

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

For the First Year of the Five Year Consolidated Plan
Program Year 2010
(*July 1, 2010 – June 30, 2011*)



Housing and Community Development
7351 Rosanna Street
Gilroy, CA 95020

Consolidated Annual Performance and Evaluation Report for Program Year 2010

In May 2010 the City of Gilroy submitted a One Year Action Plan to the federal Department of Housing and Urban Development (HUD), detailing the goals and objectives for the Community Development Block Grant (CDBG) awarded by HUD.

The following is the report on the use of these funds. Other actions and funds used to address the goals and objectives are included in this report as well.

Executive Summary

CDBG Grant for 2010

\$533,324

Program Income Received in 2010

The City received **\$16,404** in loan repayments from rehabilitation loans made with CDBG funds in prior years.

CDBG Expenditures for 2010

\$588,226

Total includes \$8241 to be credited to expenditures in 2011

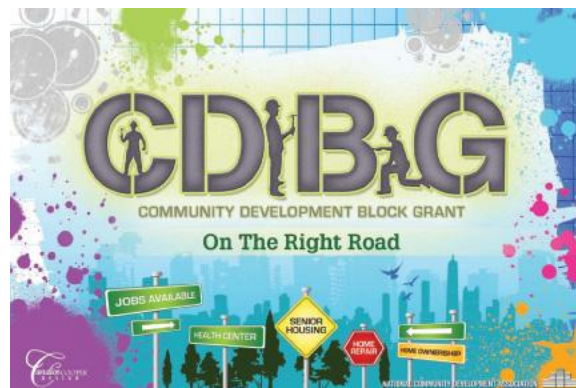
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Assessment of the one-year goals and objectives:

Accomplishments

Breakdown of CDBG funds spent

Funds leveraged by CDBG dollars spent

If applicable, why progress not made

The intent of the Consolidated Plan is to address all the priorities within the five year period. The intent of CAPER is to summarize the City's efforts towards achieving the 2010 goals stated in the Program Year 2010 Action Plan.

Housing Needs

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.

2010-2011 Action(s) **Provide technical assistance to developers**

Goal(s) **Assistance to 5 nonprofit and for profit developers that have affordable housing exemptions under the City's Residential Development Ordinance**

Plan Year 2010 Accomplishments:

Provided technical assistance to 1 nonprofit and 4 for profit developers.

- **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.

2010-2011 Action(s) **No actions expected in 2010-2011**

Goal(s) **N/A**

Plan Year 2010 Accomplishments:

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Not addressed

- **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.

2010-2011 Action(s) **Implement policies and procedures slated for 2010-2011 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

Plan Year 2010 Accomplishments:

The Housing Element is still in the process of being certified
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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 BEGIN program rather than from local funds due to budget constraints.

2010-2011 Action(s) **Maintain existing BEGIN contract for units at Alexander Place**

Goal(s) **5 low income homebuyer loans**

Plan Year 2010 Accomplishments:

3 low income homebuyer loans through the BEGIN program
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- **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.

2010-2011 Action(s) **Offer first time homebuyer training and down payment assistance loans**

Goal(s) **4 low income homebuyer loans
2 trainings**

Plan Year 2010 Accomplishments:

5 low income homebuyer loans; hosted 1 training by Project Sentinel, hosted Housing Trust of Santa Clara County workshop

- **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.

2010-2011 Action(s) **Update lender list**

Goal(s) **List updated**

Plan Year 2010 Accomplishments:

Updated CHAFA lenders list, met with Housing Trust of Santa Clara County

- **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.

2010-2011 Action(s) **CDBG funds of \$90,000 for rehabilitation program administration and for retrofit grants**

Goal(s) **10 homes made accessible for very low income disabled residents**

Plan Year 2010 Accomplishments:

7 homes made accessible. Spent \$65,892 in CDBG funds, \$4638 Gilroy Housing Trust Fund and \$409 was granted from Project Sentinel’s retrofit fund.

- **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.

2010-2011 Action(s) **No actions expected in 2010-2011**

Goal(s) **N/A**

Plan Year 2010 Accomplishments:

Not addressed

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.

2010-2011 Action(s) **Support developer applications for tax credits.**

Goal(s) **50 units awarded tax credits**

Plan Year 2010 Accomplishments:

Published NOFA for up to \$600,000 for this propose from Gilroy's Housing Trust Fund. No awards made by close of program year. No developments were awarded tax credits.

- **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.

2010-2011 Action(s) **Develop informational materials for public and materials and training for City development staff**

Goal(s) **One publication developed, training**

The Community Development Department includes a building inspector who is a State Certified Access Specialist (CAS).

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.

2010-2011 Action(s) **City to make available supportive housing beds through the Housing Trust Fund. Other transitional and 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.**

Goal(s) **5 beds made available through the Housing Trust Fund (could all be in one housing unit)**
4 units available through HPRP
4 units available from Section 8 for chronically homeless

Plan Year 2010 Accomplishments:

St. Joseph's placed 70 households through HPRP, Section 8 units were made available in Gilroy for 18 chronically homeless individuals or families. 27 chronically homeless Gilroy individuals or families received Section 8 certificates, but not all were housed in Gilroy.

- The Gilroy Homeless Outreach Group encouraged partnerships among agencies, churches and individual volunteers to set up the case management groups required for participation in the Section 8 chronically homeless voucher program.

- **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.

2010-2011 Action(s) **Housing Trust Fund to support services for families at the Sobrato Transitional Apartments.**

Goal(s) **Rebekah Children's Services to provide 13 young mothers with parenting workshops**
South County Housing to provide 18 families with building for economic success workshops and coaching for reaching financial stability goals

Plan Year 2010 Accomplishments:

Rebekah's assisted 13 young mothers and 1 father; South County Housing assisted 36 families

- **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.

2010-2011 Action(s) **Funding through Housing Trust Fund (HTF). Provide emergency shelter during cold weather period. Develop project that is an alternative to illegal encampments.**

Goal(s) **Provide funding to Emergency Housing Consortium for emergency shelter services to 125 individuals.
Develop feasible alternative to illegal encampments and partnerships to fund it.**

Plan Year 2010 Accomplishments:

Emergency Housing Consortium assisted 67 individuals with emergency shelter. Community volunteers formed the Compassion Center that began nonprofit incorporation procedures so that a year round emergency shelter and related services could be developed. The Salvation Army committed to conducting a feasibility study for use of proposed warehouse space for a shelter. Compassion Center representatives provided plans for City design and code review.

- **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.

2010-2011 Action(s) **Fund emergency rental assistance.**

Goal(s) **Funding through Housing Trust Fund (HTF) to St. Joseph's Family Services to provide emergency rental assistance to 100 families.**

Plan Year 2010 Accomplishments:

St. Joseph's assisted 449 families

- **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 Outreach Group.

2010-2011 Action(s) **Housing Trust Funds to support Downtown Streets Team and Homeless Outreach Group and Homeless Management Information System (HMIS).**

Goal(s) **6 people will obtain housing and employment through participation in the Downtown Streets team**

10 people will access services, including housing and employment, through the efforts of the Outreach Team and an additional 109 individuals will access some other type of service such as medical care.

Fund Community Technology Alliance to provide HUD-required HMIS services – records for 400 people

Plan Year 2010 Accomplishments:

8 people obtained housing and/or employment through participation in the Streets Team. 2 Project Homeless Connect events were held at the Baptist Church in Gilroy; one in November and one in February. More than 100 homeless adults and children received services, food, clothing and toiletries at each event. CTA reported 1318 Gilroy individuals in HMIS

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.

2010-2011 Action(s) **Fund second year of public services contracts granted in 2009/2010**

Goals (CDBG funding amounts listed)

Project - Agency	Number of People Served	Grant Award
Long Term Care Ombudsman – Catholic Charities	150 (frail elderly)	\$5,000
Day Break Respite – Catholic Charities	25(frail elderly & caregivers)	\$5,000
Meals on Wheels – The Health Trust	8 (homebound elderly & disabled)	\$6,500
Adult Day Services – Live Oak Adult Day Services	50 (frail elderly)	\$10,000
Operation Brown Bag – Second Harvest Food Bank	170 (senior & disabled)	\$8,500
Housing Program for Disabled Persons – Silicon Valley Independent Living Center	52 (disabled) also funded through HTF	\$1,435
Youth Center – City of Gilroy	400 (youth)	\$40,000
Summer Day Camp - MACSA	250 (youth in NRSA)	\$25,000
Gilroy Aquatics Program – City of Gilroy	60 (youth in NRSA)	\$4,400
School Linkage Program – Chamberlain’s Mental Health Services	40 (at risk youth)	\$5,000

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

Project/Agency	Number of People Served	Grant Award
La Isla Pacifica Shelter for Battered Women– Community Solutions	12 (domestic violence victims)	\$8,000

Plan Year 2010 Accomplishments:

Project - Agency	# of People Proposed to Serve	# Served
Long Term Care Ombudsman – Catholic Charities	150 (frail elderly)	388
Day Break Respite – Catholic Charities	25(frail elderly & caregivers)	65
Meals on Wheels – The Health Trust	8 (homebound elderly & disabled)	8
Adult Day Services – Live Oak Adult Day Services	50 (frail elderly)	65
Operation Brown Bag – Second Harvest Food Bank	170 (senior & disabled)	238
Housing Program for Disabled Persons – Silicon Valley Independent Living Center	45(disabled) also funded through HTF	36
Youth Center – City of Gilroy	400 (youth)	731
Summer Day Camp - MACSA	250 (youth in NRSA)	346
Gilroy Aquatics Program – City of Gilroy	60 (youth in NRSA)	73
School Linkage Program – Chamberlain’s Mental Health Services	40 (at risk youth)	71
Community Garden	50 (youth in NRSA)	34
Gilroy’s Housing Trust Fund will provide the following service:		
Project/Agency	# of People Proposed to Serve	# Served
La Isla Pacifica Shelter for Battered Women–	12 (domestic violence)	24

2010-2011 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.

Plan Year 2010 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

2010-2011 Action(s) Provide Access to Foreclosure Counseling

Goal(s) **Use Housing Trust Fund to Leverage federal funds for foreclosure counseling so that 5 households will avoid foreclosure.**

Plan Year 2010 Accomplishments:

No foreclosure counseling contracts were funded through the Housing Trust Fund, but 29 Gilroy families received counseling through Project Sentinel's counselors in Sunnyvale.

- **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

2010-2011 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 \$23,000**

Plan Year 2010 Accomplishments:

21 housing code cases and 21 commercial blight cases were resolved. CDBG funds of \$22,186 were expended.

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

2010-2011 Action(s) **Provide tenant-landlord information and mediation services through the Housing Trust Fund.**

Goal(s) **Fund Project Sentinel to provide services to 80 people**

Plan Year 2010 Accomplishments:

269 people were served.

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

2010-2011 Action(s) **Provide CDBG funds of \$30,000 to an eligible Community Based Development Organization**

Goal(s) **400 individuals residing in the NRSA benefit from services that strengthen neighborhoods**

Plan Year 2010 Accomplishments:

CDBG funds of \$12,115 provided a community demonstration garden day camp experience for 34 children or teen interns plus some minor capital improvements for the community garden. Workshops, volunteer events, an art and wine festival and a farmers market at the site in the NRSA provided activities for the residents of the area, although no statistics were kept on how many residents participated.

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

2010-2011 Action(s) **Prior years' CDBG activities (and prior years' funds) will address this action**

Goal(s) **1 public facility made accessible**

Plan Year 2010 Accomplishments:

Through sidewalk improvements and curb cuts the Community Garden/Cultural Center site was made accessible. CDBG funds of \$98,737 were expended.

- **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).

2010-2011 Action(s) **Expend prior years' CDBG funds and prior year's CDBG-R funds for physical improvements in the NRSA**

Goal(s) **Fund improvements to the San Ysidro Park Youth Center
4 blocks of sidewalks improved (see Action 6.B.2)**

Plan Year 2010 Accomplishments:

CDBG funds of \$77,609 were spent on design services and an appraisal for the improvements to San Ysidro Park. No CDBG-R funds were expended. The City prioritized spending the CDBG funds budgeted for this activity to help meet the City's spending timeliness ratio. Spending the CDBG-R funds was deferred until PY 11.

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.

2010-2011 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**

Plan Year 2010 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

2010-2011 Action(s) Inspect for lead hazards as required

Goal(s) 5 properties inspected

Plan Year 2010 Accomplishments:

No lead based paint inspections were required.

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

2010-2011 Action(s) Do not expect an update this year

Goal(s) N/A

Plan Year 2010 Accomplishments:

N/A

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). Services through Housing Trust Fund or CDBG

2010-2011 Action(s) Fund Fair Housing Services through Housing Trust Fund

Goal(s) Fund Project Sentinel to manage 19 fair housing cases or consultations as well as to provide education.

Plan Year 2010 Accomplishments:

Project Sentinel managed 31 fair housing cases or consultations. The majority of the cases and consultations were related to familial status or disability. One case was related to race and 4 consultations were related to national origin.

Project Sentinel staffed an information table at each of the 2 Project Homeless Connect events held in Gilroy. Project Sentinel staff participated in South County Collaborative monthly meetings.

Project Sentinel met with City CDBG staff to discuss Fair Housing updates and to answer questions about City program applications being in compliance with Fair Housing requirements. Presentations were made to the following Gilroy agencies:

Gavilan College, Mexican American Community Services Agency, South County Self Help Center

Project Sentinel provided the City with brochures that were made available to the public at the City Community Development counter.

City staff attended the Fair Housing Symposium hosted by Project Sentinel on April 15, 2011.

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

2010-2011 Action(s) Included in contract funded through Action 4.A.1

Plan Year 2010 Accomplishments:

Included in the contract. Project Sentinel provided tester training on May 10, 2011 for interested volunteers.

- **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.

2010-2011 Action(s) Included in Action 1.A.1

Plan Year 2010 Accomplishments:

The Housing Element was still in the process of being certified in PY 10. Policies and programs were pending this certification.

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

Plan Year 2010 Accomplishments:

In place – do not need to address.

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

2010-2011 Action(s) **Update AI by end of program year**

Goal(s) **Updated AI**

Plan Year 2010 Accomplishments:

Work on the AI was initiated but not completed.

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.

2010-2011 Action(s) **Fund employment services for NRSA residents through \$50,000 to St. Joseph’s Family Services.**

Goal(s) **40 NRSA residents will be provided specialized employment services and will find employment or enroll in vocational training**

Plan Year 2010 Accomplishments:

45 NRSA residents received these services. \$50,000 in CDBG funds were expended.
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- **Action 5.A.2.** Support programs that facilitate small business development (Low-Priority). Will support Gilroy Chamber of Commerce and/Gilroy Economic Development Corporation in applications for funding and/or in providing outreach to low income residents.

2010-2011 Action(s) **No actions expected in 2010-2011**

Goal(s) **N/A**

Plan Year 2010 Accomplishments:

N/A

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.

2010-2011 Action(s) **Maintain contractual agreements with County and ABAG for provision of programs in Gilroy**

Goal(s) **20 low income households have energy and/or water saving measures installed.**

Plan Year 2010 Accomplishments:

The program was not available during 2010.

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.

2010-2011 Action(s) **Not expected to be reviewed during program year**

Goal(s) **N/A**

Plan Year 2010 Accomplishments:

N/A

- **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.

2010-2011 Action(s) **PY10 CDBG funds in the amount of \$252,957 and prior years' funds are expected to address this action in the Neighborhood Revitalization Strategy Area through construction of a sidewalk at the Tenth Street US Highway 101 interchange. Additional blocks of sidewalks will be completed as CDBG funding permits, or with non-CDBG funds.**

Goal(s) **4 blocks of walkable routes created in the NRSA through sidewalk gap repair. (See Action #B.2)**

Plan Year 2010 Accomplishments:

The sidewalk around the Community Garden was completed. The contract award for the Community Garden sidewalk also included construction of the Tenth Street /US Highway 101 interchange sidewalk. The 10th street phase was not completed as of the end of the program year. \$51,875 in CDBG funds were spent for design and construction (in addition to the \$98,737 reported in Action 3B.1). The work included 2 blocks of sidewalk and 7 ADA ramps. Another \$6200 in CDBG funds paid the 10% retention for the Eliot School area sidewalks completed in PY 09.

SUMMARY OF DEMOGRAPHIC DATA OF CDBG BENEFICIARIES

Race	Number of Persons	Ethnicity/ Hispanic/ Latino	Race	Number of Households	Ethnicity/ Hispanic/ Latino
Black/African American	26	1	Black/African American	1	
Asian	47	0	Asian		
White	781	186	White	3	1
American Indian or Alaska Native	7	3	American Indian or Alaska Native		
Native Hawaiian or Other Pacific Islander	7	1	Native Hawaiian or Other Pacific Islander		
Amer. Indian or Alaska Native & White	3	2	Amer. Indian or Alaska Native & White		
Asian & White	3	0	Asian & White		
Black/African American & White	6	1	Black/African American & White		
Amer. Indian/Alaska Native & Black/African American	0	0	Amer. Indian/Alaska Native & Black/African American		
Other Multi-Racial	1,220	1,208	Other Multi-Racial	3	3
TOTAL	2,100	1,402	TOTAL	7	4
Female Head of Household	24		Female Head of Household		

Changes in Response to Experience:

See narratives for Program Year 2010 accomplishments in the General section of this report.

Affirmatively Furthering Fair Housing:

See Goal 4 accomplishments.

Other Actions taken to Address Obstacles to Meeting Underserved Needs

The major obstacle to meeting underserved needs is lack of funding. The City was fortunate to have a \$41,282 increase from its 2009 CDBG grant, but public services needs continued to be high. The City supplemented its CDBG grant by funding some housing activities through the local Housing Trust Fund. Unfortunately program income in both the CDBG and Housing Trust funds was less than expected due to a loan delinquency from a large multi-family rehabilitation loan from a prior year. The Gilroy Homeless Outreach Task Force expanded to include Morgan Hill and San Martin, in recognition of having common needs. One of these needs is distribution of funding beyond the central (mainly San Jose) part of the county. Through the efforts of the Homeless Outreach Task Force participating agencies and volunteers, the south county area was able to access Section 8 vouchers that were set aside for chronically homeless individuals or households. 27 households were assisted. The City of San Jose shared coordinators in both Project Homeless Connect event planning, and toward the end of the program year in coordinating the survey to prioritize the most vulnerable homeless people for permanent housing through Housing 1000.

Another obstacle is the long trips to San Jose that vulnerable populations have had to make for centralized services. During the year, community volunteers initiated the formation of a nonprofit called the Compassion Center with the goal of creating a year round homeless shelter and day services center in Gilroy. HCD staff continues to provide Spanish translations for meetings and publications.

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), an entitlement grant from the U.S. Department of Housing and Urban Development. The City's Housing and Community Development section of the Planning Division is responsible for administering 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 and at the City Hall Planning Counter. The Housing Authority was contacted. An announcement was made at the September meeting of the South County Collaborative. At the Collaborative meeting the co-chair of the group's health committee said that that committee had done a number of activities related to health in the Neighborhood Revitalization Strategy Area. No written public comments were received.

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 and Project Sentinel 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 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.

The cities of Gilroy and Morgan Hill participate 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 PY 2009.

Housing program staff from the cities of Gilroy and Morgan Hill meet on a regular basis with staff from Hollister and San Benito County, recognizing that needs such as foreclosure counseling are similar in these jurisdictions.

The City of Gilroy's Police Department hosts a monthly meeting that includes representatives from the Police and Community Development departments, County Mental Health, outreach workers from the District Attorney's office and from St. Joseph's Family Services, health workers, Sacred Heart Community Services, the Water District, 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 the conserving of resources such as police time spent in re-arresting the same homeless person multiple times. The group is also trying to come up with 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

Plan Year 2010 Accomplishments:

Staff conducted desk top monitoring of all agencies. Site visits to observe actual services and interviews were conducted for four programs. Onsite programmatic and financial monitoring visits were conducted for six programs. There were no findings. Staff provided technical assistance to agencies at the beginning of the grant period.

The monitoring found that for the prior year Silicon Valley Independent Living Center's (SVILC) Housing Program for Disabled Persons did not provide the services as written in their original agreement. The City asked to be reimbursed for payments made for benchmarks that were not accomplished. Most of the funds expended were from the City's Housing Trust Fund. A maximum of only \$62.00 in CDBG funds would be affected. SVILC sought and was granted approval for an amendment to their agreements. Based on the results of a scheduled FY 2011-12 monitoring, where a determination will be made on the actual number of clients served under the terms of the amended agreements, a decision will be made on what, if any money is due to be repaid.

Chamberlain's Day Center's School Linkage Program continued to have difficulties tracking the Gilroy grant and as a result beginning fiscal year 2011-12 will contract with The Health Trust of Santa Clara County to track their grants.

MACSA did not have their 2009-10 financial audit available for review at the time of monitoring because the Santa Clara County District Attorney's Office, as part of a criminal probe currently being conducted against several former MACSA administrative staff, took many of the records the auditors needed to complete the audit. MACSA is suing its former CEO, CFO, and accounting firm for breach of fiduciary responsibilities, negligence, and fraud.

The City of Gilroy's Youth Center's new location at San Ysidro Park has resulted in increased participation and interest in the program.

St. Joseph's Family Center repaired the doorbell at both ramp entrances making their services more accessible to disabled persons.

Staff also monitored two rental properties that had received CDBG rehabilitation funds in prior years. There were no findings for one property. In PY 2009 a seven unit property was found to have some code violations and owners did not supply requested documents on operations. In addition, the owners were in default on their loan repayments to the City. The owners continued to be in default and the City, as first lender, foreclosed on the property and became the owner on May 23, 2011. A portion of the net rents collected are being used to pay back the CDBG funds. The units remain affordable to low and very low income tenants.

Lead-based Paint

Lead based paint requirements were stressed in program guidelines used in the Home Access program. Literature was made available at the City Building and Planning counters.

HOUSING

Affordable Housing Completion Goals

On the following page HUD Table 3B charts the goals and 2010 accomplishments.

TABLE 3B ANNUAL AFFORDABLE HOUSING COMPLETION GOALS						
Grantee Name: City of Gilroy Program Year: 2010	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	4- HPRP 4- Section 8	70- HPRP 27- Section 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*	8	97	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	1- HTF 2- HOPWA	0- HTF 3- HOPWA	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Total Sec.215 Affordable Rental	3	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	5	0	<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	10	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	5- BEGIN 4- HTF	3- BEGIN 5- HTF	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total 215 Affordable Owner	24	15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	5	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	10	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	11	100	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Homebuyer Assistance	9	8	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	35	115	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	11	100	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Annual Owner Housing Goal	19	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	30	115	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Homeless Households are expected to be assisted through Homeless Prevention and Rapid Re-housing (HPRP) made available to St. Joseph's Family Services directly from HUD. An additional 4 homeless households are expected to receive Section 8 certificates out of the 200 that are reserved countywide for the chronically homeless by the Housing Authority of Santa Clara County. 26 SROs designated for homeless and mentally ill homeless individuals are expected to be under construction but not completed in PY 2010.

The City's Housing Trust Fund will provide rental assistance for one family in a City-owned 3-bedroom home. It is expected that rental assistance will be provided for 2 units for individuals with HIV/AIDS through countywide HOPWA funds.

10 dwellings will be made accessible for 10 very low income disabled households through CDBG funds.

The completion of construction on the second building at Alexander Place, funded through state funds guaranteed by the City is expected to produce at least 5 townhomes affordable to low income families.

The City's Housing Trust Fund and the BEGIN grant from the state are expected to provide down payment assistance to 9 low income households. The BEGIN funds are to be used for purchase of the 5 townhomes at Alexander Place.

HUD Table 2A - Five Year Housing Needs and Priorities

Type of Occu-pancy	Type of Household	Income	Priority Need Level	Unmet Need By Households	2010-2015 Consolidated Plan Goals (Housing Units)	Accomplished in 2010	Five Years Cumu-lative
Renter	Elderly	0-30% MFI	High	146	74	48*	48
		31-50% MFI	Medium	22	22		
		51-80% MFI	Medium	1	1		
	Small Related	0-30% MFI	High	405	102	29* + 50%	79
		31-50% MFI	High	310	27		
		51-80% MFI	High	180	25		
	Large Related	0-30% MFI	High	304	102	16* + 10%	26
		31-50% MFI	High	410	26		
		51-80% MFI	High	279	20		
	All Other Households	0-30% MFI	High	58	10	10% + 3#	13
		31-50% MFI	Medium	68	5		
		51-80% MFI	Medium	14	5		
Owner	Elderly	0-30% MFI	High	109	12	2**	2
		31-50% MFI	Medium	64	27	5**	5
		51-80% MFI	Medium	54	12		
	Small Related	0-30% MFI	High	80	4		
		31-50% MFI	High	170	4	1^	1
		51-80% MFI	High	200	18	4^ + 2+	6
	Large Related	0-30% MFI	High	25	4		
		31-50% MFI	High	125	14		
		51-80% MFI	High	163	26	1+	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	2010-2015 Consolidated Plan Goals (Housing Units)	Accomplished in 2010	Five Years Cumulative
		51-80% MFI	High	80	5		
*Through Section 8 +Through BEGIN down payment assistance**Through CDBG-funded Home Access Program# Through HOPWA housing subsidy %Through HPRP^ Through Gilroy Housing Trust Fund down payment					537	181	181
Total Housing Unit Goals							
Section 215 Renter Goals					419	166	166

Public Housing Strategy

Sunset Gardens was the only public housing property in Gilroy. As of June 30, 2011 the Housing Authority had an agreement with HUD to convert it to project based rental assistance.

Properties at Risk of Losing Affordability Status as of 6/30/10

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	3/31/12
Plum Tree	Senior	Contract Section 8 5-year renewal	70	7/31/13
Villa Esperanza	Disabled	Project based subsidies	20	7/14/20
Gilroy Apartments	General	Contract Section 8 5-year renewal	22	1/1/13

Barriers to Affordable Housing

See Goal #1.

Neighborhood Revitalization Strategy Area

The Neighborhood Revitalization Strategy Area (NRSA) was initially recognized by HUD in 1998.

CDBG Expenditures

During Program Year 2010 **\$416,678** of the **\$596,197** in CDBG funds expended were spent in Census Tract 5126.01 for capital projects and services as follows:

Capital Projects

ADA improvements to the Community Garden area sidewalk:	\$98,737
Other work on the Community Garden area sidewalk:	\$58,075
Eliot School area sidewalk gap project:	\$ 6,201
ADA design work and other preconstruction costs for	\$77,601

Improvements to San Ysidro Park & Youth Center

Code Enforcement

Housing code and blight eradication	\$22,186
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Services Provided by Community Based Development Organizations

Community Garden Day Camp and garden improvements	\$12,115
St. Joseph's Family Services Employments Services	\$50,000
Mexican American Community Services Summer Day Camp	\$23,362

Services Primarily for NRSA Youth (under regular public services category)

Gilroy Youth Center	\$40,000
Gilroy Aquatics Program (free swim lessons)	\$ 4,400

Home Access Grants **\$24,000**

While the Home Access program is a citywide program to retrofit the homes of very low income disabled residents, \$24,000 was spent retrofitting the homes of 4 residents who live in a mobile home park located in the NRSA. The contractor who performed the work on these plus one more home is also a resident of the NRSA.

Other City Expenditures

The Downtown Streets Team funded from Gilroy's Housing Trust in the amount of \$20,000 Provided clean-ups of the sidewalks and problem areas, at the same time a providing an opportunity for homeless individuals to transition from homelessness and into jobs.

Homebuyer Assistance at Alexander Place with State BEGIN funds with 3 down payment loans totally \$80,000 to low income homebuyers

Sixth Street Streetscape

The Sixth Street Streetscape project is under construction but is soon to be completed. The City is using FHWA federal funding, State Prop 1B funding and local funds. Estimated project cost is approximately \$1.45 million.

Downtown enhancements included piped in music. Security cameras were installed in a measure of crime prevention.

Health and Wellness Activities

Health statistics for the NRSA show a high risk of diabetes among the residents. A number of health and wellness activities were targeted to this area in PY 2010.

The Community Garden conducted ongoing activities and became the site of a weekly farmer's market in June of 2011.

The South County Collaborative's Health Committee offered health workshops.

There were several produce distribution sites in the neighborhoods sponsored by the Second Harvest Food Bank and local partners.

Proyecto Movimiento offered free and inexpensive classes such as Zumba at the MACSA building which drew a large number of residents who had not participated in such activities in the past.

Through a Drug Free Communities grant, the South County Collaborative was active with youth and adults in the NRSA in organizing drug and alcohol awareness events.

Cultural

The Arts Alliance has a long term lease of the future cultural center site where the community garden is located. The Arts Alliance received a private donation for accessibility retrofit of an existing building where art exhibits and events took place during the year. This is called the Gilroy Center for the Arts.

The Si Se Puede! Learning Center afterschool program for children K-5th grade operates in the Gilroy Apartments located in the NRSA. This site is one of those in the NRSA where produce from the Second Harvest Food Bank is delivered. The children sponsored a meeting at the Gilroy Center for the Arts about what people can do to help the homeless.

**Leveraging Resources:
Non-Profit Agency - Funding Resources Program Year 2010**

AGENCY	FUNDING SOURCE	AMOUNT	PROGRAM DESCRIPTION
Catholic Charities			Day Break Respite & Caregiver Support Services
	Catholic Charities	\$10,000.00	
	Beverly Foundation	\$10,000.00	
	Individual Contributions	\$2,785.00	
			Long Term Care Ombudsman Program
	Federal Older American Act	\$7,256.00	
	Federal Citation Fund	\$3,616.00	
	CA NF Quality Assurance & Accountability	\$5,843.00	
	Private Foundation/Grant	\$643.00	
Chamberlain's Day Center			Chamberlain's GUSD School Linkage Program
	Medi-Cal	\$6,000.00	
City of Gilroy			Gilroy Youth Center
	City of Gilroy General Fund	\$94,013.83	
	Gilroy Rotary Club	\$1,000.00	
	Gilroy Assistance League	\$2,000.00	
	Gilroy Gang Task Force	\$8,650.00	
	Fireworks Fundraiser	\$4,500.00	
Community Solutions			La Isla Pacifica
	CA Dept. of Health	\$128,965.00	
	County Social Services	\$65,741.00	
	County CDBG	\$7,000.00	
	Blue Shield Foundation	\$2,500.00	
	Private Foundations	\$10,000.00	
Community Technology Alliance			Homeless Management Information System
	HUD	\$5,785.00	
	Board Contributions & Donations	\$160.00	

AGENCY	FUNDING SOURCE	AMOUNT	PROGRAM DESCRIPTION
Emergency Housing Consortium			Gilroy HOMES
	County of Santa Clara Social Services - Gen. Fund	\$48,500	
	City of Morgan Hill	\$10,000	
	County of Santa Clara - MHD	\$62,400	
	Rental Fees	\$152,427	
	Miscellaneous Income	\$5,560	
Health Trust			Meals on Wheels
	Santa Clara County Social Services Agency	\$42,000.00	
	Hugh Stuart Center Charitable Trust	\$5,000.00	
	Meals on Wheels Association of America	\$10,000.00	
	Individual Donations	\$48,177.00	
	Fee for Service	\$2,028.00	
	Mercury News Wishbook	\$15,000.00	
	Stella B. Goss Charitable Trust	\$5,000.00	
Live Oak Adult Day Services			Adult Day Care/Gilroy
	Council on Aging	\$13,200.00	
	County of Santa Clara - SSA	\$5,479.00	
	Silicon Valley Community Foundation	\$9,900.00	
	Altos Foundation	\$690.00	
	Other Foundations	\$9,787.00	
	United Way	\$9,064.00	
	Individuals & Clubs	\$4,444.00	
	Board Fundraising Events	\$449.00	
	Program Service Fees	\$49,489.00	
	State of CA (meals reimb.)	\$6,255.00	

AGENCY	FUNDING SOURCE	AMOUNT	PROGRAM DESCRIPTION
MACSA			Summer Day CAMP 2010
	GUSD Power School	\$28,128.00	
	SCC General Fund	\$4,089.00	
Project Sentinel			Fair Housing
	FHIP in Gilroy	\$10,558.00	
	Santa Clara C. ADR in Gilroy	\$2,664.00	Tenant / Landlord
	HUD COMP in Gilroy	\$1,804.00	
Rebekah Children's Services			Young Mom's Parenting Program
	United Way Designations	\$4,025.00	
	Special Event Proceeds	\$9,006.00	
	South County Housing	\$600.00	
St. Joseph's Family Center			Employment Services
	HUD	\$10,750.00	
	County of Santa Clara	\$2,250.00	
	United Way	\$50,000.00	
	Silicon Valley Community Foundation	\$10,000.00	
			Community Garden Assistance in the Neighborhood Revitalization Strategy Area
		\$0.00	Summer Day Camp
	Merriman Foundation	\$3,000.00	Garden Fence
			Gilroy Street Team
	Private Donations	\$5,940.00	
	Gellert Foundation	\$15,000.00	
	Gilroy Foundation	\$2,000.00	
			Housing & Family Services
	FEMA	\$26,640.00	
	County of Santa Clara	\$38,000.00	
	Hsing Trust of Sta. Clara Co.	\$12,500.00	
	Silicon Valley Community Foundation	\$15,000.00	
	United Way	\$11,925.00	

Agency	Funding Source	Amount	Program Description
Second Harvest Food Bank			Brown Bag Program
	County	\$3,214.00	
	Federal	\$866.00	
	USDA	\$939.00	
	Corporation Support	\$12,437.00	
	Foundation Support	\$3,025.00	
	Individual Support	\$40,618.00	
	Organization Support	\$1,345.00	
Silicon Valley Independent Living Center			Housing Program for Persons with Disabilities
	Title VII C	\$21,786.00	
	County of Santa Clara	\$9,923.00	
South County Housing			Building Economic Success for Families at Risk of Homelessness
			Neighborhood Development
	HUD SHP	\$92,011.00	
	Local Initiative Support Corp. USDA	\$25,000.00	
	Local Initiative Support Corp. USDA	\$60,000.00	
	HUD USDA	\$37,975.22	
	HUD USDA	\$60,002.99	
	Wells Fargo Foundation	\$20,000.00	
	Wells Fargo Foundation	\$30,000.00	
	Neighborhood Housing Partnership Services	\$500.00	
	Neighborworks America Grant (Federal)	\$2,000.00	
	Annie E. Casey Foundation (Federal)	\$1,314.00	
	City of Gilroy Housing Trust Fund	\$9,000.00	
	Combined Federal Campaign	\$1,020.30	

Agency	Funding Source	Amount	Program Description
South County Housing Cont'd.	Community Economics Non Profit	\$1,000.00	Neighborhood Development
	Miscellaneous Small Contributions	\$1,000.00	
	Maria Skoczylas	\$250.00	
			Housing Development
	Federal McKinney Act Funds	\$92,011.00	
	Gilroy Housing Trust Fund	\$58,000.00	
	State BEGIN Funds	\$115,000.00	
	State CalHOME Funds	\$129,500.00	
	State Chdap	\$7,500.00	
	Local Los Arroyos Fund	\$82,934.00	
	Buyer Deposits	\$19,151.57	
	Total Leveraged Funds:	\$2,094,508.91	

Reports from HUD Integrated Disbursement & Information System

These reports follow:

Financial Summary Report (PR26)

CDBG Performance Profile (PR54)

Summary of Accomplishments (PR 23)

Summary of Consolidated Plan Projects for Report Year 2010 (PR06)

Summary of Activities (PR03)

IDIS

U.S. DEPARTMENT OF HOUSING AND
 URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND
 DEVELOPMENT
 PR 26 - CDBG Financial Summary Report

DATE: 9/28/2011
 TIME: 9:51:41 pm
 PAGE: 1/1

Grantee	GILROY, CA
Program Year	2010
PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	622,665.02
02 ENTITLEMENT GRANT	533,324.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	13,919.45
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	2,484.55
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,172,393.02
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	500,005.86
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	500,005.86
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	96,190.87
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	596,196.73
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	576,196.29
PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	328,065.96
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	134,972.82
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	463,038.78
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	92.61%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2010 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	171,312.59
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(85,477.59)
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	85,835.00
32 ENTITLEMENT GRANT	533,324.00
33 PRIOR YEAR PROGRAM INCOME	53,777.85
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	587,101.85
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.62%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	96,190.87
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	96,190.87
42 ENTITLEMENT GRANT	533,324.00
43 CURRENT YEAR PROGRAM INCOME	13,919.45
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	547,243.45
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	17.58%



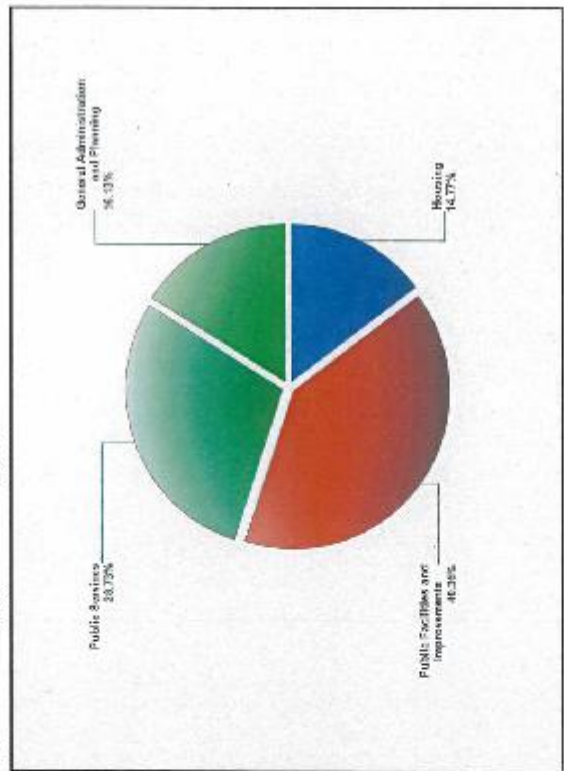
Program Year 2010 Funds

2010 CDBG Allocation	\$533,924.00
Program Income Received During Program Year 2010	\$13,919.45
Total Available¹	\$547,243.45

Expenditures²

Type of Activity	Expenditure	Percentage
Housing	\$86,078.87	14.77%
Public Facilities and Improvements	\$240,614.40	40.36%
Public Services	\$171,312.59	28.73%
General Administration and Planning	\$90,190.87	18.13%
Total	\$596,196.73	100.00%

Expenditures by Type of Activity (%)



Timeliness

Timeliness Ratio - unexpended funds as percent of 2010 allocation 1.33

CD96 Community Development Block Grant Performance Profile

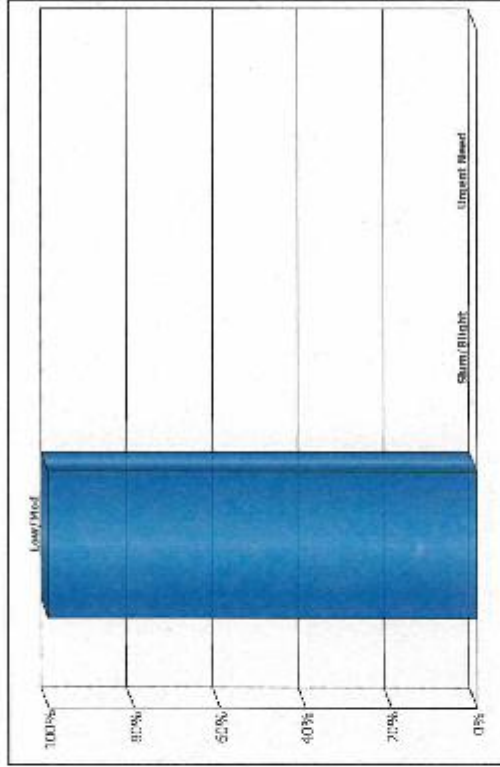
PR54 - GILROY, CA

Program Year From 07-01-2010 To 06-30-2011



Program Targeting

1 -Percentage of Expenditures Assisting Low- and Moderate-Income Persons and Households Either Directly or On an Area Basis ¹	100.00%
2 -Percentage of Expenditures That Benefit Low/Not Income Areas	29.72%
3 -Percentage of Expenditures That Aid in The Prevention or Elimination of Slum or Blight	0.00%
4 -Percentage of Expenditures Addressing Urgent Needs	0.00%
5 -Funds Expended in Neighborhood (Community For State) Revitalization Strategy Areas and by Community Development Financial Institution	5171,939.90
6 -Percentage of Funds Expended in Neighborhood (Community For State) Revitalization Strategy Areas and by Community Development Financial Institution	0.00%



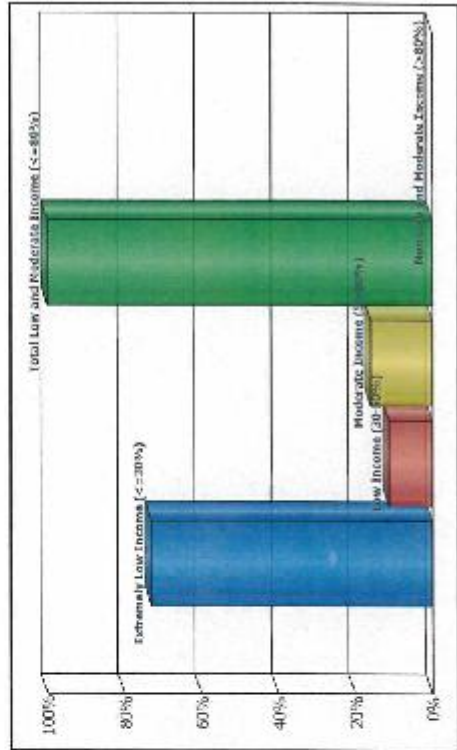
U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
CDBG Community Development Block Grant Performance Profile
 PR54 - GILROY, CA
 Program Year From 07-01-2010 To 06-30-2011

CDBG Beneficiaries by Racial/Ethnic Category

Race	Total	Hispanic
White	36.93%	11.73%
Black/African American	1.28%	0.07%
Asian	2.32%	0.00%
American Indian/Alaskan Native	0.30%	0.22%
Native Hawaiian/Other Pacific Islander	0.35%	0.07%
American Indian/Alaskan Native & White	0.15%	0.15%
Asian & White	0.15%	0.00%
Black/African American & White	0.05%	0.07%
Amer. Indian/Alaskan Native & Black/African Amer.	0.00%	0.00%
Other multi-racial	58.48%	87.68%
Asian/Pacific Islander (valid until 03-31-04)	0.00%	0.00%
Hispanic (valid until 08-31-04)	0.00%	0.00%

Income of CDBG Beneficiaries

Income Level	Percentage
Extremely Low Income (<=20%)	72.93%
Low Income (30-50%)	11.19%
Moderate Income (50-60%)	15.88%
Total Low and Moderate Income (<=60%)	100.00%
Non Low and Moderate Income (>60%)	0.00%



Program Year 2010 Accomplishments

COBG Community Development Block Grant Performance Profile

PR54 - GILROY, CA

Program Year From 07-01-2010 To 06-30-2011

Accomplishment	Number
Actual Jobs Created or Retained	0
Households Receiving Housing Assistance	7
Persons Assisted Directly, Primarily By Public Services and Public Facilities	2,021
Persons for Whom Services and Facilities were Available	34,420
Units Rehabilitated/Single Units	7
Units Rehabilitated/Multi Unit Housing	0

Funds Leveraged for Activities Completed \$361,783.09

Notes

- 1 Also, additional funds may have been available from prior years.
- 2 The return of grant funds is not reflected in these expenditures.
- 3 Derived by dividing annual expenditures for low-and moderate-income activities by the total expenditures for all activities (excluding planning and administration, except when State planning activities have a national objective) during the program year.
- 4 For entitlement communities, these data are only for those activities that directly benefit low- and moderate-income persons or households. They do not include data for activities that provide assistance to low- and moderate-income persons on an area basis, activities that aid in the prevention and elimination of slums and blight, and activities that address urgent needs. For states, these data are reported for all activities that benefit low- and moderate income persons or households, aid in the prevention and elimination of slums and blight, and address urgent needs.
- 5 This number represents the total number of persons/households for whom services/facilities were available for (in many cases) multiple area benefit activities as reported by grantees. A service or facility meeting the national objective of benefiting low- and moderate-income persons on an area basis is available to all residents of the area served by the activity. If one or more activities had the same or overlapping service areas, the number of persons served by each activity was used to calculate the total number served; e.g., if two activities providing different services had the same service area, the number of persons in the service area would be counted twice; once for each activity.