



Milpitas Housing Element Community Workshop #1 Summary Results

Overview

On Monday, March 14, 2022 from 6:00-8:00pm, the City of Milpitas hosted a community workshop for the 2023-2031 Housing Element Update. The primary objectives of the meeting were to:

- Provide background on the Housing Element and process;
- Share information about Milpitas that informs the Housing Element;
- Inform and engage the community on the process and purpose of the Housing Element; and
- Receive initial community input on housing assets, issues, and opportunities.

The workshop was held virtually on Zoom, and interpretation was offered in Spanish, Vietnamese, and Mandarin for the entirety of the meeting. Approximately 25 people participated.

Hanson Hom, Senior Special Projects Associate, and Sharon Goei, Director of Building Safety and Housing, of the City of Milpitas welcomed everyone to the meeting. The first part of the meeting consisted of a presentation by the consultant team that provided an overview of the purpose of the Housing Element and a description of the update process. Participants then went into breakout rooms to discuss Milpitas's housing strengths, weaknesses, and opportunities in greater detail. Below is a summary of this discussion.

The slides and video recordings for this meeting are available on the project website:

<https://milpitashousingelement.com/past-meetings/>.

Questions

1. *What is working well with housing in Milpitas? What are Milpitas' housing strengths (e.g., programs, types of housing, location of housing, etc.)?*
2. *What are the issues or challenges with housing in Milpitas?*
3. *What housing practices, projects, or types have you seen that might work well in Milpitas?*



Milpitas's Housing Strengths

Housing Diversity

- The city has a good mix of housing types across all of its neighborhoods.
- Regional Housing Needs Allocation (RHNA) numbers are being met and exceeded for above-moderate housing.
- The city has some development, such as Sango Court and Sunnyhills, that is 100% affordable. These are particularly important to preserve.
- New housing between Montague and Main Street is conducive to walking and is located closely to a school. Families with kids can easily and safely walk to school.

Housing Assistance

- The rent relief program is working well and has a quick turnaround.
- The Extended Stay America conversion program to provide housing for the unhoused population was completed.
- The city has a U.S. Department of Housing and Urban Development (HUD) contract for Sunnyhills which provides housing for low- and very low-income residents.
- The accessory dwelling unit (ADU) policy is allowing for more affordable housing to be built citywide.
- The city has made funds available for people who are struggling to pay for rent or are trying to find housing. The city must ensure that these funds are replenished.
- Senate Bill 9 – a new state law that allows single-family districts to provide duplexes on their lot – represents an opportunity for local residents.

New Development and Redevelopment

- Four new developments are underway around the Great Mall, providing more housing options for existing and new residents.
- Transit-oriented development, such as new housing around the BART station, makes the city more appealing for others to visit and move to, and reduces traffic congestion by densifying rather than sprawling and requiring more driving.
 - Overall, participants expressed a need for more housing by transit.
- Main Street Initiative seeks to densify Main Street by adding more residential and mixed-use development.
 - This redevelopment will attract more residents, especially family and young people, to visit the downtown area.
- The Milpitas Metro Specific Plan is making progress on housing and is expected to be a nice area.

Infrastructure

- The city has done a good job at ensuring that there is sufficient water supply and sewage treatment as the city brings in new development.
 - These infrastructure projects are planned ahead to be in line with new housing developments.

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- New grocery store in the new BART transit area supports residents.
- The school district is catching up with all the new housing in the southern part of the city.

Milpitas's Housing Weaknesses

High Housing Cost

- The reduced cost for lower income categories in new developments is still high.
- Overall, there are limited housing options for low-income people.
- The City needs to get a better sense of actual prices for Below Market Rate housing and determine whether it is indeed affordable. Overall, this type of housing is still expensive across Santa Clara County.
 - It also has long wait times, about two years.
- Housing prices are increasing at a pace that does not allow the younger generations that grew up in Milpitas to come back and live here if they wished so.
- People should be able to rely on one full-time job to pay for rent.
- People have to live in unsafe overcrowded conditions just to afford a place to live in.

Lack of Special Needs Housing

- There is not enough housing for populations with certain needs, such as those on fixed income (the elderly, extremely low-income, those on rental subsidies, and those with disabilities).
 - This type of housing needs to be accessible and have on-site services.
- Unhoused people do not have help with short-term navigation of housing, shelter, safe parking (such as designated areas for their RVs), or safe camping options.

Lack of Housing Protection and Funding

- Tenants in single-family homes do not have protection.
- Affordable housing lacks financing and funding. Participants recommended maximizing financing and funding at the local level so that it is more efficiently used.

Parking Need

- There is not enough parking for all the new developments near the Great Mall.
- New developments need to be integrating more charging stations for electric vehicles. Housing needs to be aligned with the city's climate goals.
- Parking is complicated when multiple people own cars but live in a one-bedroom that only has one parking space per unit.
 - Participants identified this as a problem regardless of housing type or income.

Balancing Housing Growth with Other Needs

- As Milpitas continues to develop new housing, it should balance this growth with other needs, such as preserving neighborhood character and beauty, including views of the hills.
 - Participants mentioned the five-story La Quinta hotel proposal as a precedent for the type of development that is not in line with neighborhood character.

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- There needs to be a better understanding of the trends and needs for housing based on job growth expectations in Milpitas.

Milpitas's Housing Opportunities and Ideas

Programs

- Utah has a program for the unhoused that Milpitas should look into. The state has the lowest population of unhoused people in the US.
 - Overall, participants suggested looking at other communities to see how they have tackled this problem.
- The City should have multilingual tenant education and counseling, and proactively outreach to both tenants and landlords so both parties are aware of their legal responsibilities and rights.
- The City should establish a shuttle system that helps residents move around without a car.
 - If it comes often enough, participants said that they could envision parking not being an issue in the future.
 - It would be a good fit for high-density areas such as apartment complexes.
 - Santa Clara offers a precedent for a shuttle system.
 - A hub-and-spoke model shuttle system is expected for Milpitas sometime in 2022.
- Vancouver has a program that limits ownership of housing stock to residents and other specific people so as to avoid absentee landlords and vacant housing.
- San Jose provides an example of a permanent affordable housing program.
- Implement commercial linkage fee programs that incentivize commercial business developers to build housing at the extreme low-income level instead of opting out and contributing to funds that often remain unused for affordable housing production.

Legislation and Other City Measures

- Assemblymember Alex Lee has proposed new legislation to enable communities to create publicly-owned housing. Communities need to band together to provide the resources for everyone in the community to thrive.
- Cities across Santa Clara County (San Jose, Palo Alto, Sunnyvale, Mountain View, etc.) have begun creating inclusive housing for people with developmental disabilities by asking affordable housing developers to include a certain number of units for this population who would benefit from on-site supportive services (provided and funded by San Andreas Regional Center).
 - It is good that BART has been extended to Milpitas, since this population tends to be transit-dependent.
- The City needs to streamline permit applications, such as pre-approving ADUs.
- The City should put a rent registry in place to track increasing rents.
- Create a vacancy tax to incentivize unused property to be sold.
- Create an affordable housing overlay zone that exceeds density bonuses from what the state offers.

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- Pair with incentives for developers to build affordable housing at a higher density level.
- The City could have an ordinance to allow opportunities for tenants to purchase, which would be less costly than constantly subsidizing market-rate housing.
 - Community land trusts ensure long-term affordability, compared to a HUD contract that eventually expires.
- San Jose has a transfer tax that Milpitas should look into to strengthen its affordable housing fund.

Other

- Encourage collaboration between local governments and a community land trust as a mechanism to develop affordable housing in higher opportunity areas.
- Build a mix of townhouses and smaller units that would be amenable to young people and young families.
 - It would help them establish themselves by keeping housing costs low, as well as be able to live independently.
- The City can be more proactive about requiring to affirmatively furthering affordable housing. However, it must ensure that it is done equitably and that affordable housing is not concentrated in one or a few areas of the city.
 - Participants noted that integrating different income levels strengthens the community.

Outreach Effort

The Milpitas Housing Element team sent an invitation and log-in information for the public workshop to over 100 stakeholders and advocates. The team also created a flyer notice in four languages (English, Spanish, Vietnamese, and Chinese simplified) that was shared in the city's newsletters, at the library, City Hall permit center, senior and community centers, and with several email lists.

This is the first of multiple opportunities to provide community input throughout this yearlong process. To learn more and get involved, please visit our website here:

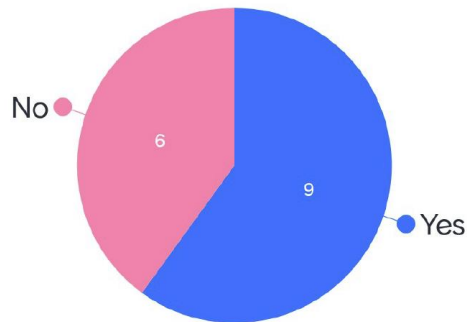
<https://milpitashousingelement.com/get-involved/>.

Appendix

Participation Polling Results

Do you live in Milpitas?

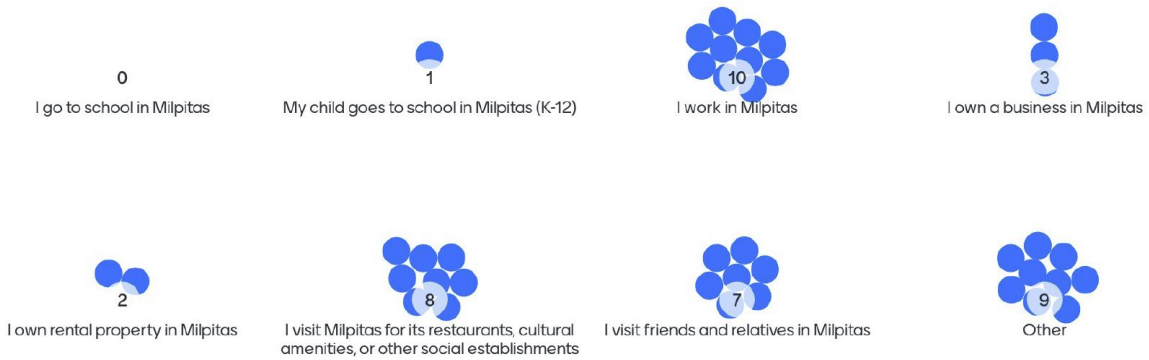
Mentimeter



15

Which of the following are true (select all that apply)?

Mentimeter



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What neighborhood do you live in Milpitas?

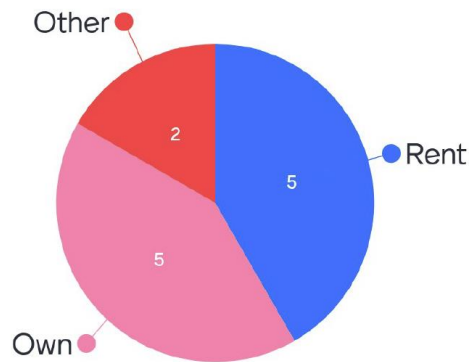
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Not a resident in Milpitas	Sunnyhills	Do not live in Milpitas
N/A	Parktown	Parktown
Evans Road and Michael Street (NE Milpitas)	North of Jacklin between Hillview and Escuela	

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Do you own or rent your residence?

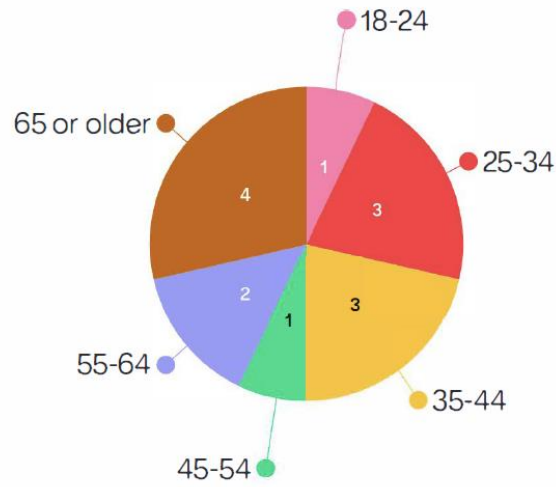
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What is your age?

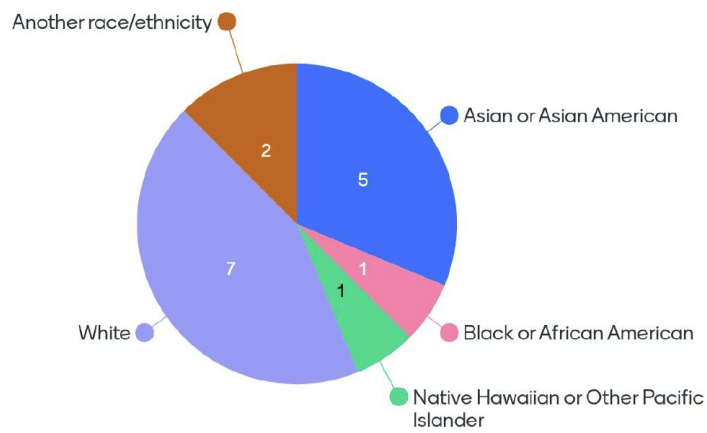
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14

How do you identify? (Select all that apply)

Mentimeter



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We have all experienced the statewide housing crisis in different ways. What housing challenges have you faced in the last 8 years?



Finding an affordable place to rent.	Caring for my mother and assuring she has housing	High cost of housing
High rent/lack of affordable housing	Unable to move out of my family's home	Not affordable to buy or rent. If renting, will never afford to buy. 2022 is the hardest with low number of homes for sale.
Cost of living affecting colleagues and friends	I was almost evicted from my apartments when the owner wanted to end his HUD contract and demolish the property	Housing affordability, rising rents, unable to afford homeownership.



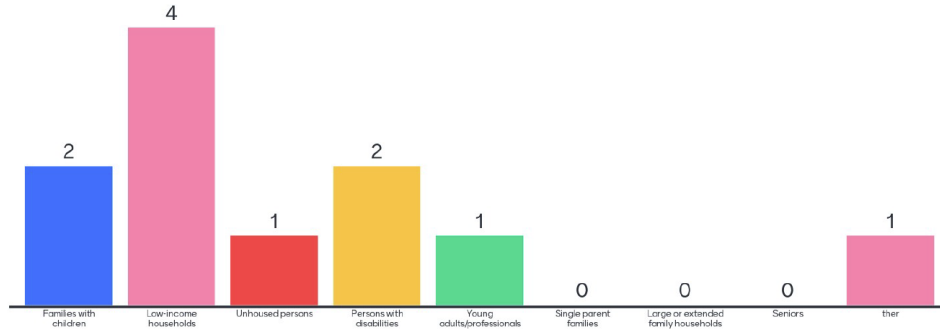
We have all experienced the statewide housing crisis in different ways. What housing challenges have you faced in the last 8 years?



Having owned my home, I have not experienced housing challenges personally. However, my daughter had to move from the Bay Area to be able to afford housing. My grandchildren are likely screwed unless we implement a big, bold solution.	Trying to help others stay housed in Milpitas as their housing becomes unaffordable or their landlord takes their home off the rental market. Personally my oldest son chose not to move back to Milpitas due to costs.
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The HE identifies and designs policy and programs for specific groups. Are there specific groups we should target for new housing (select up to 3)?



In one or several words, what is your vision for housing in Milpitas?



Affordability; community land trusts; housing cooperatives; an end to unjust evictions

Community that embraces all income levels evidenced by below market to affordable housing and more

Low income

more affordable housing for low-income households

Low income

ELI and LI homes

Affordable and inclusive of people of all abilities

More town houses and/single family homes for sale to meet demand especially for those who work in Milpitas or own a business.

TRULY affordable housing, not just to meet a quota or #. Listening to the community and incorporating feedback.



In one or several words, what is your vision for housing in Milpitas?



Attractive, safe housing remains/becomes available at all income levels.

Community advisory cmtes

More single family and town houses housing with parkinggg.

More affordable single family and townhouse housing that are built for families that need a yard. Not necessarily more apartments. Parking is very important.



What is one policy idea that you would like the HE update to explore?



Tenant protections and development of affordable housing

Low income

publicly controlled / owned housing

Affordable housing for city and school workforce so we can attract and retain people dedicated to our community

Community advisory cmtes.

Provide support for the Unhoused and low income families

Tenant protections, increase commercial linkage fees.

tenant protections: rent control, just cause evictions policies

Prioritize public land for affordable homes



What is one policy idea that you would like the HE update to explore?



Working with those who have and are in affordable housing to design

Prioritizing city housing funds or city-owned land for projects which include Extremely Low Income Housing

REnter protections, supportive housing for unhoused, navigation center for unhoused,

Building height limits

Explore the public-owned housing option being promoted by Assemblymember Alex Lee. Explore the impact on housing costs of a Personal Rapid Transit (PRT) system such as shown at MilpitasPRT.com



Breakout Room Results

Breakout Room #1

Breakout Room #1 - Q1

Breakout Room #1

**What is working well with housing in Milpitas?
What are Milpitas' housing strengths (e.g., programs, types of housing, location of housing, etc.)?**

Programs

ensuring a water supply for any future housing or development

Rent relief program is working well; turnaround is quick

Regarding RHNA: above market-rate housing construction rates are trending positively

SB 9 represents an opportunity for local residents

City has also planned ahead for sewage and other infrastructure demands

Milpitas Metro specific plan area program is progressing nicely (public outreach ongoing) (an expected Summer '22 adoption anticipated in Fall '22)

New grocery store supports nearby residents

Sunny Hills: HUD contract

City-wide ADU program

Extended Stay America conversion to housing facilities for unhoused populations

Getting homeless people in Milpitas into these homes is still unclear

Housing Types

neighborhoods have a good mix of housing types

New housing around the Milpitas BART station will be great for commuters

New developments being built near Great Mall offer a variety of options for new residents

Issues with parking already emerging (?)

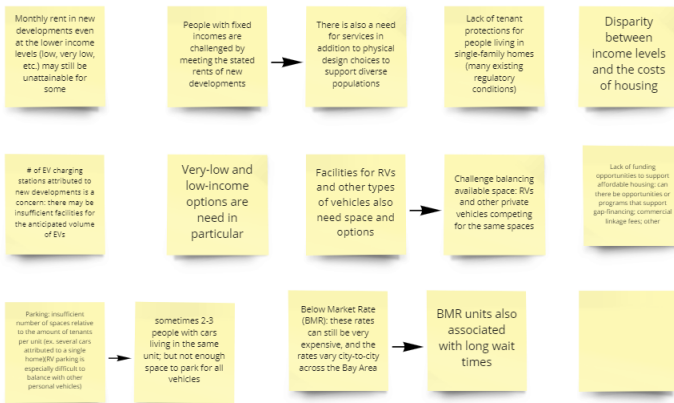
Main Street hi-density housing project may be a good precedent for other new developments

Community Workshop #1

Breakout Room #1 - Q2

Breakout Room #1

What are the issues or challenges with housing in Milpitas (e.g., housing gaps, problematic locations, housing types, housing cost, etc.)?



Breakout Room #1 - Q3

Breakout Room #1

What housing practices, projects, or types have you seen that might work well in Milpitas?



Community Workshop #1

Breakout Room #2

Breakout Room #2 - Q1

Breakout Room #2

What is working well with housing in Milpitas? What are Milpitas' housing strengths (e.g., programs, types of housing, location of housing, etc.)?

Programs	Housing Types
<p>City has made funds available for people struggling to pay rent. Update on the status of funds (whether they were replenished?)</p>	<p>More affordable housing and preservation of existing affordable housing</p> <p>Future of kids who are currently in High School. Rising housing prices cause concern if they will be able to afford home. Need mix of townhomes and smaller units for young professionals and young families that are also affordable</p> <p>Affordable to people with minimum wage, with 1 full-time job</p> <p>Prevent overcrowding by offering more affordable homes and greater choice</p>

Breakout Room #2 - Q1 (cont.)

Breakout Room #2

What is working well with housing in Milpitas? What are Milpitas' housing strengths (e.g., programs, types of housing, location of housing, etc.)?

General Notes	Housing Locations
<p>Housing near Montague and Main working well (last 5 years). Families walk kids to school. Families with combined income of \$100k. Mostly above moderate income category of housing.</p> <p>More housing in the Metro Plan/ BART area. Need more housing near transit. Higher density developments to contain growth, preserve hills. Sango Court is 100% affordable. Wish more housing is affordable.</p> <p>Other areas in the City?? Bus stops?</p> <p>Upcoming housing near California Circle (75 units of affordable housing)</p> <p>Preservation of existing affordable housing complexes (Sunnyhills, Sango Court)</p> <p>Need a downtown that's conducive to families and young people (more mixed-use)</p>	

Community Workshop #1

Breakout Room #2 - Q2

Breakout Room #2

What are the issues or challenges with housing in Milpitas (e.g., housing gaps, problematic locations, housing types, housing cost, etc.)?

Preserving character and beauty of residential neighborhoods including views of the hills.

Accommodate needs of a wide variety of people, esp near transit

Ensure there are enough jobs and assess current needs and trends for housing

More program-related:
- Increase commercial developers to build low income
- A vacancy tax on underutilized land/homes
- Housing overlay zone to allow a higher density bonus
- Linkage fees to provide more affordable housing

5 story La Quinta hotel proposal- disruptive to community character

Breakout Room #2 - Q3

Breakout Room #2

What housing practices, projects, or types have you seen that might work well in Milpitas?

Affordable housing spread throughout the city, not concentrated in some locations

Integrating different income levels makes a stronger community

Explore/ encourage Community Land Trusts- limited equity coops (subsidized once) that are affordable in the long-term
Community Opportunity to Purchase, Tenant Opportunity to Purchase (allows home ownership)