



City of Milpitas

DRAFT ACTION PLAN

Fiscal Year 2024-2025



Substantial Amendment Draft for May 6, 2025

FY 2024-2025 Annual Action Plan

Executive Summary

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

1. Introduction

The City of Milpitas (City) is an entitlement city that receives Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD).

CDBG funds address community and economic development needs for low- and moderate-income residents through public services and capital improvement projects. At least seventy percent (70%) of gross funding is to be utilized to serve low- and moderate-income individuals and households.

The City is required to develop a three to five-year Consolidated Plan outlining the strategies used to meet the variety of housing and non-housing community needs. For each of the three to five years covered by the Consolidated Plan, HUD requires the City to prepare a one-year Action Plan that identifies programs, projects, and CDBG funding levels undertaken any given year. This Annual Action Plan (AAP) covers the third and final program years covered by the City's 2022-25 Consolidated Plan which was adopted by the Milpitas City Council on June 14, 2022.

The City's AAP covers the period from July 1, 2024, to June 30, 2025 (HUD's Program Year 2024). The City's FY 2024-25 AAP reports on the status of needs and outcomes the City expects to achieve in the coming year. The activities mentioned in the Annual Action Plan are based on current priorities. The 2022-25 Consolidated Plan is supported by the AAP. **Staff held a public hearing on Tuesday, February 4, 2025, to discuss substantial amendments to the 2022-25 Consolidated Plan and the 2024-25 Annual Action Plan. The Council approved the closure of the Home Rehabilitation Loan Program, but did not move forward staff's recommendation for the substantial amendment. Instead, the Council requested that staff return to a future meeting with additional options for the use of the revolving loan fund balance. Staff is requesting Council approval on a substantial amendment to the Plan, to convert the City's entire revolving loan fund balance to program income. Staff will hold a public hearing on Tuesday, May 6, 2025, to discuss substantial amendments to the 2022-25 Consolidated Plan and the 2024-25 Annual Action Plan.**

2. Summarize the objectives and outcomes identified in the Plan

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

The AAP provides a snapshot of how the City will utilize its CDBG allocation to meet the needs
OMB Control No: 2506-0117 (exp. 09/30/2021)

of the City's low- and moderate-income individuals and the most vulnerable populations.

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

- Affordable Housing Rental Rehabilitation
- Assist Microenterprises and Small Businesses
- Community Funding/Public Services
- Fair Housing
- Maintain and Preserve Existing Housing
- New Affordable Housing
- Public Improvements including Accessibility and Improving Public Facilities
- Public Services for Children and Youth
- Public Services for Domestic Violence Support
- Public Services for Residents at Risk of Eviction
- Public Services for Seniors

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Consolidated Annual Performance and Action Report (CAPER) reports on the success of the City's Annual Action Plan. The CAPER assists in assessing the annual performance of the AAP with meeting its overall three-to-five-year Consolidated Plan priorities.

The last CAPER submitted to HUD was for FY 2022-23 (HUD's Program Year 2022).

The following are the highlights of the accomplishments reported in support of the Consolidated Plan:

Affordable Housing Rental Rehabilitation: Terrace Gardens Senior Housing is an affordable housing rental apartment for seniors. Terrace Gardens met its goal of rehabilitating the existing community room wood trellis, assisting 148 housing units.

Community Funding/Public Services: A total of 174 individuals benefitted from a variety of public services provided by four non-profit organizations.

Maintain and Preserve Existing Housing: Rebuilding Together Silicon Valley (RTSV) preserves affordable housing by providing safety, energy efficiency, accessibility repairs, and improvements to qualified low-income homeowners and renters. RTSV made housing repairs for 27 Milpitas households (26 homeowners and 1 renter).

Public Services for Children and Youth: Child Advocates of Silicon Valley is the only agency in the County that provides court-appointed volunteers (CASA) to each foster child. Child Advocates of Silicon Valley served and connected 9 Milpitas foster children youth and children to CASAs.

Public Services for Domestic Violence Support: A total of 78 individuals benefitted from a variety of domestic violence survivor services provided by two non-profit organizations.

Public Services for Seniors: A total of 553 individuals benefitted from a variety of senior services provided by seven non-profit organizations.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City solicited input throughout the development process of the FY 2024-25 AAP. During the development of the FY 2024-25 AAP, two public hearings and a community meeting were held to solicit public comment to help identify community needs. The First Public Hearing was held during the drafting phase of the AAP. The Second/Final Public Hearing Meeting is took place June 18, 2024.

Public Hearing #1

The First Public Hearing was held on February 6, 2024, to solicit public comment on the applications submitted. A total of twelve (12) public comments were provided. Nine (9) public comments were from prospective applicants summarizing its proposed activities and how the activities would benefit Milpitas residents.

Community Meeting

On March 13, 2024, the Community Advisory Commission (CAC) held a public meeting to review the applications received, hear from the applicants, and rank priority areas. The commissioner's feedback was incorporated into the final allocation recommendations for the June 18, 2024, public hearing meeting. Eleven (11) public comments were heard from prospective applicants summarizing their proposed activities and impact.

Public Hearing #2

The Second/Final Public Hearing was held on June 18, 2024, to solicit public comment on the proposed funding allocations. A total of ten (10) public comments were provided. Nine (9) public comments were from prospective applicants emphasizing the importance of funding their activities.

Public Noticing

Per the City of Milpitas' adopted Citizen Participation Plan, the City held a 30-day public review comment period for the Annual Action Plan. The City published notifications of upcoming public

hearings and the 30-day public review comment period in a local newspaper of general circulation, copies at the front desk and local Library, on the City's CDBG webpage, and via email blasts to stakeholders. The City held two advertised public hearings on February 6, 2024, and June 18, 2024.

On December 8, 2023, the City announced the opening of the FY2024-2025 CDBG application period. The application period opened on December 8, 2023, and remained available through January 8, 2024. The announcement was made via a Notice of Funding Availability. The public notice was distributed to the current CDBG subgrantees, CDBG interest email list, and other community members. Additionally, the public notice and the application were physically available at City Hall's Permit Center and the Milpitas Library for the public. Lastly, the public notice was published in the Milpitas Post on December 8, 2023. The application was accessible via our Federal Program webpage.

On January 19, 2024, the City announced the First Public Hearing and made available the draft FY24-25 Annual Action Plan for the public review comment period in a local newspaper of general circulation, copies at the front desk and local Library, on the City's CDBG webpage, and via email blasts to stakeholders. The notice was published in the Milpitas Post on January 19, 2024, and the draft AAP was accessible via our Federal Program Webpage.

On May 17, 2024, the City announced the Second Public Hearing for the public review comment period in a local newspaper of general circulation, copies at the front desk and local Library, on the City's CDBG webpage, and via email blasts to stakeholders. The Annual Action Plan's 30-day public review period occurred from May 17, 2024, through June 17, 2024.

On December 6, 2024, the City announced a public hearing to consider a substantial amendment and made available the draft 2022-25 Consolidated Plan and the 2024-25 Annual Action Plan for public review comment period. The notice was in a local newspaper of general circulation, copies at the front desk and local Library, on the City's CDBG webpage, and via email blasts to stakeholders. The 30-day public review period occurred from December 6, 2024, through February 3, 2025.

On March 21, 2025, the City announced a public hearing to consider a substantial amendment and made available the draft 2022-25 Consolidated Plan and the 2024-25 Annual Action Plan for public review comment period. The notice was in a local newspaper of general circulation, copies at the front desk and local Library, on the City's CDBG webpage, and via email blasts to stakeholders. The 30-day public review period occurred from March 21, 2025, through May 5, 2025.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

On February 6, 2024, the City Council conducted a Public Hearing to solicit public comment on the FY 2024-25 CDBG applications submitted. Twelve (12) public comments were heard from prospective applicants summarizing their proposed activities and how their activities would benefit Milpitas residents.

On March 13, 2024, staff held a public meeting to solicit community and CAC feedback on the proposed FY 2024-25 Annual Action Plan as well as the applicants applying for CDBG funding. Commissioners received comments from the prospective FY 2024-25 CDBG applicants. A total of eleven (11) comments were provided from applicant organizations describing their proposed project and how it will benefit Milpitas residents. Each Commissioner then provided their feedback on priorities and goals the Council should consider funding with CDBG funds.

On June 18, 2024, the City Council conducted the second/final Public Hearing. Ten (10) public comments were heard from prospective applicants emphasizing the importance of funding their activities.

Will update after May 6, 2025, Public Hearing

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

Will update after May 6, 2025, Public Hearing

7. Summary

Following the Citizen Participation Plan requirements, the City held public hearings on February 6 and June 18, 2024.

On January 19, 2024, the City Posted the draft FY24-25 Annual Action Plan on its website to provide opportunities for public comment. The document is posted at this URL:

<https://www.milpitas.gov/922/CDBG-Plans-Reports>

Will update after May 6, 2025, Public Hearing

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

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

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

The City of Milpitas is the lead agency and administrator for CDBG entitlement funds.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Milpitas	Housing

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

The FY 2024-25 AAP is a one-year plan that describes eligible projects and activities to be completed according to current priorities outlined in the 2022-25 Consolidated Plan. The AAP was prepared by Housing staff with input from a variety of local and regional stakeholders.

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

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

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

The Santa Clara County Office of Supportive Housing is the administrator of the Santa Clara County Continuum of Care (CoC). The CoC is a multi-sector group of stakeholders guiding the implementation of the County's housing and service system to meet the needs and prevent and end homelessness. This includes: 1) permanent housing, 2) emergency shelter with outreach and assessment services, 3) transitional housing with support services, and 4) prevention services.

In 2020, the City of Milpitas participated in the preparation of the Community Plan to End Homelessness in Santa Clara County. The Plan identifies strategies to address the needs of homeless people in the county. On October 6, 2020, the City Council endorsed the 2020-2025 Santa Clara County Community Plan to End Homelessness.

The City is currently looking for a partner in homeless outreach. We plan to have a combined in-house and third-party approach to end homelessness. The City is projected to onboard a new homeless outreach provider prior to the start of the new fiscal year. In alignment with City Council priorities, our new outreach provider will be dedicated to overseeing the City's current unhoused response and adding capacity to further enhance unhoused and at-risk resident services.

Additionally, City Staff attend monthly regional CDBG/ Housing Coordinators meetings. Meetings serve the purpose of identifying gaps in homeless services and funding priorities to address homelessness

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

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

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

1	Agency/Group/Organization	Catholic Charities of Santa Clara County
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The surrounding organizations were contacted via email, Milpitas Post, and City's website. A staff member from Catholic Charities attended to voice the need for those living in long-term care.
2	Agency/Group/Organization	CityTeam
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs- Chronically Homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The surrounding organizations were contacted via email, Milpitas Post, and City's website. A staff member from CityTeam attended to voice the need for the unhoused.
3	Agency/Group/Organization	Healthier Kids Foundation
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The surrounding organizations were contacted via email, Milpitas Post, and City's website. A staff member from the Healthier Kids Foundation attended to voice the need for the Refugee and Immigrant School Linked Services Manager for the Milpitas Unified School District (MUSD).
4	Agency/Group/Organization	Hope for the Unhoused

	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs- Chronically Homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The surrounding organizations were contacted via email, Milpitas Post, and City's website. A staff member from Hope for the Unhoused attended to voice the need for the unhoused.
5	Agency/Group/Organization	Knights of Columbus
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs- Chronically Homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The surrounding organizations were contacted via email, Milpitas Post, and City's website. A staff member from the Knights of Columbus attended to voice the need for the unhoused.
6	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The surrounding organizations were contacted via email, Milpitas Post, and City's website. A staff member from Project Sentinel attended to voice the need for fair housing rights.
7	Agency/Group/Organization	Rebuilding Together Silicon Valley (RTSV)
	Agency/Group/Organization Type	Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The surrounding organizations were contacted via email, Milpitas Post, and City's website. A staff member from Rebuilding Together Silicon Valley attended to voice the need for continued services for critical repairs and accessibility modifications for low-income homes.
8	Agency/Group/Organization	Senior Adult Legal Assistance (SALA)
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The surrounding organizations were contacted via email, Milpitas Post, and City's website. A staff member from Senior Adult Legal Assistance attended to voice the need for continuing legal services for senior person(s).
9	Agency/Group/Organization	Terrace Gardens Senior Housing, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The surrounding organizations were contacted via email, Milpitas Post, and City's website. A staff member from Terrace Gardens attended to voice the need for services for senior person(s).

Table 2 – Agencies, groups, organizations who participated

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to support activities to prevent and end homelessness.
Housing Element	City of Milpitas	The Housing Element serves as a policy guide to help the City meet its existing and future housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing. The California Department of Housing and Community Development (HCD) certified the City's 2023-2031 Housing Element on May 17, 2023.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The citizen participation process includes holding several public community meetings and workshops for maximum citizen participation. City staff worked closely with the City's Community Advisory Commission (CAC) to hold a public meeting for the Commission and community to understand and participate in the CDBG process. The CAC held a public meeting on March 13, 2024, to discuss the priorities, goals, and funding allocations for the FY 2024-25 Annual Action Plan.

The City conducted four publicly noticed meetings to discuss CDBG allocations, two of which were public hearings. Noticing for the public hearings was done per the Citizen Participation Plan.

Per the City's adopted Citizen Participation Plan, the City is to allow a 30-day public review and comment period for the Annual Action Plan. The City has published notifications of upcoming public hearings and the 30-day public review comment period in the local newspaper, at the City's front desk, Milpitas Library, on its CDBG webpage, and via email blasts to stakeholders. The City held two advertised public hearings on February 26, 2024, and June 18, 2024. The Annual Action Plan 30-day public review comment period occurred from May 17, 2024, through June 17, 2024.

On April 25, 2024, the City posted the draft FY 2024-25 Annual Action Plan on its website to provide opportunities for public comment. The documents were posted at this URL: <https://www.milpitas.gov/475/Federal-Program-Community-Development-BI>

The City held a public meeting with the CAC on March 13, 2024, to review applications and hear applicant presentations. The Commissioners deliberated and made their recommendations to the City Council. Recommendations were synthesized into the staff's agenda report. This narrative and report were presented at the June 18th public hearing. Eleven (11) public comments were heard from prospective applicants summarizing their proposed activities and how their activities would benefit Milpitas residents.

On February 6, 2024, the City Council conducted a public hearing for the funding allocations for the FY 2024-25 Community Development Block Grant Annual Action Plan. Eleven (11) public comments were heard from prospective applicants summarizing their proposed activities and how their activities would benefit Milpitas residents. One (1) public comment was heard from a Milpitas resident.

Saff incorporated the first public hearing and CAC meeting feedback into the final allocation recommendations for the final public hearing meeting.

On June 18, 2024, the City held the second/final public hearing. Ten (10) public comments were heard from prospective applicants. Nine (9) public comments were from prospective applicants emphasizing the importance of funding their activities.

Staff noted the comments received at the final public hearing and will bring recommendations to a future City Council meeting.

Annual Action Plan

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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/Website	Non-targeted/broad community	Opening the application period	No comments were received	N/A	https://www.milpitas.gov/924/CDBG-Notices
2	Newspaper Ad/Website	Non-targeted/broad community	Public Hearing #1 Notice	No comments were received	N/A	https://www.milpitas.gov/924/CDBG-Notices
3	City Council Meeting City Public Hearing #1	Non-targeted/broad community	50 Attendees	The City Council heard 12 comments from the public/applicants	N/A	https://www.youtube.com/watch?v=BFIWKFAQFeI
4	Public Meeting (CAC)	Non-targeted/broad community	25 Attendees	The Community Advisory Commission (CAC) heard 11 comments from the applicants. The commissioners provided their feedback on priorities and goals the City Council should consider funding with CDBG funds.	N/A	https://milpitas.ca.portal.civicclerk.com/event/1604/files/agenda/3321
5	Newspaper Ad/Website	Non-targeted/broad community	Public Hearing #2 Notice	No comments were received	N/A	https://www.milpitas.gov/924/CDBG-Notices
6	City Council Meeting City Public Hearing #2	Non-targeted/broad community	50 Attendees	The City Council heard 10 comments from the public/applicants	N/A	https://www.milpitas.gov/924/CDBG-Notices

Table 4 – Citizen Participation Outreach

Will update after May 6, 2025, Public Hearing

Expected Resources

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

Introduction

The City of Milpitas received an entitlement allocation amount of \$592,161. The City will allocate CDBG funds to eligible activities that address the needs identified in the Consolidated Plan. Prior Year resources in the amount of \$594,882.86 and current program income of \$81,085.24 from a revolving loan fund. Revolving loan funds will be re-allocated to continue the [City's Microenterprise Assistance Grant Program and Rebuilding Together Silicon Valley](#). Additional Prior Year resources in the amount of \$191,094.35 from unused entitlement funding from past years and recent repayments to HUD will be reallocated to new program year. [20% of the program income earned from RL in the current year \(\\$16,217.05/\\$81,085.20\) will be allocated to program administration. The remaining revolving loan funds will be reallocated for use next program year.](#)

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	Admin and Planning Economic Development Housing Public Improvements Public Services	\$592,161	\$0.00 81,085.24	\$819,050.96 901,410.96	\$1,411,211.96 1,574,657.20	\$0.00	Prior Year resources from revolving loan funds will be re-allocated to RTSV & MEAP .

Table 5 - Expected Resources – Priority Table

Should the Program Income resources be higher than estimated, the excess funds shall be allocated to the Rehabilitation Loan Program.

Should the Program Income resources be lower than estimated, funds allocated for the Rehabilitation Loan Program will be reduced.

Should any agency refuse the allocation, excess funds will be reassigned accordingly based on community and City Council Priority.

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

Not applicable, the City does not match federal funds.

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

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

The other two parcels, approximately 1.7 acres, are located adjacent to the Milpitas Housing Authority property and is owned by the City of Milpitas. That City parcels are also occupied by commercial businesses but is also zoned for multi-family residential use. Staff is awaiting City Council direction for this parcel.

Discussion

Please see the discussion 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	Citywide	Affordable Housing Development and Preservation	\$750,882.86	32-25 Homeowner housing rehabilitated
				Non-Homeless Special Needs				
2	Affordable Housing Rental Rehabilitation	2022	2025	Non-Housing Community Development	Citywide	Affordable Housing Development and Preservation	\$199,999.00	148 Homeowner housing rehabilitated
3	Community Funding/Public Services	2022	2025	Homeless	Citywide	Community Services	\$30,000.00	162 persons assisted - Public service activities other than LMI housing benefit
				Non-Homeless Special Needs				
4	Fair Housing	2022	2025	Affordable Housing	Citywide	Community Services	\$21,000.00	106 persons assisted - Public service activities other than LMI housing benefit
				Non-Homeless Special Needs				
5	Public Services for Children and Youth	2022	2025	Non-Homeless Special Needs	Citywide	Community Services	\$10,000.00	4 persons assisted - Public service activities other than LMI housing benefit
				Non-Housing Community Development				
6	Public Services for Seniors	2022	2025	Non-Homeless Special Needs	Citywide	Community Services	\$30,000.00	40 persons assisted - Public service activities other than LMI housing benefit
				Non-Housing Community Development				
7	Public Services for Domestic Violence Support	2022	2025	Non-Homeless Special Needs	Citywide	Community Services	\$18,824.15	52 persons assisted- Public service activities other than LMI housing benefit
8	Assist Microenterprises and Small Businesses	2022	2025	Non-Housing Community Development	Citywide	Economic Development	\$368,000.00	40 micro-enterprises assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain and Preserve Existing Housing
	Goal Description	Homeowner Housing Rehabilitation
2	Goal Name	Affordable Housing Rental Rehabilitation
	Goal Description	Rental Units Rehabilitated
3	Goal Name	Community Funding/Public Services
	Goal Description	Public service activities other than Low/Moderate Income Housing Benefit
4	Goal Name	Fair Housing
	Goal Description	Public service activities other than Low/Moderate Income Housing Benefit
5	Goal Name	Public Services for Children and Youth
	Goal Description	Public service activities other than Low/Moderate Income Housing Benefit
6	Goal Name	Public Services for Seniors
	Goal Description	Public service activities other than Low/Moderate Income Housing Benefit
7	Goal Name	Public Services for Domestic Violence Support
	Goal Description	Public service activities other than Low/Moderate Income Housing Benefit
8	Goal Name	Public Improvements-Accessibility & Improving Public Facilities
	Goal Description	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit
9	Goal Name	Assist Microenterprises and Small Businesses
	Goal Description	Businesses Assisted

Projects

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan goals represent high-priority needs for the City of Milpitas and serve as the basis for the strategic actions the City will use to meet these needs. The City of Milpitas only receives Community Development Block Grant (CDBG) funding. If available and recommended in certain circumstances, the City Council may also augment the funds and contributions 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	CityTeam
4	City of Milpitas
5	Hope for the Unhoused
6	Next Door Solutions to Domestic Violence
7	Project Sentinel-Fair Housing
8	Project Sentinel-Tenant/Landlord
9	Rebuilding Together Silicon Valley
10	Senior Adults Legal Assistance
11	Silicon Valley Independent Living Center
12	Sourcewise
13	Terrace Gardens
14	YWCA Golden Gate Silicon Valley
15	Program Administration
16	Home Rehabilitation Loan Program

Table 7 - Project Information

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

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Catholic Charities of Santa Clara County
	Target Area	Citywide
	Goals Supported	Public Services for Seniors
	Needs Addressed	Community Services
	Funding	CDBG: \$10,000
	Description	Investigate and resolve complaints for seniors and disabled adults in long-term care facilities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	4
	Location Description	All long-term care facilities in Milpitas.
2	Planned Activities	Site visits to long-term care facilities and nursing homes and provide case management for those clients with open cases.
	Project Name	Child Advocates of Silicon Valley
	Target Area	Citywide
	Goals Supported	Public Services for Children and Youth
	Needs Addressed	Community Services
	Funding	CDBG: \$10,000
	Description	Provides court-appointed youths with volunteers to maintain life-long mentorship and guidance.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	4
3	Location Description	Milpitas, CA
	Planned Activities	The organization will recruit, and train volunteers and provide essential mentors and guidance for youth.
	Project Name	CityTeam
	Target Area	Citywide
	Goals Supported	Community Funding/Public Services
	Needs Addressed	Community Services
	Funding	CDBG: \$5,000

	Description	CityTeam's Hope on Wheels food truck provides a warm-cooked meal to unhoused individuals.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Milpitas, CA
	Planned Activities	Food distribution to the unhoused.
4	Project Name	City of Milpitas
	Target Area	Citywide
	Goals Supported	Assist Microenterprises and Small Businesses
	Needs Addressed	Economic Development
	Funding	CDBG: \$220,000
	Description	The Milpitas Microenterprise Assistance Grant Program will provide funding to microenterprise businesses.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	40
	Location Description	Milpitas, CA
5	Planned Activities	Support Milpitas microenterprises.
	Project Name	Hope for the Unhoused
	Target Area	Citywide
	Goals Supported	Community Funding/Public Services
	Needs Addressed	Community Services
	Funding	CDBG: \$5,000
	Description	This mobile service center would provide a weekly one stop shop for unhoused to get food, water, clothing, essentials (tents, sleeping bag), hygiene kit, device recharging, etc. It would also provide the unhoused the ability to get assessed (VI-SPDAT), request additional support such as medical issues (VHHP - Valley Med Backpack Team), request or get status on case management items (e.g., ID, Social Security, EBT, GA/VA)
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	40
	Location Description	Milpitas, CA
	Planned Activities	Provide essentials to unhoused individuals.
6	Project Name	Next Door Solutions to Domestic Violence
	Target Area	Citywide
	Goals Supported	Public Services for Domestic Violence Support
	Needs Addressed	Community Services
	Funding	CDBG: \$9,412.08
	Description	Provide Support Services for survivors of domestic violence by providing emergency shelter, crisis counseling, safety strategies, community and systems advocacy, support groups, and case management.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	37
	Location Description	Milpitas, CA
7	Planned Activities	Next Door Solutions provides peer counseling, advocacy, legal help, and support groups. Additionally, Next Door Solutions to Domestic Violence provides safe emergency shelter to victims of domestic violence and their children within a confidential and protected environment.
	Project Name	Project Sentinel-Fair Housing
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Community Services
	Funding	CDBG: \$21,000
	Description	Milpitas residents and those seeking to reside in Milpitas will have their civil rights protected with fair housing education, counseling, investigation, and enforcement actions.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	106
8	Location Description	Milpitas, CA
	Planned Activities	Handle Fair Housing cases, and provide public presentations and education.
	Project Name	Project Sentinel-Tenant/Landlord
	Target Area	Citywide

	Goals Supported	Community Funding/Public Services
	Needs Addressed	Community Funding/Public Services
	Funding	CDBG: \$10,000
	Description	Through education and counseling, housing providers (owners and property managers) and tenants will understand their respective rights and obligations. Rental housing disputes will be resolved through mediation, conciliation, and empowerment.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	30
	Location Description	Milpitas, CA
	Planned Activities	Tenant/landlord dispute resolution through counseling and education.
9	Project Name	Rebuilding Together Silicon Valley
	Target Area	Citywide
	Goals Supported	Maintain and Preserve Existing Housing
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	CDBG: \$156,000
	Description	Funding to provide critical home repairs, rehabilitation, accessibility, and mobility services work to low-income homeowners in Milpitas.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	15 units
	Location Description	Milpitas, CA
	Planned Activities	Rehabilitate very low-, low-low-income households at no cost.
10	Project Name	Senior Adults Legal Assistance
	Target Area	Citywide
	Goals Supported	Public Services for Seniors
	Needs Addressed	Community Services
	Funding	CDBG: \$10,000
	Description	Legal services in the form of advice/referrals, consultations/brief service, and legal representation will be provided to Milpitas elders in areas of law common to SALA's target population including, but not limited to, the following: Public Benefits; Housing; Elder Abuse/Domestic Violence; Nursing Homes/Alternatives; Planning for Incapacity; Consumer/Finance; and Personal Affairs.

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	16
	Location Description	Barbara Lee Center, Phone, or San Jose Office
	Planned Activities	Legal assistance to seniors.
11	Project Name	Silicon Valley Independent Living Center
	Target Area	Citywide
	Goals Supported	Community Funding/Public Services
	Needs Addressed	Community Services
	Funding	CDBG: \$10,000
	Description	The Housing Service project will assist individuals with disabilities in acquiring the knowledge and skills needed to secure or maintain affordable, accessible housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	42
	Location Description	Barbara Lee Center, Phone, Central Office
12	Planned Activities	Provide housing search assistance to LMC Milpitas residents with disabilities at risk of eviction.
	Project Name	Sourcewise
	Target Area	Citywide
	Goals Supported	Public Services for Seniors
	Needs Addressed	Community Services
	Funding	CDBG: \$10,000
	Description	Ensure critical, ongoing meal services and wellness checks for Milpitas' older low-income adult residents.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	20
13	Location Description	Milpitas, CA
	Planned Activities	Provide seniors with nutritious, home-delivered meals.
	Project Name	Terrace Gardens Senior Housing – Capital
	Target Area	Citywide
	Goals Supported	Affordable Housing Rental Rehabilitation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	\$199,999.00
	Description	Replace "Community Building" and "E" & "F" buildings roofs.

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	148
	Location Description	186 Beresford Court
	Planned Activities	Funding will be used to replace three roofs at Terrace Gardens.
14	Project Name	YWCA Golden Gate Silicon Valley
	Target Area	Citywide
	Goals Supported	Public Services for Domestic Violence Support
	Needs Addressed	Community Services
	Funding	CDBG: \$9,412.07
	Description	Provide residents with domestic violence supportive services.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	15
	Location Description	Milpitas, CA
15	Planned Activities	24-hour Support Line; emergency shelter; emergency response calls from law enforcement; crisis counseling, individual therapy, and support groups for adults and children; medical advocacy; transportation; criminal justice and social service advocacy; temporary restraining orders; court accompaniment; and children's programming.
	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$97,432.20-113,649.25
	Description	Program Administration
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Program Administration
16	Location Description	Milpitas, CA
	Planned Activities	Program Administration
	Project Name	Home Rehabilitation Loan Program
	Target Area	Citywide
	Goals Supported	Maintain and Preserve Existing Housing
	Needs Addressed	Affordable Housing Development and Preservation

Funding	RL: \$594,882.86
Description	Rehabilitate very low-, low- income households
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	6
Location Description	Milpitas, CA
Planned Activities	Rehabilitate very low-, low- income households

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. No census tracts in the city limits identify any area as a slum. Instead, the City helps fund organizations that provide supportive services to low- and moderate-income residents.

Geographic Distribution

Target Area	Percentage of Funds
Milpitas	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Not applicable.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City adopted an Affordable Housing Ordinance No. 297 on June 12, 2018. The Affordable Housing Ordinance requires that all new developments over 10 units must construct 15% of the total number of dwelling units to be affordable. For example, a developer wants to build an apartment complex with 20 units. A total of 3 units (15%) will need to be deemed affordable to comply with the City's Affordable Housing Ordinance. On March 5, 2019, the City established residential and non-residential affordable housing fees. On February 1, 2022, the City Council approved changes to the Affordable Housing Ordinance to encourage more on-site housing construction, to help the City meet its Regional Housing Needs Allocation (RHNA) goals, and to add clarity and consistency throughout the ordinance.

In addition to our Affordable Housing Ordinance, the City typically allocates funding resources to Rebuilding Together Silicon Valley Independent and Terrace Gardens. These organizations help support low-income homeowners and renters and seniors stay housed.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	163
Special-Needs	0
Total	163

Table 9 - 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	163
Acquisition of Existing Units	0
Total	163

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

Discussion

The City anticipates allocating resources to Rebuilding Together Silicon Valley and Terrace Gardens.

Rebuilding Together Silicon Valley assists low-income homeowners and renters with critical repairs. The resources allocated to Rebuilding Together would serve 26 low-income homeowners and renters in Milpitas, a total of 15 units.

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.

Total benefit of these two activities would be **163**.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Milpitas currently does not have any public housing. However, there is a project-based Section 8 property in the City, the Sunnyhills Apartments. The Sunnyhills Apartments is a 171-unit development in which 149 units receive project-based Section 8 vouchers. The project-based Section 8 vouchers subsidize assistance for each unit with the Department of Housing and Urban Development, establishing fair market rent for the area and what the tenant can afford to pay. The goal 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

Not applicable. There is no public housing within the city.

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

Not applicable. There is no public housing within the city.

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

Not applicable.

Discussion

Not applicable.

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

Introduction

The County of Santa Clara and the City have designated homelessness as a critical issue. In Santa Clara County's 2023 Point-in-Time Census & Survey Comprehensive Report, the survey identified a total of 142 unsheltered homeless persons in Milpitas. Notably, there was a 48% decrease in unsheltered homeless persons in Milpitas. The decrease demonstrates that the homelessness crisis in the City is improving. With that being said, the City strives to solve and provide resources to individuals experiencing homelessness. Given the complexity of homelessness, interagency and interregional collaboration is crucial in solving the homeless issue.

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

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

November 10, 2020, the City Council approved and authorized staff to enter into an agreement for homeless outreach, assessment, and street-based case management services with Santa Clara County. A new contract was executed in December 2022 to continue homeless outreach through December 2023. As of April 2024, the City is preparing to launch a Request for Proposal (RFP) to enter into a new contract for homeless outreach and assessments.

In December 2020, the City Council authorized staff to contract with WeHOPE to provide mobile shower and laundry services in Milpitas. In June 2023, the City Council approved to fund WeHOPE for an additional 3 years.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Milpitas will address emergency shelter and transitional housing needs of homeless persons by continuing to coordinate services between the City's Police, Building Safety & Housing, and Public Works Departments and our local service providers, such as LifeMoves. The City's Rent and Mortgage Relief program does allow for emergency housing relief for foster children or homeless families with school age children experiencing temporary homelessness. Funds can be used for obtaining temporary,

secure housing (motel, hotel, etc.) followed by additional assistance for rent/deposit relief to move into more permanent housing.

CDBG Funded

- Next Door Solutions to Domestic Violence: Next Door Solutions to Domestic Violence provides client-centered, community-based supportive services for victims of domestic violence and his/her children. The organization also provides undisclosed emergency shelter when requested and needed by the individual and/or family.
- YWCA Silicon Valley (YWCA): YWCA Silicon Valley empowers women and her children to end racism and violence through offering supportive services for self-improvement and undisclosed emergency shelter for short-term to a longer amount of time if needed. YWCA also provides clients referrals to permanent housing if possible, and available.

Other Funded Programs

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

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

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly

funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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

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

CDBG and City Local Funds

- Rent Relief Program: The City's Rent Relief program began in 2019 and expanded to a Rent and Mortgage Relief program in 2021. The rent relief portion assists with rent/deposit relief, eviction protection, domestic violence relocation, child and family homelessness relief, and section 8 good faith deposits.
- Workforce Housing Rental Assistance Program: Through a California Housing and Community Development (HCD) grant known as the Permanent Local Housing Allocation (PLHA), the City of Milpitas will be funding 50 households at or below 30% of the Area Median Income with a rental subsidy of \$645 per month for 24 months.
- 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 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.

Discussion

Please see the discussion above.

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

Introduction:

Along with other jurisdictions in Santa Clara County, the City of Milpitas is facing many obstacles in creating more affordable housing. The many constraints that the City is facing are the limited amount of developable land, government constraints, infrastructure and public facilities constraints, environmental, 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 the 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, the City Council approved changes to the Affordable Housing Ordinance to encourage more on-site affordable housing production.

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 Home Ownership

The City manages a Below Market Rate (BMR) Home Ownership program for first-time, income-qualified homebuyers. Once a unit from the current BMR housing stock becomes available, a qualified applicant procured by lottery will have the ability to purchase a home in Milpitas at one of the various developments throughout the City.

Fair Housing

Milpitas provides CDBG funds to Project Sentinel. Project Sentinel is a reputable organization that provides expertise in fair housing and tenant-landlord disputes. 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 California Department of Housing and Community Development (HCD) certified the City's 2023-2031 Housing Element on May 17, 2023. The adopted 2023-2031 Housing Element states the following actions to remove or ameliorate barriers to affordable housing: build and approve accessory dwelling (ADU) units and expand incentives for ADU production, work with non-profits to rehabilitate mobile and single-family homes, landlord-tenant mediation services, fair housing enforcement, outreach, and education, preservation of at-risk housing, mobile home rent control, analyze impact fees, continue the production of below market rate units and more.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, developing an institutional structure for delivering housing and community development activities, and planning to enhance coordination between public and private housing and social services agencies.

Actions planned to address obstacles to meeting underserved needs

The most significant obstacle to addressing the underserved needs for FY 2024-25 is the lack of sufficient federal, state, and local funds to carry out all the necessary programs, activities, and projects.

The City contributes to meeting underserved needs with other resources and funds, such as:

- The City of Milpitas Affordable Housing Fund is used primarily to increase the number of new affordable housing units. It is funded through fees collected from developers by 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 and it currently uses these funds for the City's Emergency Motel Stay Program.
- The City 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 approving 950 million dollars for the County to address housing needs for the most vulnerable residents, those in extremely low-income households.
- American Rescue Plan Act (ARPA) funds have been allocated to the Rent Relief Program which assists low-and moderate-income individuals with up to \$5,000.
- In February 2023, the City received its approval letter for its Permanent Local Housing Allocation (PLHA) entitlement. The grant will help cover the homeless outreach and assessment services for the next three years. PLHA will also allow the city to create a Workforce Housing Rental Assistance Program that would offset rent paid by the tenant for a period of greater than 6 months. To qualify, tenants must have a household income of 30% AMI or below.
- In September 2022, the City Council accepted Assemblymember Lee's one-time state funding request, including \$1,500,000 for homelessness prevention and unhoused services. While the allocation of the homeless prevention and unhoused programs will be funded, the original request included the continuation of the mobile shower and laundry services, additional rent relief funds, and the establishment of a Milpitas Resource Center.

Actions planned to foster and maintain affordable housing

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

Resolution No. 8523

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

Affordable Housing Ordinance

On June 12, 2018, the City Council adopted Affordable Housing Ordinance No. 297 which requires that any new development with 10 or more units must include 15% of the units these units as affordable. The ordinance applies to both rental and ownership developments. In January 2022, the City Council approved changes to the Affordable Housing Ordinance to encourage more on-site affordable housing production. The City 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) Home 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 disputes. 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 the State's Department of Health Service and the Federal Government for the Center for Disease Control to implement a Childhood Lead Poisoning Prevention Program. The funded programs include community outreach screens, 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 publicizes and identifies lead-based hazards and older residential projects through its Code Enforcement Division and Building Department.

Home rehabilitation projects that are federally funded also require testing for lead-based paints. Residential structures not meeting lead-based paint regulations will go through the process of abatement and remediation of lead-based hazards.

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 housing crisis 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. Programs such as the Rent Relief Program and the Workforce Housing Rental Assistance Program (WHRAP) help poverty-level families stay housed.
- Provide funding for a variety of services and referrals to assist people in obtaining access to public assistance to prevent poverty. This is typically done through funding various non-profit organizations.

Actions planned to develop institutional structure

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and resources and develop new revenues for community service needs and the production of affordable housing. Collaborative efforts include:

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

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

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

sharing information and resources.

Discussion:

Please see the discussion above.

Program Specific Requirements

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

Introduction:

The City of Milpitas returned \$149,337.74 to the line of credit. Funds will be reprogrammed in FY 2024-25.

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	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$149,337.74
5. The amount of income from float-funded activities	\$0
Total Program Income	\$149,337.74

Other CDBG Requirements

1. The amount of urgent need activities	\$0
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