19 Pandemic, Terrace Gardens has had to resort to 100% home meal delivery for all of our 185 Senior residents as we have continued to keep our Dining Room closed in direct response to the constant surge in infections and the threat to our Senior population.</p>
	<b>Target Date</b>	6/30/2023

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p> <p>Public service activities other than Low/Moderate Income Housing Benefit for 185 milpitas residents.</p>
	<p><b>Location Description</b></p> <p>186 Beresford Ct. Milpitas, CA, 95035</p>
	<p><b>Planned Activities</b></p> <p>Sustain meal delivery to residents due to the closing of the resident dining room because of COVID-19.</p>
<b>9</b>	<p><b>Project Name</b></p> <p>Milpitas Senior Center Nutrition Program</p> <p><b>Target Area</b></p> <p>City of Milpitas</p> <p><b>Goals Supported</b></p> <p>Public Services for Seniors</p> <p><b>Needs Addressed</b></p> <p>Community Services - Public Services for Seniors</p> <p><b>Funding</b></p> <p>CDBG: \$11,900.00</p> <p><b>Description</b></p> <p>The City of Milpitas Recreation and Community Services' mission is to enrich our community through exceptional programs and services. The Senior Nutrition Program will provide senior participants a hot nutritious meal five days a week aimed to reduce hunger, promote health and wellbeing; and delay adverse health conditions.</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>Public service activities other than Low/Moderate Income Housing Benefit for 85 milpitas residents.</p> <p><b>Location Description</b></p> <p>40 N. Milpitas Blvd. Milpitas, CA, 95035</p> <p><b>Planned Activities</b></p> <p>Milpitas Senior Center FY 22-23 Goals: Provide the following services to 85 unduplicated Milpitas seniors: 1) Nutritious meals for older adults including considerations related to vegetarian options and low sodium/low sugar meals to combat the onset of hypertension and diabetes 2) Seek to offer hot nutritious meals to seniors as a means to safeguard against food insecurity</p>
<b>10</b>	<p><b>Project Name</b></p> <p>Terrace Gardens Senior Housing</p> <p><b>Target Area</b></p> <p>City of Milpitas</p>

<b>Goals Supported</b>	Affordable Housing Rental Rehabilitation										
<b>Needs Addressed</b>	Affordable Housing Development and Preservation										
<b>Funding</b>	CDBG: \$30,000.00										
<b>Description</b>	Terrace Gardens was originally built and began providing affordable housing to low income Senior Citizens in 1989, and was the first Non-Profit senior property built in Milpitas. The Courtyard Trellis repair will allow residents to continue to use the structure for resident events and activities.										
<b>Target Date</b>	6/30/2023										
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Capital project to benefit 148 affordable housing households located at Terrace Gardens										
<b>Location Description</b>	186 Beresford Ct. Milpitas, CA, 95035										
<b>Planned Activities</b>	The Terrace Gardens Senior Housing Courtyard Trellis is original to the property - installed in 1985 when our property was built. Our Courtyard is an essential location for our Staff to host informative, fun, and teaching opportunities for our Low-Income Senior Residents as well as to offer the area to our residents, and community partners for hosting events such as Church Services, and Family gatherings. We are requesting funds to rehab the existing courtyard trellis so that we can continue to offer these opportunities to our Senior Residents in a safe and aesthetically pleasing environment. Terrace Gardens' FY 22-23 Goals: 1) HUD Metric: Rehab the existing courtyard trellis so that we can continue to offer opportunities to Senior Residents in a safe and aesthetically pleasing environment										
<b>11</b>	<table border="1"> <tr> <td><b>Project Name</b></td><td>Rebuilding Together Silicon Valley</td></tr> <tr> <td><b>Target Area</b></td><td>City of Milpitas</td></tr> <tr> <td><b>Goals Supported</b></td><td>Maintain and Preserve Existing Housing</td></tr> <tr> <td><b>Needs Addressed</b></td><td>Affordable Housing Development and Preservation</td></tr> <tr> <td><b>Funding</b></td><td>CDBG: \$249,566.00</td></tr> </table>	<b>Project Name</b>	Rebuilding Together Silicon Valley	<b>Target Area</b>	City of Milpitas	<b>Goals Supported</b>	Maintain and Preserve Existing Housing	<b>Needs Addressed</b>	Affordable Housing Development and Preservation	<b>Funding</b>	CDBG: \$249,566.00
<b>Project Name</b>	Rebuilding Together Silicon Valley										
<b>Target Area</b>	City of Milpitas										
<b>Goals Supported</b>	Maintain and Preserve Existing Housing										
<b>Needs Addressed</b>	Affordable Housing Development and Preservation										
<b>Funding</b>	CDBG: \$249,566.00										

	<b>Description</b>	Rebuilding Together Silicon Valley (RTSV) is dedicated to repairing homes, revitalizing communities and rebuilding lives with a vision for safe homes and communities for every person. RTSV preserves affordable housing by providing safety, accessibility, and mobility repairs and critical home repairs for low-income homeowners in Milpitas, at no cost to the recipient. Repairs focus on the correction of safety hazards to ensure affordable, decent living environments and can include: installation of wheelchair ramps/lifts, grab bars/handrails, electrical repairs, roof repair/replacement, plumbing repairs, bathroom modifications, flooring repair/replacement, heating repair, etc. Repair work is completed at no charge to the homeowner.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Capital project to benefit 27 households
	<b>Location Description</b>	1701 South 7th Street, Ste. 10 San Jose, CA, 95112
	<b>Planned Activities</b>	Rebuilding Together's FY 22-23 Goals: 1) Assist with home improvements to 27 homes/units 2) Assist 50 Milpitas residents
12	<b>Project Name</b>	LifeMoves
	<b>Target Area</b>	City of Milpitas
	<b>Goals Supported</b>	Public Improvements - Accessibility & Public Fac.
	<b>Needs Addressed</b>	Community, Public, and Neighborhood Sustainability
	<b>Funding</b>	CDBG: \$150,000.00
	<b>Description</b>	LifeMoves is the largest and most effective non-profit committed to ending the cycle of homelessness for families and individuals in San Mateo and Santa Clara Counties. Since 1987, our mission has been to provide interim housing and supportive services for homeless families and individuals to rapidly return to stable housing and achieve long-term self-sufficiency. LifeMoves operates 26 facilities and service sites consisting of 12 interim shelters, a drop-in center and several permanent supportive housing sites, as well as programs such as outreach to the unsheltered homeless population, safe parking programs, and homelessness prevention emergency assistance programs.

	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Capital project to benefit 100 Milpitas residents
	<b>Location Description</b>	181 Constitution Drive Menlo Park, CA 94025
	<b>Planned Activities</b>	LifeMoves FY 22-23 Goals: 1) Repair and rehabilitate the Julian Street Inn Shelter to benefit 100 unduplicated residents
13	<b>Project Name</b>	Project Sentinel (Fair Housing)
	<b>Target Area</b>	City of Milpitas
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Community Services - Fair Housing
	<b>Funding</b>	CDBG: \$56,290.00
	<b>Description</b>	Milpitas residents and those seeking to reside in Milpitas will have their civil rights protected with fair housing education, counseling, investigation and enforcement actions. Housing providers (owners and property managers) and tenants will understand their respective rights and obligations through education and counseling. Rental housing disputes will be resolved through mediation, conciliation and empowerment. First time home buyers will be educated and counseled to be responsible and prepared homeowners to avoid foreclosure. These services will address the needs of COVID-19 impacted tenants and housing providers as well as other non COVID-19 rental housing issues.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fair housing activity to benefit 20 milpitas residents
	<b>Location Description</b>	1490 El Camino Real Santa Clara, CA, 95050

	<b>Planned Activities</b>	Project Sentinel's FY 22-23 Goals: 1) Provide 2 quarterly public presentations or outreach 2) Handle 6 Fair Housing cases/audits in Milpitas 3) Handle 20 Fair Housing requests for assistance in Milpitas 4) Serve 320 persons by cases, I&R and outreach 5) Total heads of household served by requests and casework: 15
<b>4</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City of Milpitas
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$75,884.00
	<b>Description</b>	Program Administration
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program Administration
	<b>Location Description</b>	455 E Calaveras Blvd Milpitas CA 95035
	<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
City of Milpitas	100

**Table 57 - 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 requires 15% affordable units. 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.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	175
Special-Needs	0
Total	175

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	175
Acquisition of Existing Units	0
Total	175

Table 59 - 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 27 low-income homeowners in Milpitas. The total benefit of these two activities would be 175 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 provides rental assistance for each unit between the Department of Housing and Urban Development (HUD) established Fair Market Rent (FMR) 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. Although the total homeless population is declining as a whole, there still remains 7,394 homeless persons. In Santa Clara County's 2019 Point-in-Time Census & Survey Comprehensive Report, the survey identified a total of 125 unsheltered homeless persons in Milpitas. Notably, there was an 89% 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**

In October 2020, the City Council endorsed the 2020-2025 Santa Clara County Plan to End Homelessness. 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. In December 2020, the City Council authorized staff to contract with Project WeHope to provide mobile shower and laundry services in Milpitas. The City Council also established a Homelessness Task Force, who will be responsible for providing low cost homeless response suggestions to the City Council. The City's Building Safety and 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.

#### **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.

#### **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 Clara County community queue, which is the pathway towards being placed in rapid rehousing, transitional or permanent 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.

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

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

#### CDBG and City Local Funds

- Rent Relief Program: The Silicon Valley Independent Living Center has been administering the City's Rent Relief Program, which offers low- and moderate-income residents no more than 3 months of rental assistance to prevent eviction, avoid community displacement, and to remain housed.

- Child Advocates of Silicon Valley: Child Advocates connect court appointed special advocates (CASA) 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 range 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.

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.

#### **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 from the waiting list 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.

**Discussion:**

The City is in the process of completing its Housing Element, which will include an update to the Affirmatively Furthering Fair Housing. The goal is to have the Housing Element/AFFH adopted by January of 2023. Below is a tentative schedule of events for the adoption of the Housing Element.

July

- Library pop-up meeting 7/30
- Survey #2 closes 7/30
- EJ/AFFH stakeholder meetings: these will likely continue into August

August

- Council Housing Subcommittee:
- Draft Housing Element issued to begin 30-day public review period
- Planning Commission 8/31

September

- 3rd Housing Element Community Workshop: date TBD
- Library pop-up on a Sat and other stakeholder meetings, as needed
- City Council 9/20

October

- Revised Housing Element to HCD

Jan 2023

- Planning Commission and City Council adoption hearings

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The most significant obstacle to addressing the underserved needs for fiscal year 2022-2023 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 – 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.

### **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 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 quarterly 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. Recent examples include the effort by the County to create a regional affordable housing fund, using former redevelopment funds that could be returned to the County to use for affordable housing. Another effort underway involves the possible use of former redevelopment funds to create a countywide pool for homeless shelters and transitional housing. These interactions among agencies generate cohesive discussion and forums for bridging funding and service gaps on a regional scale.

**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(l)(1,2,4)

#### Introduction:

The City of Milpitas only receives CDBG funds and will receive the following program income for FY22-23.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(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	8,959
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	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>8,959</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACP] DELETE_TABLE_IF_EMPTY=[YES]>	
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%

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text]>  
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Please see above

#### **Appendix - Alternate/Local Data Sources**

<b>1</b>	<b>Data Source Name</b> CA DOF Housing Units by Type
	<b>List the name of the organization or individual who originated the data set.</b> CA Department of Finance
	<b>Provide a brief summary of the data set.</b> 2013 Housing Statistics
	<b>What was the purpose for developing this data set?</b> Housing element

<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013</p>
<p>What is the status of the data set (complete, in progress, or planned)?</p>