

City of Gilroy

7351 Rosanna Street
Gilroy, California
95020-6197

Telephone (408) 846-0202
Facsimile (408) 846-0500
<http://www.ci.gilroy.ca.us>

Thomas J. Haglund
CITY ADMINISTRATOR

September 30, 2014

Maria Cremer, Director
Community Planning & Development
U.S. Department of Housing & Urban Development
600 Harrison St., Third Floor
San Francisco, CA 94107

Dear Ms. Cremer:

The City of Gilroy is pleased to submit the enclosed Consolidated Annual Performance Evaluation Report (CAPER) for Program Year 2013. The CAPER includes records of program accomplishments. This document has been developed in accordance with all HUD requirements.

If you need further information regarding this report, please contact the program staff person, Daniel Murillo, HCD Grants Coordinator, at 408-846-0209.

Sincerely,

Thomas J. Haglund
City Administrator

Enc.

CC: Winston Moy, CPD Representative (electronically)

City of Gilroy Consolidated Annual Performance and Evaluation Report (CAPER)

For the Fourth Year of the Five Year Consolidated Plan
Program Year 2013
(*July 1, 2013 – June 30, 2014*)



Housing and Community Development
7351 Rosanna Street
Gilroy, CA 95020

(408) 846-0209

Consolidated Annual Performance and Evaluation Report for Program Year 2013 (July 1, 2013 – June 30-2014)

Executive Summary

In May 2013, the City of Gilroy submitted a One Year Action Plan (Action Plan) to the federal Department of Housing and Urban Development (HUD). The Action Plan detailed the goals and objectives for the Community Development Block Grant (CDBG) awarded by HUD. The Action Plan also includes programs it funded using Housing Trust Fund (HTF) dollars in support of the actions included in the document.

At the conclusion of the program year, and no later than September 30, the City of Gilroy must also submit a Consolidated Annual Performance and Evaluation Report (CAPER). The intent of the CAPER is to summarize the City's progress in achieving the goals stated in the Program Year 2013 Action Plan. It includes an assessment of the one-year goals and objectives, summarizes accomplishments, breaks down the amount of funds spent on programs in support of said goals, notes the funds leveraged and, if applicable, highlights why progress was not made.

Below is a breakdown of the amount of CDBG funds available to reach the goals set forth in the Program Year 2013 Action Plan:

CDBG Grant for 2013: \$336,294

CDBG Program Income Received: The City received **\$43,508.96** in loan repayments from rehabilitation loans made with CDBG funds in prior years and from rents on a property which the City acquired when the CDBG rehabilitation loan went into default in Program Year 2010.

CDBG Expenditures

Program Administration	\$74,608
Capital Projects	
City of Gilroy Home Access Program	\$105,000
Code Enforcement	
Housing code and blight eradication	\$13,500
Services Provided by Community Based Development Organizations	
St. Joseph's Family Services (Employments Services)	\$45,000
Services Primarily for NRSA Youth (under regular public services category)	
Gilroy Youth Center	\$35,000
Gilroy Aquatics Program (Swim Lessons and Lifeguard Classes)	\$8,000
Other CDBG Funded Services	
Live Oak (Adult Day Services)	\$10,000
Total	\$290,606

Other City Expenditures

The Housing Trust Fund also funded the following services:

Home First {formerly EHC} (Gilroy HOMES)	\$10,000
Gilroy Compassion Center (Day Center)	\$25,000
Community Solutions (La Isla Pacifica)	\$14,200
Project Sentinel (Fair Housing)	\$21,000
St. Joseph's Family Center (Gilroy Streets Team)	\$35,500
Community Technology Alliance (HMIS)	\$8,750
St. Joseph's Family Center (Homeless Prevention Services)	\$15,000
Silicon Valley Independent Living Center (Housing and Emergency Services for Persons with Disabilities)	\$13,000
Project Sentinel (Foreclosure Prevention)	\$7,500
Project Sentinel (Tenant Landlord Counseling)	\$30,000
Total	\$179,950

End of Executive Summary

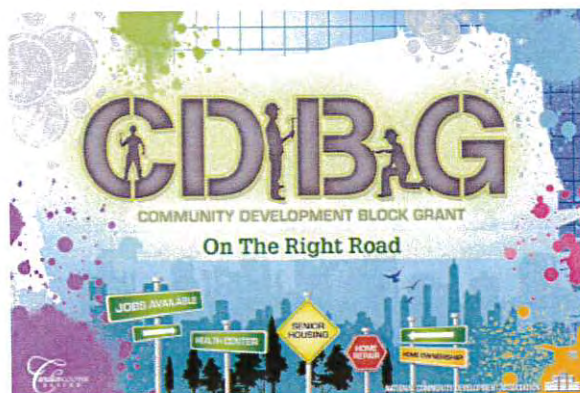
Comments may be addressed to:

(408) 846-0209

daniel.murillo@cityofgilroy.org

Table of Contents

Page 4	Assessment of the one-year goals and objectives
Page 21	Summary of demographic data
Page 22	Other Actions taken to Address Obstacles to Underserved Needs
Page 22	Citizen Participation
Page 23	Monitoring
Page 25	HUD Table 2A - Five Year Housing needs and Priorities
Page 26	HUD Table 3B – Affordable Housing Completion Goals
Page 28	Public Housing Strategy
Page 28	Status of At Risk Properties
Page 29	Neighborhood Revitalization Strategy Area
Page 30	Leveraging Resources
Page 33	List of Attachments



GOAL #1: ASSIST IN THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING FOR LOWER-INCOME AND SPECIAL NEEDS HOUSEHOLDS

Strategy #1A: Assist developers with the production of affordable rental housing

- **Action 1A.1.** Provide financial and technical assistance to developers producing affordable rental housing (Medium-Priority). While the need for affordable rental housing is high, the resources to address this are not expected to be plentiful. City staff will provide technical assistance to developers applying for tax credits and state funding such as the Multifamily Housing Program when such funds are available.

2013-2014 Action(s): Provide technical assistance to developers

Goal(s): Assistance to 3 nonprofit and for profit developers that have affordable housing exemptions under the City's Residential Development Ordinance

Program Year 2013 Accomplishments:

Staff continued to work with one for-profit developer on a requirement that it provide 35 affordable for-sale units in their project. There was no assistance provided to any nonprofit developers during this time.

- **Action 1A.2.** Assist developers in rehabilitating seriously deteriorating and neglected apartment buildings for conversion into affordable rental units (Medium-Priority). A moderate amount of funding will be made available for this purpose from the City's Housing Trust Fund. Should the City be eligible for federal funds that become available for this purpose, it will apply for such.

2013-2014 Action(s): No actions were noted for 2013-2014

Goal(s): Assist any applicable projects.

Program Year 2013 Accomplishments:

No funds were awarded during this time frame as the city was not eligible for federal funds.

- **Action 1A.3.** Address any barriers to affordable housing production through implementation of associated Housing Element programs (High-Priority). The City will attempt to have a certified Housing Element prior to the end of the first year of the Consolidated Plan and will be implementing the programs and policies.

2013-2014 Action(s): Implement policies and procedures slated for 2013-2014 in the Housing Element

Goal(s):

- Zoning Code compliant with SB-2
- Zoning Code change to encourage development of Single Room Occupancy (SRO) units
- Zoning Code consistent with Employee Housing Act
- Review water and sewer services for priority for affordable housing developments
- Update at-risk preservation policy
- Improve community access to housing information

Program Year 2013 Accomplishments:

Items that were modified and adopted by the City Council in April 2014 for the Housing Element included the following: SB-2 compliance (emergency shelters, transitional and supportive housing), density bonus, and reasonable accommodations.

Strategy #1B: Support affordable ownership housing

- **Action 1B.1.** Provide financial and technical assistance to developers producing affordable ownership housing for lower-income households, such as self-help and “sweat equity” organizations (Medium-Priority). The City will assist developers with applying for funding such as the state Building Equity and Growth in Neighborhoods (BEGIN) program rather than from local funds due to budget constraints.

2013-2014 Action(s): Maintain existing BEGIN contract for units at Alexander Place

Goal(s): 16 low income homebuyer loans

Program Year 2013 Accomplishments:

The city approved 24 new BEGIN loans at Alexander Place, an affordable for sale development, totaling \$1,374,480.

- **Action 1B.2.** Continue to support financial training and homebuyer assistance programs serving lower-income households (High-Priority). The City will continue to offer first time homebuyer training and down payment assistance through its Housing Trust Fund.

2013-2014 Action(s): Offer first time homebuyer training through the City’s Housing Trust Fund. If awarded CalHome funding, loans will be made to low income homebuyers.

Goal(s):

- 1 training
- 4 low income homebuyer loans if City is awarded CalHome funding

Program Year 2013 Accomplishments:

11 participants participated in a homebuyer training put on by Project Sentinel. No CalHome funding was awarded and no homebuyer loans were made.

- **Action 1B.3.** Maintain a list of partner lenders that are familiar with local homebuyer assistance programs and other below-market rate loan products (High-Priority). The City will continue this practice as part of its homebuyer program.

2013-2014 Action(s): Update lender list

Goal(s): List updated

Program Year 2013 Accomplishments:

No new lenders were updated to the current list. City staff continues to refer homebuyers to the Housing Trust Silicon Valley and the Santa Clara County Office of Affordable Housing for those interested in a Mortgage Credit Certificate. City staff has also been advising homebuyers to ask their lenders if they are certified to qualify individuals for the CalHFA programs.

- **Action 1B.4.** Provide lower-income homeowners with the assistance for rehabilitating their properties. (High-Priority) for retrofits to homes of very low income disabled residents. Resources through CDBG. Other rehabilitation due to budget constraints that reduced staffing to implement and maintain such a program (Medium-Priority). Possible funding through CDBG and Housing Trust Fund.

2013-2014 Action(s): CDBG funds of \$105,000 for rehabilitation program administration and for retrofit grants.

Goal(s): 6 homes made accessible for very low income disabled residents

Program Year 2013 Accomplishments:

In Program Year 2013, 3 homes were made accessible and 1 was approved during the Program Year however construction did not begin until Program Year 2014. Grants totaling \$33,540 were provided to low-income disabled residents. City staff will continue to market the program to potential clients.

- **Action 1B.5.** Implement local activities under the Neighborhood Stabilization Program (NSP) that provide for the purchase of foreclosed properties and the subsequent rehabilitation and resale of these homes as affordable units for income-eligible households (Low-Priority unless City is able to access this funding source.)

2013-2014 Action(s): No actions expected in 2013-2014

Goal(s): N/A

Program Year 2013 Accomplishments:

No goals or actions were anticipated or accomplished in Program Year 2013.

Strategy #1C: Assist lower-income seniors, larger families, the disabled, and farm workers in securing safe and affordable housing

- **Action 1C.1.** Support the production and rehabilitation of affordable housing for seniors, disabled individuals, large families, and farm workers through applications for State and federal funding, or with direct financial assistance (High-Priority for disabled residents, Medium-Priority for all others). Direct funding for disabled residents through CDBG. If the City is eligible for HOME funds during the Consolidated Plan period, funds may be budgeted for seniors, large families and farm workers as well. Otherwise, the City will support applications of developers for other funding such as state Joe Serna Farm Worker Housing funds.

2013-2014 Action(s): Circulate Request for Proposals (RFP) to provide affordable housing for extremely low income occupants or for homeless facilities.

Goal(s): One affordable project through RFP for acquisition and rehab with CDBG funds of \$136,660

Program Year 2013 Accomplishments:

This RFP was not issued during the time period due to challenges in developing the appropriate scope of work.

- **Action 1C.2.** Ensure that local zoning standards allow for units that serve the needs of disabled individuals, including second units and multifamily units (High-Priority). This is a priority in Gilroy's Housing Element.

2013-2014 Action(s): Develop informational materials for public and materials and training for City development staff

Goal(s): One publication developed.

Program Year 2013 Accomplishments:

A publication was not developed for this program due to staffing constraints.

GOAL #2: SUPPORT ACTIVITIES TO END HOMELESSNESS

Strategy #2A: Provide housing and supportive services to homeless individuals and families and households at risk of homelessness

- **Action 2A.1.** Support developers of transitional and supportive housing facilities through technical and direct financial assistance, as well as their applications for State and federal funding, drawing from the Housing First approach to ending homelessness (High-Priority). Direct financial assistance through the Housing Trust Fund and support of applications. Use may include rental subsidies to create supportive housing units through HTF or HOME funds if City becomes eligible for this funding source.

2013-2014 Action(s):

- **Permanent housing to be made available through HUD-funded HPRP (Homeless Prevention and Rapid Rehousing Program) and Section 8 vouchers set aside for the chronically homeless by the Housing Authority of Santa Clara County.**
- **Work with the South County Homeless Outreach Task Force to register vulnerable homeless individuals and families in the Housing 1000 registry so that they are in position to receive permanent housing and case management services that become available.**
- **Collaborate with the County and other jurisdictions to form a HOME Consortium with the goal of being able to provide rental subsidies in the following year (Program Year 13)**
- **Circulate Request for Proposals (RFP) to provide affordable housing for extremely low income occupants or for homeless facilities.**

Goal(s):

- **4 units available through HPRP**
- **20 units available from Section 8 for chronically homeless and/or the Housing 1000 campaign.**
- **25 new studio units made available through the completion of the Sobrato Apartments, of which construction funded in part by the City's Housing Trust Fund through funds made available in prior years.**

Program Year 2013 Accomplishments:

The HPRP program closed in January of 2012 and there were no placements in PROGRAM YEAR 2013. St. Joseph's placed 12 chronically homeless individuals through Gilroy Place subsidies and 11 households received subsidies through Our New Place that provides permanent housing for victims of domestic violence.

In Program Year 2013 the South County Homeless Outreach Group participated in registering South County homeless individuals and families in the Housing 1000 vulnerability index. Of those registered, 11 had received housing as of June 30, 2014.

The Gilroy City Council approved participation in the Santa Clara County HOME Consortium effective in Program Year 2015. Participation in the Consortium will allow the City of Gilroy to compete for future affordable housing projects as well as open up the possibility for the commencement of a tenant based rental assistance program.

The city did not issue a RFP for the development of affordable housing for extremely low income or homeless individuals. However, construction of the Sobrato Apartments was completed in July of 2013. The project houses 26 formerly homeless clients with a majority of the clients having mental health issues. Residents began to move in on August 2013 and the building was completely leased by February 2014.

- **Action 2A.2.** Support existing transitional housing and supportive housing facilities (Medium-Priority). Support for services to residents through CDBG and Housing Trust Fund. Rehabilitation fund available on a moderate basis from Housing Trust Fund and CDBG.

2013-2014 Action(s): No actions expected in 2013.

Goal(s): N/A

Program Year 2013 Accomplishments:

No goals or actions were anticipated or accomplished in Program Year 2013.

- **Action 2A.3.** Support programs that provide short-term emergency shelter for homeless individuals and families, while still prioritizing Housing First approach to ending homelessness (High-Priority). Funds available for services through Housing Trust Fund and CDBG. Will explore projects that offer short-term alternatives to encampments, and budget funding as applicable.

2013-2014 Action(s): Funding through Housing Trust Fund (HTF). Provide emergency shelter during cold weather period.

Goal(s):

- **Provide funding of \$10,000 to Emergency Housing Consortium for emergency and**

transitional shelter services to 32 individuals in families staying at the Boccardo Family Living Center.

- Provide technical assistance in the development of emergency shelter appropriate to the needs in South County.
- 600 individuals will access some type of service such as medical care through the efforts of the Compassion Center.

Program Year 2013 Accomplishments:

Home First Services of Santa Clara County (formerly Emergency Housing Consortium) assisted 34 individuals with emergency shelter and support services that included case management, housing location assistance, vocational and educational development, life skills workshops and recreational activities for children. As a result of these services, 100% of the individuals served exited the program and moved to stable housing and 80% increased their income, level of employment or education or employments skills.

Efforts to open a permanent overnight emergency shelter continue. Limited progress on this effort was achieved in Program Year 2013 due to challenges in identifying a site and the funds to build or rehabilitate a site to fit the needs of a shelter.

The Gilroy Compassion Center continues to operate as a day services center for homeless individuals. In Program Year 2013, the center was able to assist 651 individuals through intake services. This initial service resulted in referrals to other agencies, inclusion in the Housing 1000 database, and/or participation in workshops or meetings provided by partner agencies.

- **Action 2A.4.** Support emergency rental assistance programs to help protect lower-income households from homelessness (High-Priority). Support for services through Housing Trust Fund and CDBG.

2013-2014 Action(s): Fund emergency rental assistance.

Goal(s): Funding of \$15,000 through the Housing Trust Fund (HTF) to St. Joseph's Family Services to provide emergency rental assistance to 300 individuals (approximately 83 families)

Program Year 2013 Accomplishments:

St. Joseph's Family Center was able to assist 311 individuals with emergency rental assistance and other ancillary services. 77% of those assisted remained housed four months or longer.

- **Action 2A.5.** Support outreach programs that provide vital services to homeless individuals, including health services, substance abuse services, referrals, and others (High-Priority). Support for services through Housing Trust Fund and CDBG. Includes support of Gilroy Downtown Streets Team, and participation in Gilroy's Homeless Task Force.

2013-2014 Action(s): Housing Trust Funds to support Downtown Streets Team (\$35,550), Homeless Outreach Group (staff participation), Homeless Management Information System (HMIS) (\$8,750) and the Gilroy Compassion Center (\$25,000)

Goal(s):

- **8 people will obtain housing and employment through participation in the Downtown Streets team**
- **More than 600 people will access services, including housing and employment, through the efforts of the Outreach Team and the Gilroy Compassion Center day services program.**
- **Fund Community Technology Alliance to provide HUD-required HMIS services – records for 1000 people**

Program Year 2013 Accomplishments:

With city funding, the Downtown Streets Team program was able to assist 9 people obtain housing and/or employment. In total, Street Team members provided 3,558 hours of service and participated in a variety of activities that enhanced their janitorial and urban beautification skills.

With city funding, the Gilroy Compassion Center, in partnership with other agencies, held 3 Project Homeless Connect events at their center. A total of 341 homeless individuals received services, food, clothing and toiletries at the three events. As noted above, 651 homeless individuals also received intake services that led to access to additional support services including referral and receipt of basic needs assistance such as clothing, laundry services and access to bathrooms and showers.

With city funding, the Community Technology Alliance was able to maintain records of 1,289 Gilroy residents. As a result, these individuals were able to receive more holistic care and case management.

GOAL #3: SUPPORT ACTIVITIES THAT PROVIDE BASIC SERVICES, ELIMINATE BLIGHT, AND/OR STRENGTHEN NEIGHBORHOODS

Strategy #3A: Support local service organizations that provide essential services to the community, particularly special needs populations

- **Action 3A.1.** Provide funding for social services organizations benefiting lower-income households and special needs populations, including seniors, disabled, youth, homeless, farm workers, single-mothers, victims of domestic violence, and others (High-Priority). Support for services through Housing Trust Fund and CDBG. Human trafficking victims will also be

included among those eligible for services.

2013-2014 Action(s): Fund public services contracts in the amounts recommended at the April 15, 2013 City Council meeting. Some of these are also mentioned under other actions.

Goals:

CDBG funds will provide the following services:

Project - Agency	Number of People Proposed to be Served	Grant Award
Gilroy Aquatics Program – City of Gilroy	90 youth	\$8,000
Adult Day Care – Live Oak Adult Day Services	50 frail elderly	\$10,000
Employment Services – St. Joseph’s Family Center	45 NRSA residents	\$45,000
Youth Center – City of Gilroy	250 youth	\$35,000

Gilroy’s Housing Trust Fund will provide the following services:

Project/Agency	Number of People Served	Grant Award
La Isla Pacifica Shelter for Battered Women and Their Children – Community Solutions	33 domestic violence victims	\$14,200
HMIS – Community Technology Alliance	1000 unhoused people	\$8,750
Day Center – Gilroy Compassion Center	600 homeless people	\$25,000
Gilroy HOMES – HomeFirst (formerly Emergency Housing Consortium)	36 homeless people in families	\$10,000
Housing & Family Services – St. Joseph’s Family Center	300 people in families	\$15,000
Gilroy Streets Team – St. Joseph’s Family Center	8 people	\$35,550
Housing Program for Persons with Disabilities – Silicon Valley Independent Living Center	36 disabled people	\$13,000

Program Year 2013 CDBG Accomplishments:

Project - Agency	# of People Served (Proposed)	# Served (Actual)
Gilroy Aquatics Program – City of Gilroy	90 youth	129
Adult Day Care – Live Oak Adult Day Services	50 frail elderly	46
Employment Services – St. Joseph’s Family Center	45 NRSA residents	40
Youth Center – City of Gilroy	250 youth	145

Program Year 2013 Housing Trust Fund Accomplishments:

Project/Agency	Number of People Served (Proposed)	# Served (Actual)
La Isla Pacifica Shelter for Battered Women and Their Children – Community Solutions	33 domestic violence victims (shelter and crisis intervention)	153
HMIS – Community Technology Alliance	1000 unhoused people	1,289

Day Center – Gilroy Compassion Center	600 homeless people	651
Gilroy HOMES – HomeFirst	36 homeless people in families	34
Housing & Family Services – St. Joseph’s Family Center	300 people in families	311
Gilroy Streets Team – St. Joseph’s Family Center	8 people	10
Housing Program for Persons with Disabilities – Silicon Valley Independent Living Center	36 disabled people	39

- **Action 3A.2.** Support programs and services that assist lower income household’s access vital services through translation, transportation, outreach and information, and other forms of assistance (High-Priority). Support for services through Housing Trust Fund and CDBG. Translation in Spanish will be made available through bilingual staff. Other translation will be provided as needed through contractual services or referrals.

2013-2014 Action(s): Translation in Spanish will be made available through bilingual staff and contractors.

Goal(s): 2000 individuals to receive translation at meetings, during requests for City services and through public announcements.

Program Year 2013 Accomplishments:

An estimated 2000 members of the public benefitted from translations.

- **Action 3A.3.** Support programs and services that assist households with foreclosure prevention and recovery (High-Priority). Housing Trust Fund

2013-2014 Action(s) Provide Access to Foreclosure Counseling

Goal(s): Fund Project Sentinel in the amount of \$7,500 for counseling households regarding foreclosure and mortgage problems and on reverse mortgages that will result in 20 cases.

Program Year 2013 Accomplishments:

Project Sentinel processed 18 Level 1 cases and 17 Level 2 cases, as well as conducted or participated in three free public events to educate individuals about the options available to them. As a result, 100% of the clients served reported an increased knowledge of their options to include a loan modification, forbearance and “Keep Your Home California.”

- **Action 3A.4.** Provide housing code enforcement and blight elimination in the NRSA and other eligible low income areas (High-Priority). CDBG and Housing Trust Fund

2013-2014 Action(s): Provide housing code and blight elimination enforcement in the Neighborhood Revitalization Strategy Area.

Goal(s): 20 housing code case and 20 blight cases will be resolved. CDBG funds of \$13,500

Program Year 2013 Accomplishments:

The Code Enforcement division addressed numerous complaints within the NRSA. Of these cases, 36 were blight related and 18 were housing related. Of these, 24 blight related and 14 housing related complaints were resolved prior to the end of the Program Year 2013. Most of the blight related complaints revolved around illegal dumping and litter and most of the housing related complaints related to unsafe and unsanitary living conditions. In addition, to code enforcement efforts, the Gilroy Streets Team regularly performed clean up of the sidewalks and alleys in the NRSA.

- **Action 3A.5.** Provide tenant-landlord information and mediation services. CDBG and Housing Trust Fund (High Priority)

2013-2014 Action(s): Provide tenant-landlord information and mediation services through the Housing Trust Fund.

Goals: Fund Project Sentinel in the amount of \$30,000 to provide housing counseling to 80 households regarding tenant/landlord matters.

Program Year 2013 Accomplishments:

Extensive counseling, mediation and conciliation services were provided to 85 households, and 100% of those households reported an increased knowledge of their housing rights and responsibilities. Lastly, Project Sentinel held 10 presentations designed to educate services providers, tenants and landlords about laws, resources and procedures related to rental housing.

- **Action 3A.6.** Provide funding for social services organizations benefiting lower-income neighborhoods, in particular the Neighborhood Revitalization Strategy Area. (CDBG)

2013-2014 Action(s): Provide CDBG funds for an eligible Community Based Development Organization – Provide \$51,000 in a process to be determined through the NRSA renewal process.

Goals: TBD

Program Year 2013 Accomplishments:

St. Joseph's Family Center was awarded \$45,000 for the city to implement its Employment Services program. The program was able to serve 40 individuals who had barriers to economic opportunities. Through the assistance they received at St. Joseph's these individuals were able to increase their capacity to attain and retain employment through engagement in an intensive case management program.

Strategy #3B: Provide the public facilities and infrastructure needed to assure the health, safety, and welfare of the community

- **Action 3B.1.** Remove accessibility barriers from public facilities and sidewalks (High-Priority). CDBG

2013-2014 Action(s): No actions expected.

Goal(s): N/A

Program Year 2013 Accomplishments:

No goals or actions were anticipated or accomplished in Program Year 2013.

- **Action 3B.2.** Enhance lower income neighborhoods through physical improvements and the ongoing maintenance and rehabilitation of public areas and facilities (High-Priority). CDBG and Recovery Act funds, if available. The majority of the expenditures will be in the Neighborhood Revitalization Strategy Area (NRSA).

2012-2012 Action(s): No actions expected.

Goal(s): N/A

Program Year 2013 Accomplishments:

No goals or actions were anticipated or accomplished in Program Year 2013.

Strategy #3C: Mitigate lead-based paint hazards

- **Action 3C.1.** Continue outreach and education to the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards (High-Priority). Maintain information provided at Community Development counter and provide handouts to rehabilitation program clients.

2013-2014 Action(s): Maintain information provided at Community Development counter and provide handouts to rehabilitation program clients.

Goal(s): Contact County Health Department for most recent information

Program Year 2013 Accomplishments:

Current literature was made available at the Community Development counter. Rehabilitation program clients received literature with their applications.

- **Action 3C.2.** Inspect all properties being rehabilitated or acquired for affordable housing for

lead-based paint hazards (High-Priority). CDBG and Housing Trust Fund

2013-2014 Action(s): Inspect for lead hazards as required

Goal(s): 4 properties inspected

Program Year 2013 Accomplishments:

None of the 3 homes that received accessibility improvements through the CDBG funded Home Access Program required a lead-based paint inspection. Further, no properties were acquired for affordable housing.

- **Action 3C.3.** Continue to update and implement the local Lead Based Paint Management Plan as appropriate (High-Priority). Through local staff (CDBG)

2013-2014 Action(s): Update Plan

Goal(s): Plan updated

Program Year 2013 Accomplishments:

No further updates were necessary as staff updated job specifications and procedures for the Home Access Program in regard to lead based paint testing and abatement and also for asbestos testing and abatement in Program Year 2012.

GOAL #4: PROMOTE FAIR HOUSING CHOICE

Goal #4A: Conduct outreach to the community regarding fair housing, and address local barriers to fair housing

- **Action 4A.1.** Contract with local service providers to conduct ongoing outreach and education regarding fair housing for home seekers, landlords, property managers, real estate agents, and lenders (High-Priority). Housing Trust Fund or CDBG

2013-2014 Action(s): Fund Fair Housing Services through Housing Trust Fund

Goal(s): Fund Project Sentinel to manage 20 fair housing cases and 6 consultations as well as to provide education.

Program Year 2013 Accomplishments:

Project Sentinel conducted 21 fair housing investigations, provided 16 consultations and held 11 presentations. 100% of the households who received consultation services reported having an increased knowledge of fair housing laws. Also, 100% of presentation participants reported an increased knowledge of fair housing laws.

- **Action 4A.2.** Contract with local service providers to conduct fair housing testing in local apartment complexes (High-Priority).

2013-2014 Action(s) Included in contract funded through Action 4.A.1

Program Year 2013 Accomplishments:

Testing and tester trainings were included in the Fair Housing contract with Project Sentinel. Trainings took place in December 2013 and March 2014 and, Project Sentinel conducted 6 tests (some that involved multiple testers) of reported Fair Housing violations. Most of the tests involved reports of violations relating to familial status, disability or national origin.

- **Action 4A.3.** Modify local zoning ordinances for consistency with State and federal fair housing laws (High-Priority). Through implementation of Housing Element policies and programs. Housing Trust Fund, City’s General Fund.

2013-2014 Action(s) Included in Action 1.A.1

Program Year 2013 Accomplishments:

In April 2013 the State Department of Housing and Community Development (HCD) issued a letter to City of Gilroy stating that the 2007-2014 Housing Element was in compliance with state law. The City is in the process of updating the Housing Element and submitting the 2014-2023 document to the HCD for its review and approval.

- **Action 4A.4.** Establish formal written procedures for handling reasonable accommodations requests (Low-Priority). Already in existence.

Program Year 2013 Accomplishments:

The written procedures are already in place and no actions took place in Program Year 2013.

- **Action 4A.5.** Update the local Analysis of Impediments (AI) to Fair Housing Choice and report on its implementation as necessary (Medium-Priority). Housing Trust Fund and CDBG

2013-2014 Action(s): Provide report on the AI in the Program Year 2013 CAPER performance report

Goal(s): Submit report to HUD

Program Year 2013 Accomplishments:

Work on the AI is still in progress and will be complete by the completion of the next five year Consolidated Plan scheduled for May 2015.

GOAL #5: EXPAND ECONOMIC OPPORTUNITIES FOR LOW-INCOME HOUSEHOLDS

Strategy #5A: Support economic development activities that promote employment growth, and help lower-income persons secure and maintain a job

- **Action 5A.1.** Provide funding for organizations that support local employment development and workforce training (High-Priority). CDBG funds budgeted for Community Based Development Organizations.

2013-2014 Action(s): Fund employment services for low income residents through \$45,000 to St. Joseph's Family Services.

Goal(s): 45 low income residents will be provided specialized employment services and will find employment or enroll in vocational training

Program Year 2013 Accomplishments:

With CDBG funding, St. Joseph's Family Services was able to assist 40 (of the proposed 45) NRSA residents with barriers to economic opportunities. Services to the clients included case management assistance to increase the individual's capacity to attain and retain employment through engagement in intensive case management services. As a result, of the 40 assisted, 48% were able to find employment.

- **Action 5.A.2.** Support programs that facilitate small business development (Low-Priority). Support Gilroy Chamber of Commerce and/Gilroy Economic Development Corporation in applications for funding and/or in providing outreach to low income residents.

2012-2013 Action(s): City staff will assist in identifying resources in 2013-2014

Goal(s): N/A

Program Year 2013 Accomplishments:

This action was not implemented in Program Year 2013

- **Action 5.B.1.** Continue to address the strategies of Neighborhood Revitalization Strategy

2013-2014 Action(s): (Same as Action 3A.6) Provide CDBG funds for an eligible Community Based Development Organization – Provide \$51,000 in a process to be determined through the NRSA renewal process.

Goals: To be developed

Program Year 2013 Accomplishments:

Please see accomplishment information in Action 3A.6.

- **Action 5.B.2.** Update the Neighborhood Revitalization Strategy for 2013-2017

2013-2014 Action(s): Community meetings will be held to evaluate NRS progress and to propose strategies and benchmarks for 2013-2017.

Goal(s): The updated strategy is submitted to HUD for approval in July of 2013

Program Year 2013 Accomplishments:

The NRSA renewal document was submitted to HUD and approved in July 2014.

GOAL # 6: PROMOTE ENVIRONMENTAL SUSTAINABILITY

Strategy #6A: Encourage the installation of energy- and water-efficiency measures in new and existing homes

- **Action 6A.1.** Support implementation of State and federal energy fund programs such as the California First Program (Medium-Priority). State and federal funds applied for jointly with other county jurisdictions and with Association of Bay Area Governments.

2013-2014 Action(s): Maintain contractual agreements with County and ABAG for provision of programs in Gilroy

Goal(s): 10 low income households have energy and/or water saving measures installed.

Program Year 2013 Accomplishments:

The program was not available during Program Year 2013.

Strategy #6B: Encourage eco-friendly and exercise friendly design of neighborhoods in planning and in repairs to infrastructure

- **Action 6B.1.** Consider adding eco-friendly design as an item in the Residential Development Ordinance (RDO) point scale system (Low-Priority). The current RDO will be reviewed as part of a Housing Element program.

2013-2014 Action(s): Expected to be reviewed during program year.

Goal(s): RDO to reflect input on eco-friendly design.

Program Year 2013 Accomplishments:

No actions took place in Program Year 2013. The City Council directed that city staff not conduct any RDO competitions until after the 2040 General Plan is completed sometime in 2015. An outcome of the new General Plan may be direction to revise or possibly eliminate the RDO. Given the uncertainty, no actions to amend the RDA point scale system are imminent.

- **Action 6B.2** Repair sidewalk gaps to create walkable routes in neighborhoods and from neighborhoods to jobs and services (High-Priority). CDBG funds, apply for state and federal funds for this purpose.

2013-2014 Action(s): No Actions planned for Program Year 2013.

Goal(s): N/A

Program Year 2013 Accomplishments:

No goals or actions were anticipated or accomplished in Program Year 2013.

SUMMARY OF DEMOGRAPHIC DATA OF CDBG BENEFICIARIES*

Race	Number of Persons	Number Hispanic/Latino
American Indian or Alaska Native	70	70
Asian	5	1
Black/African American	22	9
Native Hawaiian or Other Pacific Islander	1	1
White	256	209
Amer. Indian or Alaska Native & White	3	3
Asian & White	1	1
Black/African American & White	0	0
Amer. Indian/Alaska Native & Black/African American	0	0
Balance Category**	5	3
TOTAL	363	297
Female Head of Household	6	0

* The categories are prescribed by HUD and collected from each individual who receives services through a CDBG funded service.

** The "Balance Category" is applicable to individuals whose response cannot be reported under any of the other 9 categories.

Changes in Response to Experience:

See narratives for Program Year 2013 accomplishments in the General section of this report.

Affirmatively Furthering Fair Housing:

Accomplishments toward furthering fair housing choice by Gilroy residents are noted in Goal #4.

Other Actions taken to Address Obstacles to Meeting Underserved Needs

Lack of funding continues to remain the number one obstacle to meeting underserved needs. The City's CDBG grant has declined significantly over the last several years, and the 2013 amount increased less than 1% from 2012. The very minor increase in 2013 was dwarfed by the 25% decrease in CDBG funding in 2011. The City continues to supplement its CDBG grant by funding some housing activities through the local Housing Trust Fund (HTF). However, funds available through the HTF are decreasing, and the city may no longer have this supplemental funding option in the future.

The limited availability of funding further necessitates the need to work more collaboratively. As part of this effort, city staff continues to participate in the Homeless Task Force and the South County Collaborative. The Homeless Task Force focuses both on case management progress of known homeless individuals and as a forum to advocate for funding to the southern part of the county, particularly since the central part of the county (mainly San Jose) receives a disproportionate share of funding when the size of Gilroy's homeless population was the fourth largest according to the 2013 Homeless Census and Survey.

Another obstacle is the lack of services available to Gilroy residents in need of such services. Many individuals are required to travel to San Jose to access services which is made more difficult by the distance and lack of transportation necessary to make the trip. In part to address the lack of services available to Gilroy residents, city staff participate in the South County Collaborative. This effort is designed to bring various service providers, county staff, and city staff together to discuss the services available to residents, and it provides a venue to advocate for additional services in the south county.

Managing the Process

The City of Gilroy is the lead agency for overseeing the development and implementation of the Consolidated Plan. The City receives Community Development Block Grant (CDBG) funding, an entitlement grant from the U.S. Department of Housing and Urban Development. The City's Housing and Community Development (HCD) section of the Community Development Department administers the CDBG program.

Citizen Participation

The draft CAPER was advertised in the local paper and on the local cable channel. Bilingual announcements in Spanish and English were posted at City Hall and at the Gilroy Public Library. The draft CAPER was made available on the City website, at the City Hall Planning Counter and at the Gilroy Public Library. Notices of availability were emailed to the following group lists: South County Collaborative, Homeless Outreach Task Force, Gilroy Citizens Advisory Committee, Gilroy Housing Advisory Committee, and the CDBG Coordinators group for Santa Clara County. The City Council will discuss the CAPER at its September 22, 2014 meeting.

Institutional Structure

Gilroy HCD staff and staff from the CDBG entitlement cities of San Jose, Palo Alto, Sunnyvale, Mountain View, Santa Clara, Milpitas, Cupertino and the County of Santa Clara as well as the Housing Authority of Santa Clara County, Project Sentinel, the homeless component of the County Mental Health Department and a representative of local nonprofit agencies continued during the program year to meet quarterly to discuss data resources and to coordinate requests for information to both public and private Countywide agencies. These meetings help CDBG staff to better understand the County and non-profit social service structure. Additionally, HUD staff meets with this group of cities and the county to clarify issues and assist in providing ongoing programmatic technical information. The email list serve for this group enables members to share information and to provide technical assistance to one another. The ongoing entitlement staff group meetings promote and create an environment of cooperation and understanding of differing needs, concerns, and issues among the group. This expansion of knowledge of regional issues and sharing of information benefits each of the individual jurisdictions represented in the group.

As noted above, city of Gilroy staff also participates in the South County Collaborative that consists of providers of services to low income and special needs residents of Gilroy, San Martin and Morgan Hill. The Collaborative is a nonprofit organization and is able to apply for funding benefitting the communities it serves. Collaborative members were active participants in the public meetings for the development of the Consolidated Plan in Program Year 2009, and through an active list serve, receive notices of public comment periods on the annual Action Plans and CAPERs.

Also noted above, the City of Gilroy's Police Department hosts a monthly meeting that includes representatives from the Police and Community Development departments, County Mental Health, staff from various nonprofit agencies, health workers, the Santa Clara Valley Water District, faith-based organizations, as well as individual volunteers. The focus is on identifying resources and on sharing specific information on homeless individuals that have been identified by the police and outreach workers as being ready to get off the streets or who are in particularly dire need. The sharing of information and resources also has as a goal of conserving resources such as police time spent in re-arresting the same homeless person multiple times. The group is also considering viable alternatives to illegal encampments in Gilroy.

In addition, the Countywide Fair Housing Task Force includes representatives from Entitlement Jurisdictions, including Gilroy, fair housing providers, legal service providers, and other community service providers. Since its inception, the Task Force has implemented a calendar of countywide fair housing events and sponsors public information meetings, including accessibility training, first-time homebuyer training, and predatory lending training.

Monitoring

Program Year 2013 Accomplishments:

Staff conducted desk top monitoring of all agencies. Site visits to observe actual services and interviews were also conducted. Quarterly desktop programmatic and financial monitoring visits were conducted for all funded program. Lastly, staff provided ongoing technical assistance to funded agencies throughout the year.

Lead-based Paint

Staff updated job specifications and procedures for the Home Access Program (rehabilitation for accessibility) in regard to lead based paint testing and abatement and also for asbestos testing and abatement. A lead and asbestos testing contractor was selected through a competitive Request for Qualifications.

Rehabilitation clients received literature about lead based hazards with their applications. Literature was also made available at the City Building and Planning counters.

Housing Tables

HUD Table 2A - Five Year Housing Needs and Priorities

Type of Occu-pancy	Type of Household	Income	Priority Need Level	Unmet Need By Households	2011-2015 Consolidated Plan Goals (Housing Units)	Accomplished in 2013	Five Years Cumu-lative
Renter	Elderly	0-30% MFI	High	146	74	1**	49
		31-50% MFI	Medium	22	22		13
		51-80% MFI	Medium	1	1		
	Small Related#	0-30% MFI	High	405	102	25* , 14>, 11 ^^	205
		31-50% MFI	High	310	27	1**, 11^	13
		51-80% MFI	High	180	25		
	Large Related##	0-30% MFI	High	304	102		26
		31-50% MFI	High	410	26		
		51-80% MFI	High	279	20		
	All Other Households	0-30% MFI	High	58	10	4#	23
		31-50% MFI	Medium	68	5		
		51-80% MFI	Medium	14	5		
Owner	Elderly	0-30% MFI	High	109	12		2
		31-50% MFI	Medium	64	27	1**	7
		51-80% MFI	Medium	54	12		
	Small Related	0-30% MFI	High	80	4	1**	
		31-50% MFI	High	170	4		2
		51-80% MFI	High	200	18	24 ##	39
	Large Related	0-30% MFI	High	25	4		
		31-50% MFI	High	125	14		1
		51-80% MFI	High	163	26		1
	All Other Households	0-30% MFI	High	25	2		

		31-50% MFI	Medium	14	2		
Type of Occu- pancy	Type of Household	Income	Priority Need Level	Unmet Need by Households	2011-2015 Consolidated Plan Goals (Housing Units)	Accomplished in 2013	Five Years Cumulative
		51-80% MFI	High	80	5		
# Small-Related: A household of two to four persons which includes at least one person related to the householder by birth, marriage, or adoption. ## Large-Related: A household of five or more persons which includes at least one person related to the householder by blood, marriage or adoption. *Sobrato Apts **Through CDBG-funded Home Access Program # Through HOPWA housing subsidy >Through Gilroy Place (St. Joseph's Family Center) ^Through Our New Place (St. Joseph's Family Center) ^^Other via Housing 1000 (Compassion Center) ##BEGIN homebuyer loans ***Housing Trust Silicon Valley loans Total Housing Unit Goals					537	93	381
Section 215 Renter Goals					419	67	253

HUD Table 3B- Affordable Housing Completion Goals

TABLE 3B ANNUAL AFFORDABLE HOUSING COMPLETION GOALS							
Grantee Name: City of Gilroy Program Year: 2013	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	<i>Resources used during the period</i>				
			CDBG	HOME	ESG	HOPWA	
BENEFICIARY GOALS (Sec. 215 Only)							
Homeless households	20- Section 8 25-Sobrato Apts.	6- Section 8 25- Sobrato Apts. 14 -Gilroy Place 11-Our New Place 11-Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

		1000				
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	40	42	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	25	25	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	1	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	2-HOPWA	4-HOPWA	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Total Sec. 215 Affordable Rental	28	30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	24	24	<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	5	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	8- BEGIN 2- HTF 4-Cal HOME	24- BEGIN 0- HTF 0- Cal HOME	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total 215 Affordable Owner	53	50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	49	49	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	6	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	30	29	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	24	24	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	114	75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS						

(Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	68	72	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	53	50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	121	122	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other Housing Accomplishments:

- The Sobrato Apartments consists of 25 SROs designated for homeless and mentally ill homeless individuals were completed in PROGRAM YEAR 2013.
- St. Joseph’s Family Center administers the Gilroy Place and Our New Place programs for homeless clients.
- The Compassion Center recorded that 11 clients received housing assistance through the Housing 1000 program.
- 3 dwellings were to be made accessible through CDBG funds.
- The completion of construction on buildings 2, 3 and 4 at Alexander Place, funded through state funds guaranteed by the City, provided 24 townhomes affordable to low income families.

Public Housing Strategy

There is no public housing located in Gilroy.

Properties at Risk of Losing Affordability Status as of 6/30/13

Rental complex	Population Served	Type of restriction	Number of affordable units	Expiration date
Lilly Gardens	General	Contract Section 8	84	4/30/28
Parkview Apartments	Families	Contract Section 8 annual renewal	45	3/31/18
Plum Tree	Senior	Contract Section 8 Annual renewal	70	7/31/14
Villa Esperanza	Disabled	Project based subsidies	20	7/14/20

Barriers to Affordable Housing

The most significant barrier to affordable housing is the lack of availability and high cost. As noted in previous sections, very few affordable units came on line in Program Year 2013. At the end of Program Year 2013, the average apartment rent in Santa Clara County was \$2,321 per month and have been on a continual rise. The same applies to for sale homes where the average price at the end of Program Year 2013 was \$578,300. This mix of low supply and high demand has made the housing out of reach for many people. While some households are fortunate to have a Section 8

voucher, many more are on a waiting list with little hope of ever getting a voucher. In Program Year 2013, 928 households had Section 8 vouchers while another 554 households were on the waiting list. Even when a household holds a voucher, many landlords are reluctant to rent their units with the knowledge that they can rent to somebody without a voucher and thereby do not have to follow the rules of the Section 8 program. Further, while lending has loosened somewhat, options for first-time homebuyers and the availability of affordable for-sale units is very limited and will remain so for the foreseeable future.

Neighborhood Revitalization Strategy Area

The Neighborhood Revitalization Strategy Area (NRSA) was initially recognized by HUD in 1998. During Program Year 2012 the process to seek the fourth renewal of the strategy was initiated. HUD approved the renewal of the NRSA in July 2014 for period July 1, 2013 – June 30, 2019. Future renewals will be considered if deemed necessary.

**Leveraging Resources:
Non-Profit Agency - Funding Resources Program Year 2013**

AGENCY	FUNDING SOURCE	AMOUNT	PROGRAM DESCRIPTION
City of Gilroy			Gilroy Youth Center
	Gilroy Gang Task Force	\$11,400.00	
	Gilroy Rotary Club	\$1,000.00	
	USTA Northern CA for H.I.T.S	\$620.00	
			Gilroy Swim Lessons Scholarship
	No matching Funds	\$0	
	Total	\$13,020	
Community Solutions			La Isla Pacifica
	CA Office of Emergency Services	\$93,643.20	
	Santa Clara County Marriage License Fees	\$11,747.50	
	Santa Clara County Liability Fees	\$23,556.60	
	Santa Clara County Probation Fees	\$3,217.50	
	Santa Clara County Social Services Agency General Fund	\$32,085.90	
	Santa Clara County Social Services Agency Shelter and Care Older Adults	\$4,331.25	
	HUD through St. Joseph's Family Center- Our New Place	\$2,991.60	
	Blue Shield of CA Foundation	\$6,750.00	
	Other Private Foundations	\$15,750.00	
	Total	\$194,073.55	
Community Technology Alliance			Homeless Management Information System
	HUD	\$7,955.89	
	Total	\$7,955.89	

AGENCY	FUNDING SOURCE	AMOUNT	PROGRAM DESCRIPTION
Emergency Housing Consortium	County of Santa Clara Social Services - Gen. Fund	\$40,000	Gilroy HOMES
	County of Santa Clara CDBG	\$29,266	
	Total	\$69,266.00	
Gilroy Compassion Center	IBM	\$3,000.00	Gilroy Compassion Center Day Center
	Gilroy Foundation	\$5,000.00	
	FEMA/United Way Emergency Food and Shelter Grant	\$6,000.00	
	St. Mary's Church	\$3,500.00	
	Commonwealth Central Credit Union	\$1,000.00	
	Morgan Hill Community Foundation	\$500.00	
	Private Donations	\$6,000.00	
	Total	\$25,000.00	
Live Oak Adult Day Services	Contributions (Individuals and Board)	\$13,064.44	Adult Day Care/Gilroy
	County of Santa Clara	\$6,227.00	
	State of CA (meals reimb.)	\$8,775.66	
	Foundation and Corporate Grants	\$22,381.62	
	Program Service Fees	\$92,002.50	
	Agency Funds Released from Restriction	\$7,671.49	
	Total	\$150,122.71	
Project Sentinel	Santa Clara County ADR Funds (court fees)	\$5,146.00	Fair Housing
	Santa Clara County ADR Fees	\$6,660.00	Tenant / Landlord
	NFMC Funds	\$512.00	Foreclosure Prevention Counseling
Total	\$12,318.00		

AGENCY	FUNDING SOURCE	AMOUNT	PROGRAM DESCRIPTION
St. Joseph's Family Center			
	Private Donations	\$16,000.00	Employment Services
	Sobrato Family Foundation	\$11,000.00	
	Wells Fargo Foundation	\$15,000.00	
	United Way	\$10,00.00	Gilroy Streets Team
	Private Donations	\$7,750.00	
	County of Santa Clara	\$40,988.00	Housing & Family Services
	Silicon Valley Community Foundation	\$20,000.00	
	Hurlbut-Johnson Foundation	\$17,000.00	
	Private Donations	\$15,000.00	
	FEMA	\$5,523.00	
	Stanford Hospitals and Clinics	\$7,500.00	
	Total	\$165,761.00	
Silicon Valley Independent Living Center			Housing and Emergency Services for Persons with Disabilities
	Title VII C	\$44,780.00	
	County of Santa Clara	\$6,092.00	
	Total	\$50,872.00	
	Grand Total:	\$688,389.15	