

City of Gilroy

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Christina J. Turner
FINANCE DIRECTOR

September 30, 2013

Maria Cremer, Director
Community Planning & Development
U.S. Department of Housing & Urban Development
600 Harrison Street, Third Floor
San Francisco, CA 941047

Re: Gilroy CAPER for Program Year 2012

Dear Ms. Cremer:

The City of Gilroy is pleased to submit the enclosed Consolidated Annual Performance Evaluation Report (CAPER) for Program Year 2012. 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, Marilyn Roaf, HCD Coordinator, at 408-846-0241.

Very truly yours,

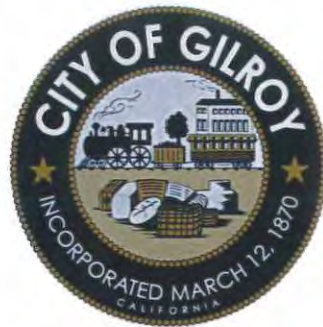
Christina Turner
Finance Director and Acting City Administrator
City of Gilroy

Enc.

CC: Julia Van Roo, CPD Representative (electronically)

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

For the Third Year of the Five Year Consolidated Plan
Program Year 2012
(July 1, 2012 – June 30, 2013)



Housing and Community Development
7351 Rosanna Street
Gilroy, CA 95020

(408)846-0241

Consolidated Annual Performance and Evaluation Report for Program Year 2012

In May 2012 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 2012

\$333,200

Program Income Received in 2012

The City received **\$51,780** 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 for 2012

\$588,844

End of Executive Summary

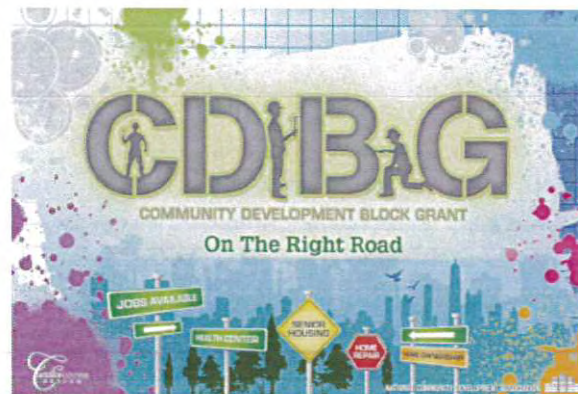
Comments may be addressed to:

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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 2012 goals stated in the Program Year 2012 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.

2012-2013 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

Plan Year 2012 Accomplishments:

Completed tax credit application for low income apartment community at 260 Farrell Ave. with 74 apartments for acquisition and rehabilitation of the community during the year 2013. The apartment community had 1-3 bedroom units providing much needed family housing in the community. The permanent financing for the project totaled \$9,774,481 .The allocated federal tax credit is \$349,007 for 10 years to be finalized upon completion of the rehabilitation work scheduled for December 2013.

Meeting with developers that have affordable housing exemptions under City’s RDO. Met several times with market rate developer regarding the below market rate (BMR) pricing for 35 homes in a housing project to built in the near future. Negotiations are ongoing with the developer to determine future below market rate prices for the homes.

2012-2013 Action(s)

Goal(s) Assist any applicable projects.

Plan Year 2012 Accomplishments:

No funds were awarded for this type of project.

- **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.

2012-2012 Action(s) Implement policies and procedures slated for 2012-2012 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 2012 Accomplishments:

In April 2013 the State Department of Housing and Community Development issued a letter to City of Gilroy stating that the 2007-2014 Housing Element was in compliance with state law. The City adopted the Housing Element in February 2012 and completed the required actions in the following year for State approval.

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.

2012-2013 Action(s) Maintain existing BEGIN contract for units at Alexander Place

- Goal(s)**
- 24 low income homebuyer loans**

Plan Year 2012 Accomplishments:

Provided 7 loans to low income homebuyers through BEGIN funds. An 8th loan was in process.

- **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.

2012-2013 Action(s) **Offer first time homebuyer training through the City’s Housing Trust Fund and through leveraging funds for homebuyer assistance through a \$20,000 contribution from the City’s Housing Trust Fund to the Housing Trust of Santa Clara County. If awarded CalHome funding, loans will be made to low income homebuyers.**

Goal(s) **2 low income homebuyer loans through Housing Trust
1 training
4 low income homebuyer loans if City is awarded CalHome funding**

Plan Year 2012 Accomplishments:

Applied for, but did not receive funding from state CalHOME program. Hosted 1 training by Project Sentinel.
Housing Trust Silicon Valley, formerly the Housing Trust of Santa Clara County, provided loans to 2 low income homebuyers plus one moderate one.

- **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.

2012-2013 Action(s) **Update lender list**

Goal(s) **List updated**

Plan Year 2012 Accomplishments:

As City did not fund a homebuyer program in 2012, list was not updated. City did refer interested homebuyers to programs available through the Housing Trust of Santa Clara County and the County’s Mortgage Credit Certificate program.

- **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.

2012-2013 Action(s) **CDBG funds of \$103,000 for rehabilitation program administration and for retrofit grants. This includes \$73,000 in 2012 funds and \$30,000 from the 2010 and 2011 Home Access activities.**

Goal(s) **9 homes made accessible for very low income disabled residents**

Plan Year 2012 Accomplishments:

3 homes were made accessible. 3 were in process. A lead and asbestos testing contractor was selected through competitive bidding. Spent \$49,634 in CDBG funds.

- **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.

2012-2013 Action(s) **No actions expected in 2012-2013**

Goal(s) **N/A**

Plan Year 2012 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.

2012-2013 Action(s) **No actions expected in 2012-2013.**

Goal(s) **N/A**

Plan Year 2012 Accomplishments:

Not addressed.

- **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.

2012-2013 Action(s) **Develop informational materials for public and materials and training for City development staff**

Goal(s) **One publication developed.**

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.

2012-2013 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 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)

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.

Plan Year 2012 Accomplishments:

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

In PY 2012 the South County Homeless Outreach Group participated in registering South County homeless individuals and families in the Housing 1000 vulnerability index of those registered 16 had received housing as of June 30, 2013. This figure includes 3 of the 12 individuals housed through Gilroy Place.

Gilroy met with the Urban County, Palo Alto, Cupertino and Milpitas to explore forming a HOME Consortium so the availability of subsidies could be increased through Tenant Based Rental Assistance. The process was not completed in PY 2012.

Construction of the Sobrato Apartments was completed and the occupancy process for the 25 units had begun as of the end of PY12.

- **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.

2012-2013 Action(s) No actions expected in 2012.

Goal(s) N/A

Plan Year 2012 Accomplishments:

Not addressed

- **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.

2012-2013 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. 110 individuals will access some type of service such as medical care through the efforts of the Compassion Center.**

Plan Year 2012 Accomplishments:

Emergency Housing Consortium assisted 48 individuals with emergency shelter. The Gilroy Compassion Center operated as a day services center,. The Compassion Center continued to fund raise and develop plans with the goal of providing a year round emergency shelter.

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.

2012-2013 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 375 individuals (approximately 104 families).**

Plan Year 2012 Accomplishments:

St. Joseph’s assisted 334 individuals

- **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.

2012-2013 Action(s) **Housing Trust Funds to support Downtown Streets Team (\$35,000) and Homeless Outreach Group (staff participation) and**

Homeless Management Information System (HMIS) (\$8,000) and the Gilroy Compassion Center (\$21,000).

Goal(s)

8 people will obtain housing and employment through participation in the Downtown Streets team

400 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 800 people

Plan Year 2012 Accomplishments:

6 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 in January and March and 2 were held at the Gilroy Compassion Center in September and June.. An average of 100 homeless adults and children received services, food, clothing and toiletries at each event.

The Compassion Center opened for day services in December and from then until June 30 served 676 individuals with referrals, clothing, messages and bathroom and laundry services.

CTA reported 1166 Gilroy individuals in HMIS

The City's Housing Trust Fund contributed a total of \$57,785 toward the above activities.

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.

2012-2013 Action(s) Fund public services contracts in the amounts recommended at the April 4, 2012 and May 2, 2012 City Council meetings. 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
Art for Life! – St. Joseph’s Family Center	56 youth	\$6,500
GUSD School Linkage Program - Chamberlain’s Mental Health Services	51 youth	\$5,916
Gilroy Aquatics Program – City of Gilroy	68 youth	\$3,693
Health Trust Meals on Wheels – Health Trust	8 homebound & elderly	\$5,335
Adult Day Care – Live Oak Adult Day Services	50 frail elderly	\$8,207
MACSA Summer Day Camp - MACSA	240 youth	\$50,000
Employment Services - St. Joseph’s Family Center	32 residents	\$40,000
Youth Center – City of Gilroy	250 youth	\$32,828

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	8 adults & their children 20 crisis intervention/support (domestic violence victims)	\$12,000
HMIS - Community Technology Alliance -	800 unhoused people	\$8,000
Gilroy HOMES - Emergency Housing Consortium	32 homeless people in families	\$10,000
Housing & Family Services - St. Joseph’s Family Center	275 people at risk of homelessness	\$15,000
Gilroy Streets Team - St. Joseph’s Family Center	8 homeless or formerly homeless people	\$35,000
Housing Program for Persons with Disabilities - Silicon Valley Independent Living Center	24 disabled people	\$8,000
Gilroy Compassion Center – Day Services	400 homeless people	\$21,000

Plan Year 2012 CDBG Accomplishments:

Project - Agency	Number of People Proposed to be Served	# Served
Art for Life! – St. Joseph’s Family Center	56 youth	87
GUSD School Linkage Program - Chamberlain’s Mental Health Services	51 youth	40
Gilroy Aquatics Program – City of Gilroy	68 youth	68
Meals on Wheels – Health Trust	8 homebound & elderly	10
Adult Day Care – Live Oak Adult Day Services	41 frail elderly	45
MACSA Summer Day Camp - MACSA	240 youth	240
Employment Services - St. Joseph’s Family Center	32 people	41
Youth Center – City of Gilroy	250 youth	276

Plan Year 2012 Housing Trust Fund Accomplishments:

Project/Agency	Number of People Proposed to be Served	# Served
La Isla Pacifica Shelter for Battered Women and Their Children– Community Solutions	8 adults & their children 20 crisis intervention/support (domestic violence victims)	11 adults, 20 crisis intervention
HMIS - Community Technology Alliance - Gilroy Compassion Center – Day Center	800 unhoused people	1,166
Gilroy HOMES - Emergency Housing Consortium	32 homeless people in families	48
Housing & Family Services - St. Joseph’s Family Center	275 people at risk of homelessness	334
Gilroy Streets Team - St. Joseph’s Family Center	8 homeless or formerly homeless people	6
Housing Program for Persons with Disabilities - Silicon Valley Independent Living Center	24 disabled people	29
Gilroy Compassion Center	400 homeless people	676

- **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.

2012-2013 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 2012 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
- **2012-2013 Action(s) Provide Access to Foreclosure Counseling**
- **Goals Fund Project Sentinel in the amount of \$9000 for counseling households regarding foreclosure and mortgage problems that will result in 20 cases.**

Plan Year 2012 Accomplishments:

Through a foreclosure prevention counseling contract funded through the Housing Trust Fund, Project Sentinel processed 14 Level 1 cases and 14 Level 2 cases, as well as conducting two free public workshops. \$9,000 was expended.

- **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

2012-2013 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**

Plan Year 2012 Accomplishments:

23 housing code cases were resolved. CDBG funds of \$13,500 were expended. An additional 7 cases were initiated toward the end of PY12. 24 blight cases were resolved, with an additional 4 initiated toward the end of PY 12. An unfinished bank building that been left vacant for several years and presented a safety hazard was demolished. A code enforcement officer helped organize and participated in a major the clean-up of a creek. All activity occurred in the Neighborhood Revitalization Strategy Area (NRSA)
The Gilroy Streets Team regularly performed clean up of the sidewalks and alleys in the NRSA.

2012-2013 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 .**

Plan Year 2012 Accomplishments:

80 households were served and \$30,000 expended for tenant landlord services. Outreach activities are covered in AI description.

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

2012-2013 Action(s) **Provide CDBG funds for NRSA-located youth programs to an eligible Community Based Development Organization – Provide \$6,500 to St. Joseph’s Family Services for the Arts For Life! Program and \$50,000 to MACSA for Summer Day Camp.**

Goals **270 youth residing in the NRSA benefit from services that strengthen neighborhoods (see also Action 3.A.1)**

Plan Year 2012 Accomplishments:

87 youth participated in the Arts Alive program and 240 in the MACSA Summer Day Camp and Zero Drop Out afterschool Program. Onsite observation by City staff revealed well-run programs with enthusiastic participation.

MACSA’s Zero Drop Out program was added through an Action Plan Amendment during PY12 because the entire MACSA grant had not been spent during the Summer Camp period. Even after the Zero Drop Out program was added, a balance of \$12,978 of the grant was unspent upon close out. Per Gilroy’s reallocation guidelines, this balance will go toward funding future NRSA-based public services.

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

2012-2013 Action(s) **No actions expected.**

Goal(s) **N/A**

Plan Year 2012 Accomplishments:

Not addressed

- **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) **Expend \$83,300 in PY 2012 CDBG funds plus prior years' CDBG funds and prior year's CDBG-R funds for physical improvements in the NRSA as well as through general funds expenditures approved by City Council**

Goal(s) **Provide improvements to the San Ysidro Park Youth Center**

Plan Year 2012 Accomplishments:

The work on San Ysidro Park was completed. CDBG funds of \$83,300 were expended. CDBG-R funds were expended by the end of PY11.

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.

2012-2012 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 2012 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

2012-2012 Action(s) **Inspect for lead hazards as required**

Goal(s) **2 properties inspected**

Plan Year 2012 Accomplishments:

1 property inspection was inspected based upon age was required and the inspection completed..

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

2012-2012 Action(s) **Do not expect an update this year**

Goal(s) **N/A**

Plan Year 2012 Accomplishments:

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.

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

2012-2013 Action(s) **Fund Fair Housing Services through Housing Trust Fund in the amount of \$21,000.**

Goals **Fund Project Sentinel to manage 20 fair housing cases and 6 consultations as well as to provide education.**

Plan Year 2012 Accomplishments:

Contract funded in amount of \$21,000. Project Sentinel managed 22 fair housing cases and 16 consultations. Majority of cases were handicapped/disability and family status/family size issues. Also had 11 presentations to various groups during the year. Project Sentinel staffed information table at Project Homeless Connect events held in Gilroy, and at the Farmers Market nonprofit day. Project Sentinel provided informational table and brochures at Gavilan College Health Fair and Career day and South County community health event. Project Sentinel provided fair housing presentation and training at the Compassion center for education on tenant rights. Project provided landlord training to new property management firm in Gilroy. Project Sentinel provided fair housing information at Bocardo Family Living Center to residents. Project Sentinel provided outreach and fair housing information to the Gilroy Senior center and Plum Tree West senior apartment community residents. Project Sentinel staff participates in the South County Collaborative monthly meetings and provides City of Gilroy and Gilroy library with brochures to provide to the public throughout the year. Project Sentinel provided outreach presentation to Work 2 Future and Partners. The City displayed Fair Housing posters in the public lobbies and staff distributed additional posters to at the South County Collaborative monthly meeting.

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

2012-2013 Action(s) **Included in contract funded through Action 4.A.1**

Plan Year 2012 Accomplishments:

Included in the contract. Project Sentinel provided tester training in August of 2012 and February 2013 for volunteers. 7 testers were used within the city during the 2012-13 year.

- **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.

2012-2013 Action(s) **Included in Action 1.A.1**

Plan Year 2012 Accomplishments:

In April 2013 the State Department of Housing and Community Development issued a letter to City of Gilroy stating that the 2007-2014 Housing Element was in compliance with state law. The City adopted the Housing Element in February 2012 and completed the required actions in the following year for State approval.

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

Plan Year 2012 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

2012-2013 Action(s) **Update AI by end of program year**

Goal(s) **Updated AI**

Plan Year 2012 Accomplishments:

Work on the AI was still in progress..

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.

2012-2013 Action(s) **Fund employment services for NRSA residents through \$40,000 to St. Joseph’s Family Services.**

Goal(s) **32 NRSA residents will be provided specialized employment services and will find employment or enroll in vocational training**

Plan Year 2012 Accomplishments:

41 NRSA residents received these services, exceeding the 32 proposed. A total of 171 people received employment services. Of these 61 found jobs. Due to the current economy staff found it particularly difficult this year to place clients with multiple barriers to employment success. \$40,000 in CDBG funds were expended.

- **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.

2012-2013 Action(s) **City staff will assist in identifying resources in 2012-2013.**

Goal(s) **N/A**

Plan Year 2012 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.

2012-2013 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 2012 Accomplishments:

The program was not available during 2012.

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.

2012-2013 Action(s) **Expected to be reviewed during program year.**

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

Plan Year 2012 Accomplishments:

This review did not occur during the program year.

- **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.

2012-2013 Action(s) **PY12 Actions are expected to be completed at the beginning of PY 2012 on projects funded in PY 2010 and PY11.**

Goal(s) **10th Street Overpass walkable route completed in the NRSA through sidewalk gap repair and accessibility improvements..**

Plan Year 2012 Accomplishments:

The Tenth Street Overpass project was completed. \$225,980 in CDBG funds were spent for construction.

SUMMARY OF DEMOGRAPHIC DATA OF CDBG BENEFICIARIES

Race	Number of Persons	Ethnicity/ Hispanic/ Latino	Race	Number of Households (Home Access Program)	Ethnicity/ Hispanic/ Latino
American Indian or Alaska Native	215	210	American Indian or Alaska Native	0	0
Asian	5	2	Asian		
Black/African American	31	7	Black/African American	0	
Native Hawaiian or Other Pacific Islander	4	3	Native Hawaiian or Other Pacific Islander	0	0
White	226	165	White	3	2
Amer. Indian or Alaska Native & White	8	8	Amer. Indian or Alaska Native & White	0	0
Asian & White	0	0	Asian & White	0	0
Black/African American & White	3	0	Black/African American & White	0	0
Amer. Indian/Alaska Native & Black/African American	0	0	Amer. Indian/Alaska Native & Black/African American	0	0
Balance Category	360	340	Balance Category	0	0
TOTAL	852	735	TOTAL	3	2
Female Head of Household	0	0	Female Head of Household	0	0

Changes in Response to Experience:

See narratives for Program Year 2012 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's CDBG grant was decreased by \$111,540 from its 2011 CDBG grant, a 25% cut, 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

The South County Homeless Outreach Task Force continued to meet to collaborate on local issues and to advocate for funding to the southern part of the County. One of these needs is distribution of funding beyond the central (mainly San Jose) part of the county. The City of San Jose shared coordinators in both Project Homeless Connect event planning, and 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 attained nonprofit status for 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 Community Development Department 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, 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.

No public comment was 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, 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.

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 and through an active list serve receive notices of public comment periods on the annual Action Plans and CAPERS. During PY12 Collaborative members attended the public meetings for the Neighborhood Revitalization Strategy renewal and provided information on progress made during the past five years and suggestions for strategies to implement during the next five years.

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, Gardner Health Services, St. Louise Hospital, Destination Home, Housing 1000, CalFresh , South County Housing, 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 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 2012 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.

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. During PY

2012 a portion of the net rents collected were included in the program income reported in IDIS. Another portion of the rents were revenues to Gilroy's Housing Trust Fund in proportion to the funds from that source that were used in the rehabilitation of that property. The units remain affordable to low and very low income tenants.

Lead-based Paint

Staff updated job specifications and procedures for the Home Access Program (rehabilitation for accessibility) in regard to lead based paint tasting 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

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 2012	Five Years Cumulative
Renter	Elderly	0-30% MFI	High	146	74		48
		31-50% MFI	Medium	22	22		13
		51-80% MFI	Medium	1	1		
	Small Related	0-30% MFI	High	405	102	25* 12% 11^ 13^^	156
		31-50% MFI	High	310	27	1**	1
		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#	19
		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		6
		51-80% MFI	Medium	54	12		
	Small Related	0-30% MFI	High	80	4		
		31-50% MFI	High	170	4	1**	2
		51-80% MFI	High	200	18	7## 2***	15
	Large Related	0-30% MFI	High	25	4		
		31-50% MFI	High	125	14	1**	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 2012	Five Years Cumulative
		51-80% MFI	High	80	5		
*Sobrato Apts**Through CDBG-funded Home Access Program # Through HOPWA housing subsidy %Through Gilroy Place ^Through Our New Place ^^Other via Housing 1000 ##BEGIN homebuyer ***Housing Trust Silicon Valley loans					537	67	280
Total Housing Unit Goals							
Section 215 Renter Goals					419	56	253

Affordable Housing Completion Goals

HUD Table 3B charts the goals and 2011 accomplishments.

TABLE 3B ANNUAL AFFORDABLE HOUSING COMPLETION GOALS							
Grantee Name: City of Gilroy Program Year: 2012	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period				
			CDBG	HOME	ESG	HOPW	
BENEFICIARY GOALS (Sec. 215 Only)							
Homeless households	4- HPRP 20- Section 8 25- Sobrato Apts.	0- HPRP 0- Section 8 25- Sobrato Apts. 12 -Gilroy Place 11-Our New Place 13-Housing 1000	<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*	49	61	<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	25	25	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	1	1	X	<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	77	91	<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	8	8	<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-CalHOME	7- BEGIN 2- HTF	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total 215 Affordable Owner	27	19	<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	33	33	<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	51	65	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Homebuyer Assistance	14	10	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	104	111	<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	77	91	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Annual Owner Housing Goal	27	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	104	110	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4 Homeless Households were 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 20 homeless households were 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.

These two programs were no longer available during the program year, but St. Joseph's was able to provide subsidies through 2 other programs and an additional 13 individuals or small families received housing through Housing 1000 that targets the most vulnerable homeless people.

The Sobrato Apartments, 25 SROs designated for homeless and mentally ill homeless individuals were completed in PY 2012.

6 dwellings were to be made accessible for 6 very low income disabled households through CDBG funds.

Three units were completed and three more units were in progress.

The completion of construction on the third building at Alexander Place, funded through state funds guaranteed by the City, was expected to produce 8 townhomes affordable to low income families.

The building was completed.

Funds from CalHOME, leveraging from the Housing Trust of Santa Clara County and the BEGIN grant from the state was expected to provide down payment assistance to 14 low income households. The BEGIN funds were to be used for purchase of the 8 townhomes at Alexander Place.

The City applied for a CalHOME grant but was not awarded funding, the Housing Trust provide loans to 2 low income and one moderate income homebuyers. 7 BEGIN loans were funded and one more loan was in process by the end of PY12.

Two properties were counted twice in the total figures.

Alexander Place was to produce 8 new low income ownership homes for which down payment assistance was provided to 8 low income buyers through a separate funding source (BEGIN).

The Sobrato Apartments were a new construction project creating 25 permanent supportive housing units and 25 subsidies were made available for the rents.

Public Housing Strategy

There is no public housing located in Gilroy.

Properties at Risk of Losing Affordability **Status as of 6/30/12**

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
Gilroy Apartments	General	Pending information	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. During PY12 the process to seek the fourth renewal of the strategy was initiated. The staff report for the September 9, 2013 City Council meeting summarizes this process, and is included in this CAPER report. The draft strategy for 2013-2018,

Attachment One to this CAPER report, Draft Neighborhood Revitalization Strategy 2013-2018, includes a progress report on the benchmarks in the 2008-2013 strategy.

CDBG Expenditures

During Program Year 2012 **\$442,823** of the **\$588,844** in CDBG funds were spent in Census Tract 5126.01 for capital projects and services as follows:

Capital Projects

Tenth Street Overpass : \$ 225,980
Improvements San Ysidro Park & Youth Center
\$83,300

Code Enforcement

Housing code and blight eradication \$13,500

Services Provided by Community Based Development Organizations

Art For Life! \$ 6,500
St. Joseph's Family Services Employments Services \$40,000
Mexican American Community Services Summer Day Camp \$37,022

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

Gilroy Youth Center \$32,828
Gilroy Aquatics Program (free swim lessons) \$ 3,693

Other City Expenditures

Services:

The Downtown Streets Team funded from Gilroy's Housing Trust in the amount of \$28,785, 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.

Following is Staff Report dated 9-9-13, Approval of Gilroy's Neighborhood Revitalization Strategy through Program Years 2013-2018



**COMMUNITY DEVELOPMENT
DEPARTMENT**

7351 Rosanna Street
Gilroy, CA 95020
408-846-0451
408-846-0429 fax

DATE: September 9, 2013
TO: Thomas J. Haglund, City Administrator
CC: Kristi Abrams, Community Development Director
FROM: Marilyn Roaf, HCD Grants Coordinator
SUBJECT: Approval of Gilroy's Neighborhood Revitalization Strategy through
Program Years 2013-2018

Recommendation:

It is recommended that the City Council, by motion, approve the Neighborhood Revitalization Strategy (NRS) for Program Years 2013-2018 (July 1, 2013 through June 30, 2018) and direct staff to submit the document to the Department of Housing and Urban Development (HUD) for its approval.

Background:

HUD regulations allow a jurisdiction to choose a specific geographic area and seek HUD approval of it as a Neighborhood Revitalization Strategy Area (NRSA). While an NRSA is a designation, not a direct funding source, it does give the City, nonprofits and other entities an advantage in applying for funds. Examples include some of the grants the City received to complete the Monterey Streetscape and grants Gavilan College obtained for a business incubator at Old City Hall and for a community education center at South Valley Middle School. In addition, South County Housing and MACSA have also benefitted from the NRSA designation in obtaining funding for projects located in this area.

This designation also increases flexibility in the use of Community Development Block Grant (CDBG) funds. Economic activities such as job training or microenterprise development and public improvement activities that can be shown to have an area wide benefit in the NRSA can be eligible for funding. For example, CDBG funds were used for improvements at San Ysidro Park, the sidewalk around the community garden and along the Tenth Street Overpass because of this designation. Certain public services are also exempt from the usual 15% CDBG Public Service Cap when conducted by community based organizations working in this area, for example St. Joseph's employment services program.

This will be Gilroy's fourth time seeking HUD approval for the NRSA. Each renewal is limited to five years. When the first approval was received in 1999 the location was Census Tract 5126.01. The downtown and surrounding neighborhoods were included in this tract.

It is important to note that while the development of Gilroy's Downtown has been an integral part of the strategy development, HUD has emphasized over the years the NRSA has been in existence that the City keep in mind that the requirement for an NRSA is that it be primarily a residential area. The strategy must show how residents in the Downtown and the surrounding neighborhoods will benefit.

At its January 7, 2013 meeting Council directed staff to proceed with the work plan to request a renewal from HUD.

Discussion:

From early January through May staff will be taking the following steps to seek renewal of the strategy:

- Outreach with members of the community including residents, business owners, local financial institutions, nonprofit organizations and community groups through meetings and through media outreach.
- Conducting an updated assessment of the proposed strategy area through available information such as Census data and local economic, real estate and crime information as well as through assessments done by other agencies such as the County's Public Health Department.
- Assess accomplishments of the current strategy through research and through seeking input from the members of the community during the consultation process
- Develop realistic strategies and outcomes for the next five year period
- Circulate a draft strategy in April
- Seek Council approval in early May
- Submit May 15, 2013 to HUD for approval

Extending the boundaries was to be considered where it would be practical to incorporate some activities and service delivery that occurs or is expected to occur contiguous with the current area during the February through May 2013 community meeting process. A strong case was made to include Census Tract 5126.06 and portions of tracts 5125.08 and 5125.09 were also worthy of consideration. These recommendations are discussed in more detail in the draft strategy.

Fiscal Impact

The recommendations do not result in any increases to the two-year CDBG budget approved in 2013 except in the case that the CDBG grant allocation for FY 14-15 differs from the \$336,294 allocation for FY 13-14. As the Federal budget for this is unknown at this time, such adjustments will be addressed during the FY 14-15 Action Plan process. The strategy renewal is being sought with the expectation that it will attract funding to the NRSA during the next five year period.

Human Resources

Adequate staff time is available to work on the strategy within the limitations described in the discussion section of this report.

ATTACHMENTS:

Attachment 1: Neighborhood Revitalization Strategy Area Requirements

Attachment 2: Draft Neighborhood Revitalization Strategy 2013-2018

**Leveraging Resources:
Non-Profit Agency - Funding Resources Program Year 2012**

AGENCY	FUNDING SOURCE	AMOUNT	PROGRAM DESCRIPTION
City of Gilroy			Gilroy Youth Center
	Gilroy Gang Task Force	\$8,650.00	Gilroy Swim Lessons Scholarship
	Gilroy Rotary Club	\$1,000.00	
	Gilroy Foundation	\$1,000.00	
	Denny's Restaurant	\$304.00	
	Santa Clara County	\$18,237.00	
	PG&E Grant	\$1,500.00	
Community Solutions			La Isla Pacifica
	Blue Shield of CA Foundation	\$12,500.00	
	Mary Kaye Foundation	\$16,667.00	
	TJX Foundation	\$11,458.00	
	CA Emergency Mgmt. Agency	\$2,250.00	
	City of San Jose Emergency Shelter	\$208,096.00	
	County of Santa Clara CDBG	\$41,578.00	
	County of Santa Clara SSA	\$27,220.00	
	County of Santa Clara, CEO	\$53,160.00	
	HUD via St. Joseph's Family Ctr.	\$89,849.00	
Community Technology Alliance			Homeless Management Information System
	HUD	\$298,611.00	
	City of San Jose ESG	\$90,000.00	
	City of Santa Clara HTF	\$4,750.00	
	HMIS Fee for Service	\$6,158.00	
Emergency Housing Consortium			Gilroy HOMES
	County of Santa Clara Social Services - Gen. Fund	\$30,000	
	County of Santa Clara CDBG	\$30,000	
	County of Santa Clara MHD	\$22,989	
	Rental Fees	\$170,384	
	Miscellaneous Income	\$51,328	

AGENCY	FUNDING SOURCE	AMOUNT	PROGRAM DESCRIPTION
Gilroy Compassion Center			Gilroy Compassion Center Day Center
	EFSP (FEMA)	\$7,377	
	Gilroy Foundation	\$5,800	
	IBM	\$3,000	
	Health Trust - PHC	\$2,500	
	Wal Mart	\$1,000	
	California Youth Outreach	\$1,275	
	Rummage Sale	\$168	
	Gilroy Senior Craft Store	\$200	
	Garlic Festival	\$1,492	
	Gavilan College Student Body	\$320	
	Gilroy HS Student Body	\$108	
	Service Learning Students	\$1,480	
	Sluggin for a Cause	\$225	
	Individuals	\$16,794	
Health Trust			Meals on Wheels
	Individual Donations	\$60,816.00	
	Santa Clara County Social Services Agency	\$19,189.00	
	Mercury News Wishbook	\$15,000.00	
	Stella B. Goss Charitable Trust	\$2,500.00	
	Client Contributions	\$2,178.00	
	SCAN Health Plan	\$7,000.00	
	CareMore Foundation	\$5,000.00	
	Council on Aging SV	\$522.00	
	CA Wellness Foundation	\$15,000.00	
Live Oak Adult Day Services			Adult Day Care/Gilroy
	County of Santa Clara - SSA	\$6,227.00	
	City of Gilroy	\$8,207.00	
	Other Foundations	\$3,710.00	
	Council on Aging	\$20,000.00	
	United Way	\$41,060.00	
	Individuals & Clubs	\$2,053.00	
	Program Service Fees	\$75,503.00	
	State of CA (meals reimb.)	\$11,219.00	
	Board Contributions	\$539.00	
	Silicon Valley Com. Fund	\$7,000.00	

AGENCY	FUNDING SOURCE	AMOUNT	PROGRAM DESCRIPTION
Project Sentinel			Fair Housing
	FHIP in Gilroy	\$2,800.00	
			Tenant / Landlord
	Santa Clara Co. ADR Fees	\$8,000.00	
			Foreclosure Prevention Counseling
	Community Foundation Silicon Valley	\$2,500.00	
St. Joseph's Family Center			Art for Life!
	Arts Alliance	\$1,000.00	
			Employment Services
	United Way Silicon Valley	\$40,755.00	
	Sobrato Family Foundation	\$4,000.00	
			Gilroy Streets Team
	Gellert Foundation	\$2,500.00	
	United Way	\$5,245.00	
			Housing & Family Services
	Ballard Estate Fund	\$9,025.00	
	County of Santa Clara	\$30,000.00	
	Silicon Valley Community Foundation	\$20,000.00	
	Hurlbut-Johnson Fund	\$18,028.00	
	Private Donations	\$15,000.00	
Silicon Valley Independent Living Center			Housing Program for Persons with Disabilities
	Title VII C	\$26,892.00	
South County Housing			Neighborhood Development
	Community Economics Inc.	\$2,500.00	
	Contribution Michael Pousson Jr.	\$75.00	
	Total:	\$1,730,471.00	

ATTACHMENTS

Attachment One - Draft Neighborhood Revitalization Strategy 2013-2018

Attachment Two – Reports from HUD Integrated Disbursement & Information System

Financial Summary Report (PR26)

CDBG Performance Profile (PR54)

Summary of Consolidated Plan Projects for Report Year 2011 (PR06)

Summary of CDBG Activities (PR03)

Attachment Three - EEO-4 Report

Attachment Four - Outreach Documentation

Attachment Five – Map of PY 12 Activities