



Milpitas Housing Element Survey #1 Summary Results

Overview

The City of Milpitas is in the process of updating its long-term vision and implementation plan for housing, known as the Housing Element. The Housing Element is part of the City's General Plan, and its purpose is to facilitate the production of a variety of housing types, at different income levels, to accommodate all households and family types. Cities are required by State law to update their Housing Element every eight years, and the City of Milpitas is now updating its Housing Element to plan for the City's projected housing needs during the next eight years between 2023 and 2031.

To gain insight into the housing perspectives of Milpitas community members, we launched a survey to give people the opportunity to share more about their thoughts and ideas on housing needs and strengths in Milpitas. We summarize the survey results below, and will rely on them to inform the Housing Element's assessment of needs and constraints.

The survey consisted of seven housing-related questions and 11 demographic questions, included below, and was open from March 9, 2022 to April 30, 2022. The survey was announced and distributed in four different languages (English, Spanish, Vietnamese, and Chinese simplified) via the City's social media channels and newsletters, the library, City Hall permit center, senior and community centers, and several email lists.

A total of 62 people partially or fully completed the survey. The questions included in this survey were also discussed in a public workshop that took place on March 14, 2022. A summary of the workshop can be found at <https://milpitashousingelement.com/past-meetings/>.

More information about the project is available at <https://www.milpitashousingelement.com>.



Survey #1

Survey Questions

1. *Your Experience with Housing:*
We have all experienced the statewide housing crisis in different ways. What housing challenges have you faced in the last eight years? Please use the space below to share your thoughts.
2. *Housing Issues:*
The Housing Element will address housing issues facing the city now and in the future. What are the three (3) most pressing housing challenges Milpitas faces? If other(s), please specify.
3. *Housing Successes:*
As we begin our work on the Housing Element, it is important to determine what is working well in the City of Milpitas. This can be in terms of geographic or physical location and policy. Which of the following does Milpitas do well (select up to 3)? If other(s), please specify.
4. *Special Needs Groups:*
The Housing Element identifies and designs policy and programs for special needs groups. Are there any specific groups we should target for new housing (select up to 3)? If other(s), please specify.
5. *Types of New Housing:*
As part of the Housing Element, the City of Milpitas must identify sites to accommodate about 6,713 new units through 2031. What types of new housing would you like to see (select up to 3)? If other(s), please specify.
6. *Vision for Housing:*
In one or several words, what is your vision for housing in Milpitas? Please use the space below to share your thoughts.

What is one policy idea that you would like the Housing Element update to explore? Please use the space below to share your thoughts.

7. *Demographics:*
Do you live in Milpitas (select one)?

Do you rent or own your home (select one)?

What best describes your housing?

How many years have you lived in Milpitas (select one)?

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

What best describes your annual household income level (select one)?

How do you identify (select all that apply)?

What gender do you identify with (select all that apply)?

What is your age?

Do you consider yourself a person with a disability (e.g., hearing, sight, physical, mental)?

What neighborhood of Milpitas do you live in?

Housing Question Responses

Your Experience with Housing

Participants were asked to respond to the following question:

We have all experienced the statewide housing crisis in different ways. What housing challenges have you faced in the last eight years? Please use the space below to share your thoughts.

38 of the 62 participants (61%) provided a response.

Key Themes

High cost of rent/housing

- Consequences:
 - Homeownership is out of reach for low-income and working people (e.g., teachers).
 - There is too much competition because there is not enough affordable housing.
 - Younger generations opt out of buying housing and staying in Milpitas because it is expensive. They either have to move out of the city or live with their parents.
 - It is uniquely hard for people with special needs due the extra space and assistance they require.
 - People are being priced out and some are pushed to homelessness.
 - It is keeping people from buying/finding larger homes for their growing families or needs.
- Causes:
 - Limited supply for renting
 - Low inventory of houses for sale

Jobs

- Jobs are not paying sufficiently to reasonably afford rent.

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- Living wages are needed in addition to housing affordability.

Overdevelopment

- Milpitas is small and needs to balance its housing growth.
- It needs to consider water supply.
- Milpitas is losing its small-town feel with the increasing addition of apartments.
- Consequences:
 - As a small city, its infrastructure cannot keep up and is deteriorating.
 - Quality of life, including more traffic and higher commute times, can also go down.
 - There are not enough community facilities and schools for this growing population.
 - Overcrowding

Write-in Responses

Some write-in responses were slightly modified to improve clarity and grammar.

Rent is too expensive (more than 50% of my paycheck) and buying real estate is unattainable for average working people because cost/demand is so high and supply is so low.

The city is small and we should not add more housing. We need to preserve what is here. Regulate existing apartments and ghost houses.

Appropriate housing is out of reach for families of low-income status. There is too much competition if there happens to be a house that becomes available at the affordable rate.

Rent is going in the sky, cannot afford separate room for special need kid. Waiting for Milpitas city housing for 10 years but no support.

My adult child decided not to relocate back to Milpitas but to buy elsewhere as it is so expensive here. I have another adult child with a good job in Milpitas who has been living at home because it's so expensive to rent here. He is moving out to the valley next month. We took in the adult nephew of a friend who rents a room from us for the past 4 years because he had a job in San Jose but could not find affordable housing.

My son and his wife have been unable to afford their own place. They live with my husband and I. They had a baby and now my grandson lives with us too. My daughter-in-law is pregnant with their second child. I'm not sure, but I believe they will continue to live with us. They really want to stay in the Milpitas area but cannot afford a place yet.

Rent costs have increased and made Milpitas a city that is not affordable to live in for teachers.

Unable to buy a new home. We have an outdated mobile home and struggle to find contractors willing to do the work. The price of a new home is outrageous.

I lived and purchased my house in Milpitas 25 years ago. I personally do not have housing challenges, but I know many that have. They are getting priced out of Milpitas and some have even become homeless for a short while.

My family and I were nearly evicted from our home of 15+ years. We live in the Sunnyhills neighborhood in HUD subsidized housing, and in 2017 the owner threatened to end the contract and demolish all 140+ units on his property to raise new condos to rent out for market-rate. Fortunately, due to tenant organizing + community support, we were able to pressure the owner into renewing the contract, although he is once again threatening to opt out once the contract period ends in 2023.

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<p>I haven't had any problems, having bought my house over 30 years ago. My kids are having problems though. One child moved down to LA Quinta to be able afford a house. Another is a full-time teacher and can only afford to rent a small duplex.</p>
<p>I own my home. Two homes on my court have renters and there are too many cars per house, impeding trash collection and preventing effective street sweeping.</p>
<p>Rising housing costs, city turning hotels into homeless shelters</p>
<p>Inflated housing prices and limited supply.</p>
<p>Priced out from affording a larger home. Property prices are too high, very low inventory of homes for sale.</p>
<p>Too many apartments and condos are being built. The city loses its small-town feel, turning it into another big city. Our city infrastructure cannot keep up with the ramp up in housing that decreases quality of life-- increased crime rate, air pollution from cars, lack of street parking, exponential traffic jam during commute time, cramping more kids in classroom without increasing equitable resources.</p>
<p>I lived in different neighborhoods and housing communities in Milpitas over the last eight years, but my biggest concern is not having enough safe community facilities like parks and play areas for kids.</p>
<p>Government overreach by state and county impacting the quality of life in Milpitas residents who have paid a lifetime of work by bypassing the rights of residents and our city government to protect zoning rules.</p>
<p>Safe clean housing.</p>
<p>Cost of living, overcrowding.</p>
<p>None but I am deeply concerned for our unhoused neighbors as climate change worsens</p>
<p>Thankfully none but family members have [housing challenges]. Housing is expensive.</p>
<p>I need housing.</p>
<p>No rent regulation.</p>
<p>Build more single-family homes. We'd like to be able to own one and not live in a townhouse forever.</p>
<p>In the last eight years the challenge faced has been the increase of rent where we live.</p>
<p>I live in Sunnyhills Apartment Complex and the owner keep threatening to remove it from affordable housing. We have hundreds of families who live here, and the risk of losing our housing affordability would put us at risk since there aren't many alternative options in Milpitas or a nearby city.</p>
<p>The cost of housing has been an ongoing issue in the region. Affordable housing solutions do not address the fundamental need to offer job training to people to secure a living wage through an apprenticeship program or skills enhancement program leading to a career. We need to get away from quick fix and highly political decisions and make an effort to use this as the precursor to affordable housing solutions.</p>
<p>Resident for 55 years, but repeated droughts are challenging the policy of housing growth.</p>
<p>I haven't faced any housing challenges other than rising rent prices.</p>
<p>Increasing housing costs in the Bay Area, making it difficult to buy homes as families expand.</p>
<p>We need more single-family housing built. The lack of single-family housing has brought up the price of everything making it unaffordable for the younger generation to live in the Bay Area</p>
<p>Expensive and not affordable to buy primary home.</p>
<p>The Bay Area is becoming overpopulated and is building dense housing to combat it.</p>

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None for me directly as I own. My adult children, one with a master's degree and another with a county job, have had serious issues with affordable housing in a safe area.

Not being able to move to a larger home.

Affordable housing for my adult kids. Too much high-density housing developments.

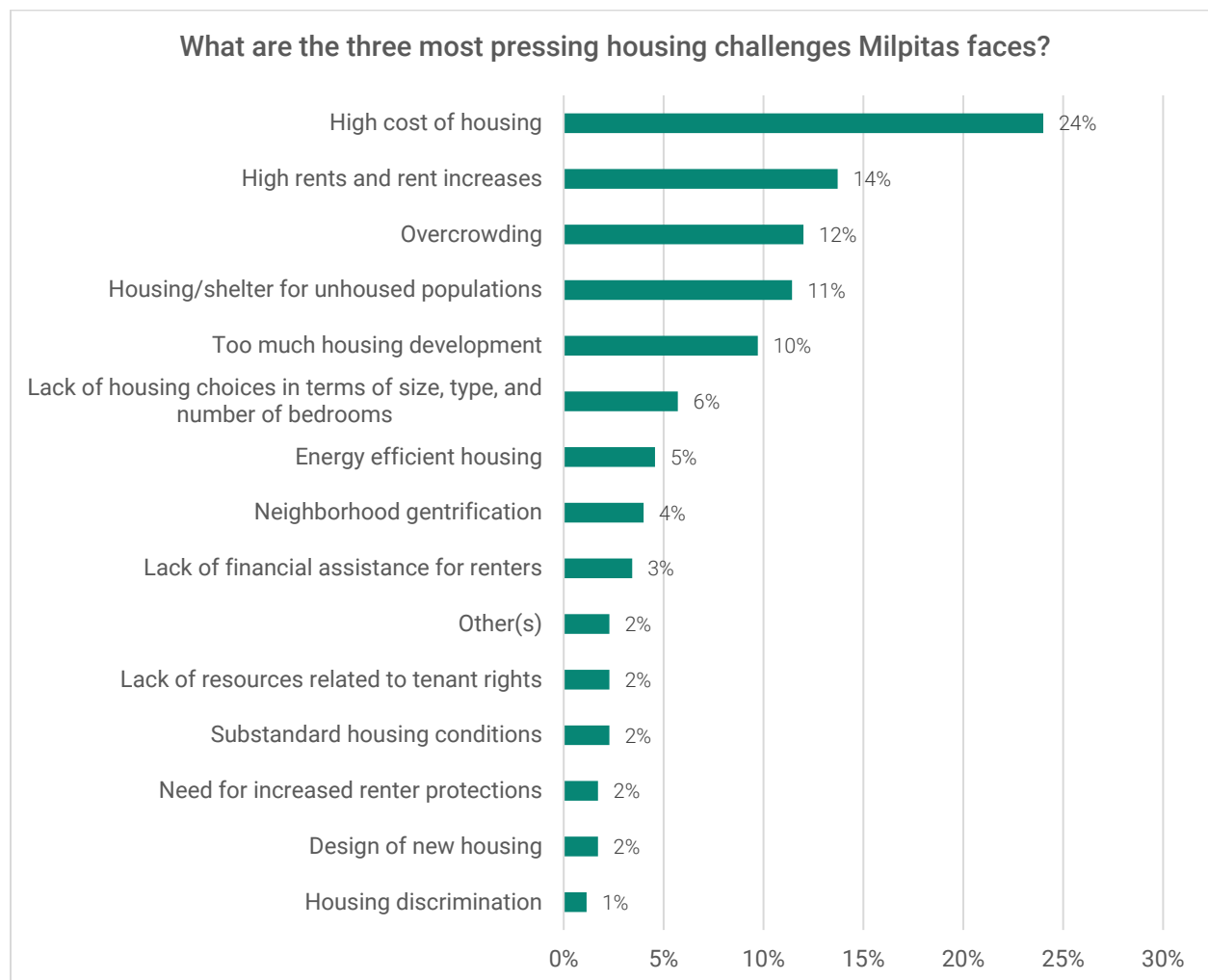
Too expensive.

Housing Issues

Participants were asked to respond to the following question:

The Housing Element will address housing issues facing the city now and in the future. What are the three (3) most pressing housing challenges Milpitas faces? If other(s), please specify.

From the listed options, participants selected a total of 175 challenges. There were four write-in responses for the "Other(s)" option. The top three housing challenges were: 1) high cost of housing (24%); 2) high rents and rent increases (14%); and 3) overcrowding (12%).



Survey #1

Write-in Responses

Some write-in responses were slightly modified to improve clarity and grammar.

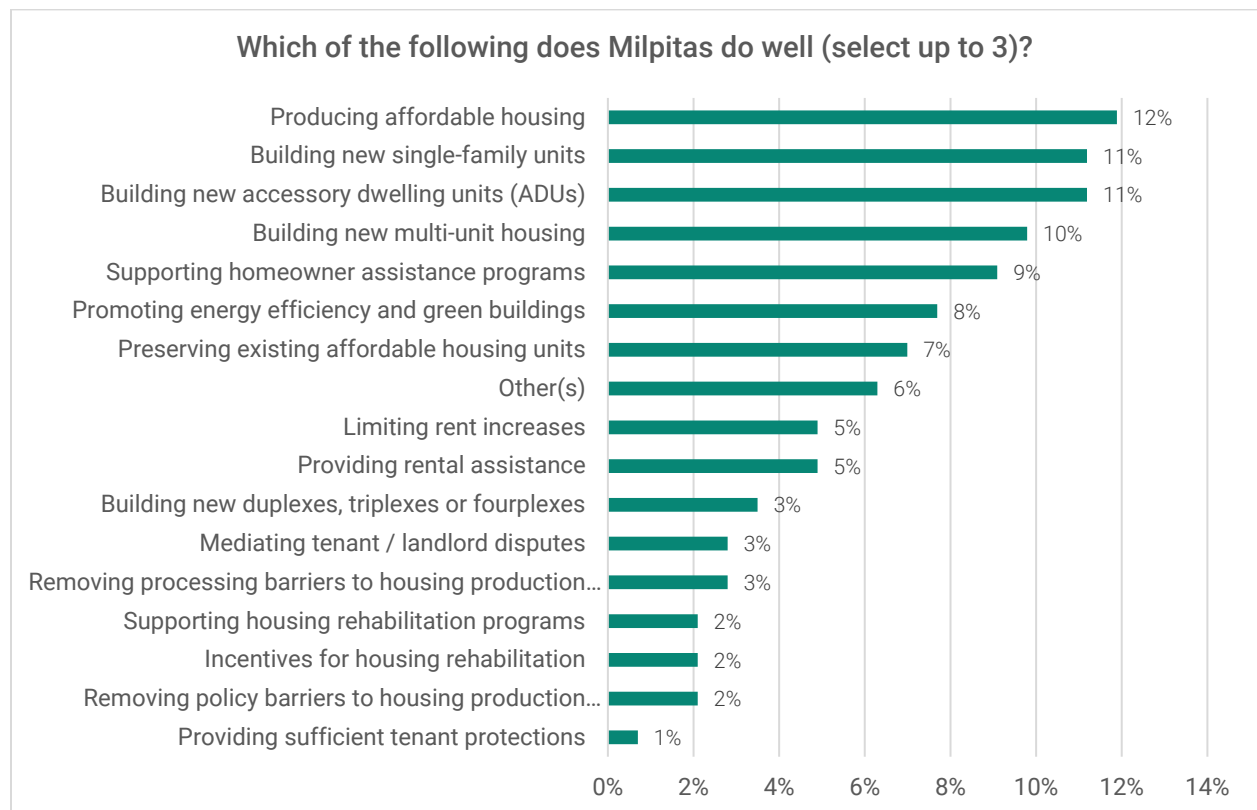
High property taxes. Insufficient water supply. Insufficient parking.
Increased traffic congestion and increased parking issues.
I would like to see more BMR homes for sale and to be able to get on a list instead of having to fill out an application complete with all the financial information, etc.
Continuing to build more homes in our 13 square mile town is irresponsible. It is dangerous to the environment and the health and wellbeing of any community.

Housing Successes

Participants were asked to respond to the following question:

As we begin our work on the Housing Element, it is important to determine what is working well in the City of Milpitas. This can be in terms of geographic or physical location and policy. Which of the following does Milpitas do well (select up to 3)? If other(s), please specify.

From the listed options, participants selected a total of 143 items that the City does well. There were seven write-in responses for the "Other(s)" option. The top three housing successes were: 1) producing affordable housing (12%); 2) building new single-family units (11%); and 3) building new ADUs (11%).



Survey #1

Write-in Responses

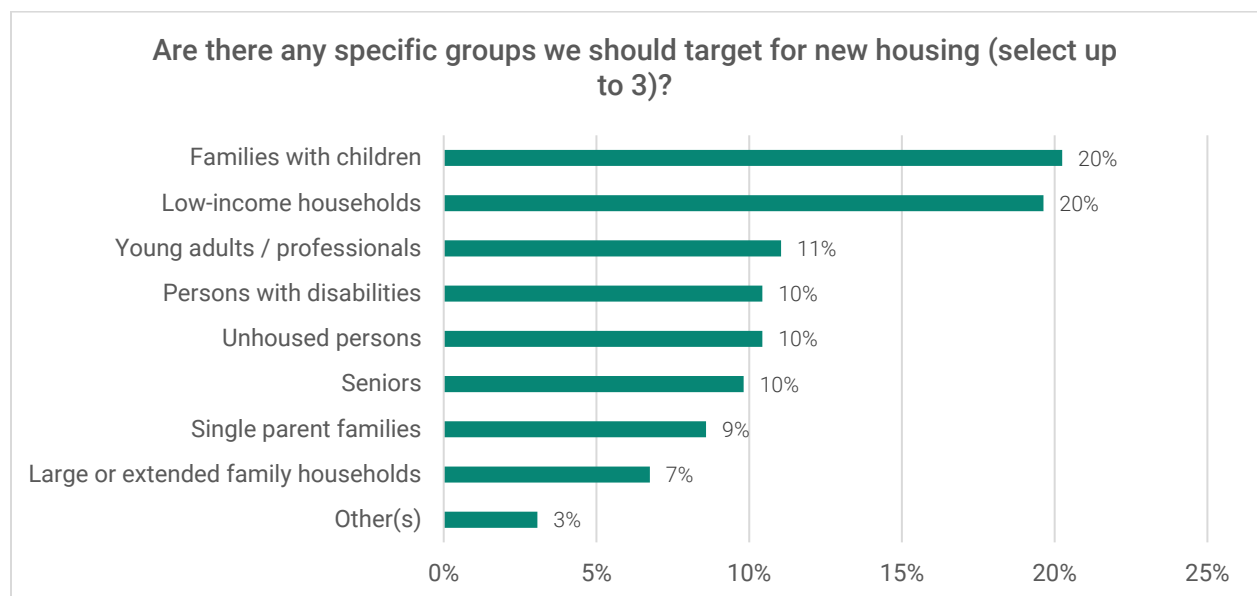
Some write-in responses were slightly modified to improve clarity and grammar.

Protecting Sunnyhills and building housing near the transit center were good.
I don't think Milpitas has done anything well regarding housing in Milpitas. Building too many high-cost homes and apartments. Not helping those that are out priced or homeless.
Landlords not being held accountable for tenants' actions (illegal fireworks, vehicle parking blocking walkways and streets) and lack of growth control of plants and trees (growing over property lines, obstructing sidewalks, etc.).
Build on open spaces especially on the hills.
3 of 5 in city council protecting quality of life of current Milpitas residents.
More ADU assistance is needed. The City of San Jose has an excellent financial program for ADU building if rented to lower income for a certain period of years.
This is not a question I can answer because I am not involved with this piece of the city. Having no local newspaper makes it impossible for locals to keep up and cities to communicate.

Special Needs Groups

Participants were asked to respond to the following question:

The Housing Element identifies and designs policy and programs for special needs groups. Are there any specific groups we should target for new housing (select up to 3)? If other(s), please specify. From the listed options, participants selected a total of 163 special needs groups. There were four write-in responses for the "Other(s)" options. The top three specific groups to target were: 1) families with children (20%); 2) low-income households (20%); and 3) young adults/professionals (11%).



Write-in Responses

Some write-in responses were slightly modified to improve clarity and grammar.

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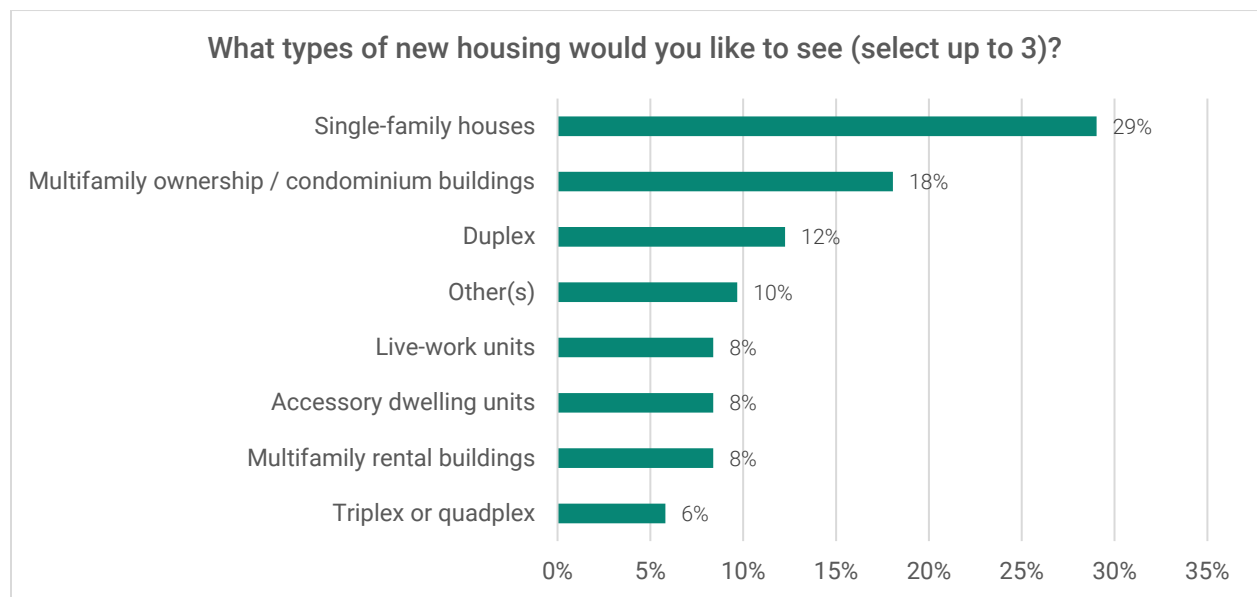
People who lost home due to the pandemic.
Existing Milpitas residents who are investing a lifetime living in Milpitas.
Good size backyards for children to play and well-maintained nearby parks.
Police/firefighters/teachers.

Types of New Housing

Participants were asked to respond to the following question:

As part of the Housing Element, the City of Milpitas must identify sites to accommodate about 6,713 new units through 2031. What types of new housing would you like to see (select up to 3)? If other(s), please specify.

From the listed options, participants selected a total of 155 housing types. There were seven write-in responses for the "Other(s)" option. The top three types of new housing were: 1) single-family houses (29%); 2) multifamily ownership/condominium buildings (18%); and 3) duplex (12%).



Write-in Responses

Some write-in responses were slightly modified to improve clarity and grammar.

None. Milpitas does not need to build more housing.
Support for multifamily affordable community development corporations, co-housing, co-op housing, tiny home communities, and community land trusts.
Low-income housing and not \$3,000-\$5,000 per month but rent on a sliding scale 1/3 of applicant's income.
Low or reduced rent housing.
Businesses such as restaurants and service-related industry.

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Adding low-cost units in areas that do not impact the quality of life of residents who are working a lifetime to live in safe quiet Milpitas neighborhoods.

Community land trust.

Vision for Housing

Participants were asked to respond to the following two questions:

Sub-Question 1: In one or several words, what is your vision for housing in Milpitas? Please use the space below to share your thoughts.

Sub-Question 2: What is one policy idea that you would like the Housing Element update to explore? Please use the space below to share your thoughts.

46 of 62 participants (74%) responded to the first question, and 35 (56%) to the second question.

Sub-Question 1 Key Themes

Affordable Housing

- For everyone, especially low-income people, young people, the unhoused, working people, and people with disabilities
- Examples of housing:
 - Retrofitting existing units
 - Tiny homes
 - Single-family
 - Apartments
 - ADUs
 - Community land trust
 - Path to homeownership, especially for first-time buyers
- Affordability also means safe, accessible, long-term/stability, and comfortable.

New Development

- Housing production of all types
- Sufficient parking
- Transit-oriented development
- Family friendly housing

Overdevelopment

- There is too much new development and it is inaccessible to Milpitas residents and contributing to overcrowding.
- Too much high-density
- Focus instead on improving and expanding infrastructure.
- Follow existing zoning rules.
- Mitigate traffic congestion.

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Sub-Question 1 Write-in Responses

Some write-in responses were slightly modified to improve clarity and grammar.

More affordable housing.
Build more varied housing types.
Preserve what is already in place. Focus on cleaning up the city. Welcome new restaurants, breweries, like a downtown Campbell. We don't want any more apartments or condos.
That people with disabilities and low income will be able to afford housing that is safe and comfortable for them to have long term security.
Should have special need family accessible.
Everyone having safe, affordable housing.
Affordable housing for everyone.
A temporary shelter for our unhoused population.
Include enough parking.
No new housing. Restructuring current units to low income, housing for the unhoused, etc. All the new buildings have been expensive and price out current Milpitas families.
Too many being built.
Build tiny homes for the homeless that are hooked up to sewer & water.
Abundant water supply.
Build on open spaces especially on the hill.
Integrated family friendly communities.
Please, please avoid overcrowding this already crowded tiny city. Please focus your time, energy, and money in making this city a better place to live by improving the existing or building new infrastructure like roads, parks, safety measures like police, fire, etc., and above all build a new high school.
Honor current zoning rules to protect quality of life in Milpitas where existing residents are investing a lifetime to live here and introduce density in areas near Bart or more industrial areas while mandating the mitigating of traffic congestion caused by adding new residents.
Provide housing for working class and families and not for homeless people. Provide new parks wherever new houses are being constructed. Remove the landfill facility in Milpitas.
Single family homes less short-term rentals less parking congestion.
I want there to be at least one community land trust to serve low-income, disabled, and unhoused Milpitanians.
Young people can stay where they grew up.
Young people can stay where they grew up.
No more high-density housing.
More opportunities for low-income families to purchase homes.
Needs more single-family homes. Also need another middle school and high school so that the existing schools are not so overcrowded.
My vision for housing in Milpitas is to be able to keep every person that already lives here in Milpitas to be able to afford to live here. Everyone here wants to stay in this town, but many are feeling they can't afford it because all the homes to buy are over 1 million. Rent is \$2500 and up starting for a one-bedroom. Many of the people that live here help the city keep their businesses going but on little wage. Many are living paycheck to paycheck that middle income is unrealistic for most here.
Affordable.

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Ownership, Character, Diversity, Less Rentals.
Lower population density.
Less expensive but nice units.
Affordable, Resourceful.
More affordable housing with low income.
Single-family.
Affordable, energy efficient.
Minimize dense housing projects.
Before housing, the city of Milpitas needs to address the traffic congestion problem. A personal rapid transit system that runs around our city that's raised off the road is the perfect answer. Should also be certain parts of the city where no personal vehicles are allowed. This is a huge undertaking but, in the end, there'll be a lot more room for housing and a lot less pollution in our city.
Family friendly homes.
Make rentals to retain and attract people to stay in our city.
Spacious single-family housing.
Multiple types of housing - ADU, apartments, single-family housing.
Family orientation.
Affordable housing for first-time buyers.
Affordable housing!
That it is affordable for anyone.
Build housing and remove the red tape.
A stable housing market!

Sub-Question 2 Key Themes

Affordability

- Preserved long-term
- Rent control
- Community land trust or community development council
- Prioritizing low-income, young people, seniors, the unhoused, and those between low-income and middle class

Homeownership

- Accessible to lower income people
- Streamlined process
- Integrate with job training

Homelessness

- Temporary housing
- Safe parking
- Social services

Infrastructure

- Special tax to improve it
- Access to public transit

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- Must be considered when adding new housing, or fixed beforehand

New development

- Special tax for new housing
- Zoning to allow for higher density
- ADUs
- Preserving city character (less density)
- Integrated mixed-income communities
- Transit-oriented development
- Attract new business/commercial for balance
- Housing design to be more modern (vs. current homes are old-style)

Quality of life

- Not jeopardized by new development
- Safety

Sub-Question 2 Write-in Responses

Some write-in responses were slightly modified to improve clarity and grammar.

Adjust zoning to allow for higher density unit development (i.e., condos, duplex, triplex, quadplex, explore streamlining/promoting ADU development).
Preservation, beautification of the city. No more apartments or condos. Preserve our hills.
More affordable housing for families and individuals with disabilities.
Preserving long-term affordability at Sunnyhills apartments through the creation of a land trust or community development council or other means. Maybe through exercising eminent domain to help a non-profit acquire the land.
Temporary housing and safe parking for the unhoused.
Rent control.
Milpitas should try to be at the forefront in the Bay Area and push to have a higher percentage of new homes and apartments be reserved for a lower or reduced rent for our seniors, low-income, homeless, and those stuck between the cracks of low-income and middle class (which is disappearing). We should be a city that takes care of its own and where all are welcome. We are not that today. We used to have that small-town family feel to the city but that is disappearing. It is embarrassing.
Need to get homeless people into housing in Milpitas with social services to help them get back on their feet. We are a better town than one that says, "bus them someplace else".
Improved access to public transportation.
Increase special tax for new housing to improve aging infrastructure.
Integrated mixed-income communities.
Must consider city infrastructure impact.
Streamline the process to build homes. Please focus on attracting more businesses to the city. We have enough housing in the city but very few businesses.
Don't throw existing Milpitas residents under the bus by lower standards, protecting quality of life.

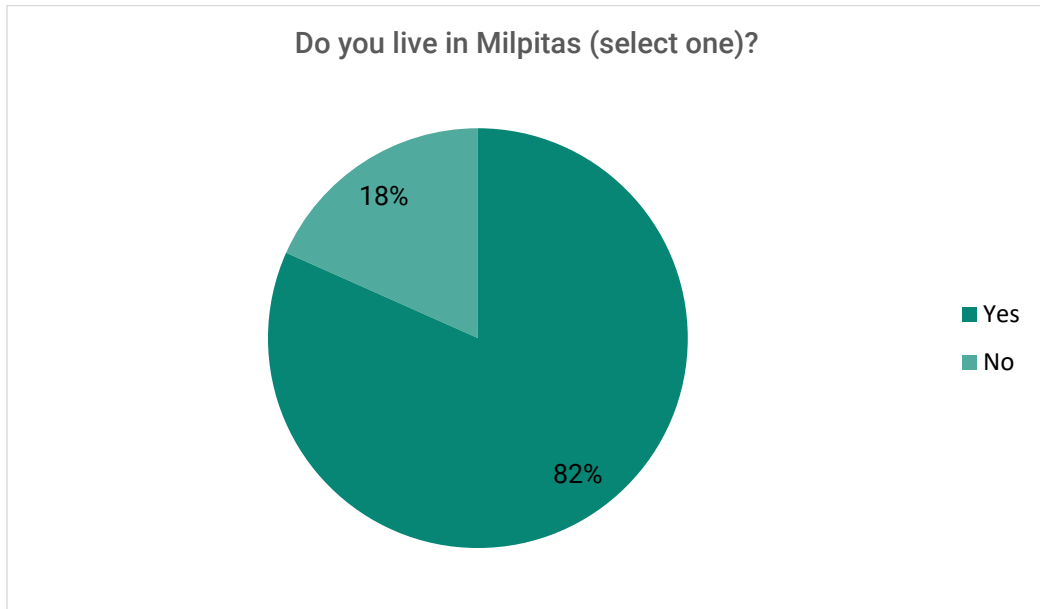
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We have already done more than our fair share of low-income housing and caring for the homeless. Let's keep all areas of Milpitas livable by investing in safety with the help of police and better maintenance with help of facilities.
Close the landfill and add housing units in that area.
Less congestion, parking laws to reduce parking congestion, limitations on short-term rentals and caps on number of individuals crammed into certain square footage space.
That our young people can stay where they grew up in Milpitas, most can't afford to live here.
That our young people can stay where they grew up in Milpitas, most can't afford to live here.
Rent control.
Please update Great Mall. It's ghetto. I'd like it be more like Valley Fair.
Open the opportunity for very low-income to be able to own a home. Get help from habitat for humanity to help build homes for lower income families. Help stop rent increases every year.
Preserve affordable housing as much as possible, while encourage more home buildings on vacant lands so unhoused population is reduced which will reduce crimes, cleanup costs. Increase city personnel efficiency by allocating them for other city services.
Job training as a precursor to affordable housing in a lease-to-own model.
Sharing housing with multi-families with low income. Those on benefits having free housing should be looked at in detail.
Dense transit-oriented development with additional single-family development outside of core areas.
Improving the infrastructure first, such as bad roads and overgrown vegetation along them.
Fewer cars on the road by offering Milpitas access through a personal rapid transit system.
Having roofs with the ability to grow a garden. Have balconies with gardens.
To eventually make the people a happy living condition – ADU.
Closer integration with transit. Building without addressing transportation just increases traffic and affects quality of life.
Less government regulation, friendly assistance.
We have to change design of housing. The one we have is very old styles. Very old-style homes in Bay Area.
The rent or loan be in the range for people.
Anything to help with homelessness.

Demographics

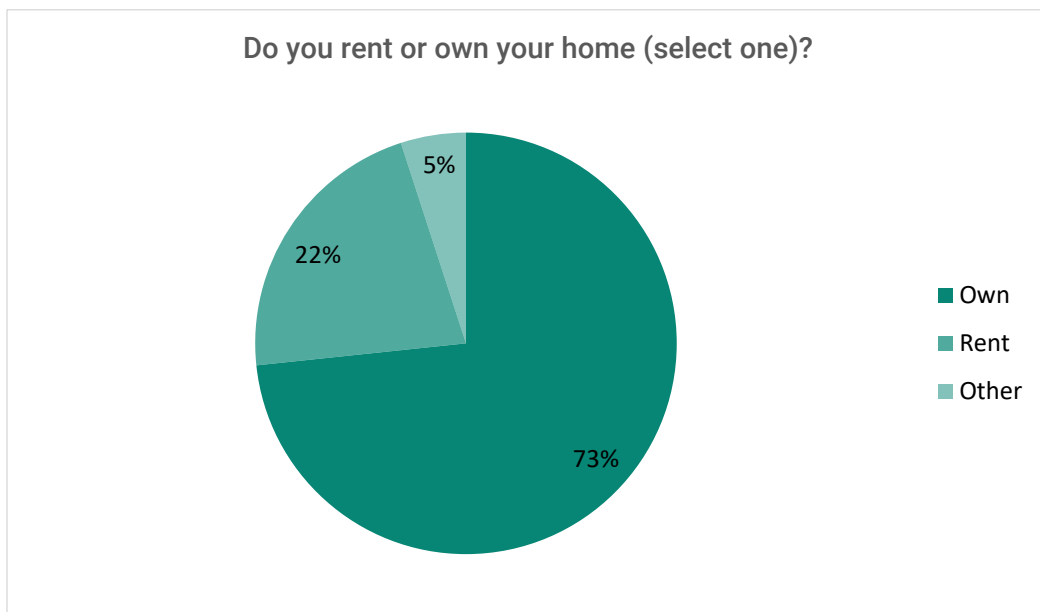
Residency

60 participants responded to this question, with the vast majority residing in Milpitas.



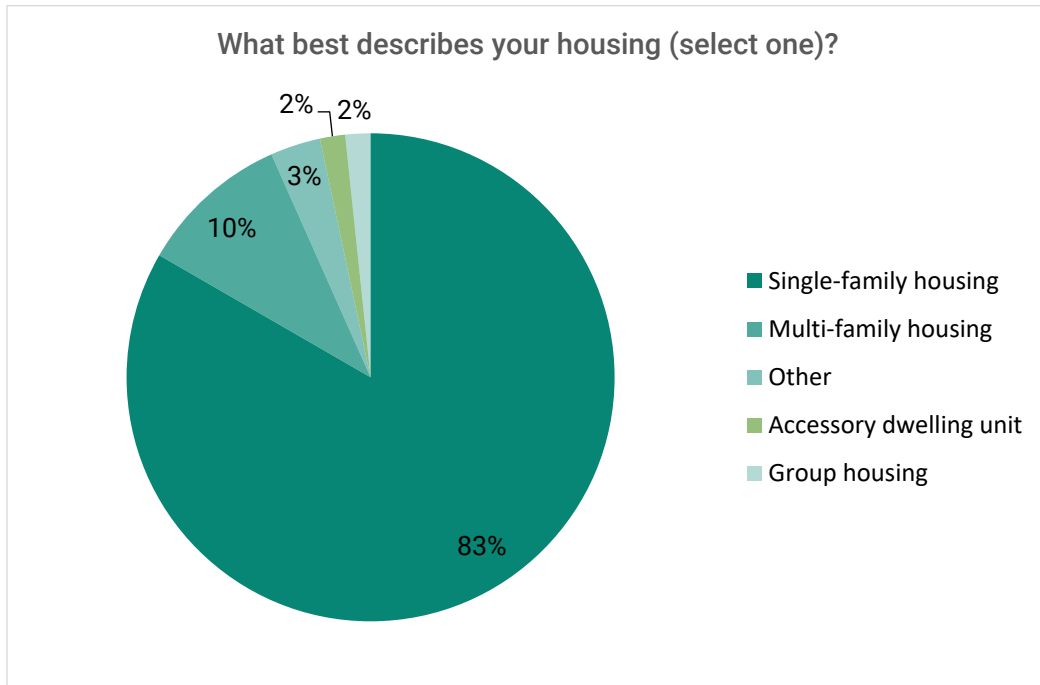
Housing Tenure

60 participants responded to this question, with the vast majority indicating that they are homeowners.



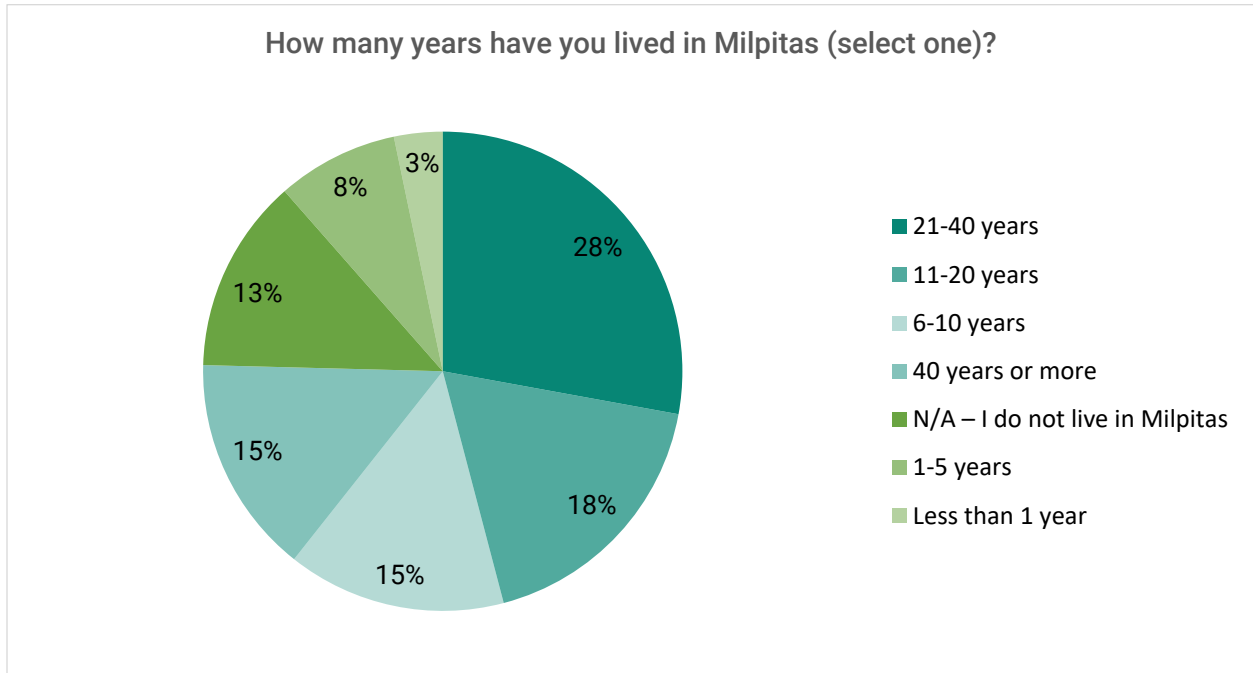
Housing Type

60 participants responded to this question, with the vast majority indicating that they live in single-family housing.



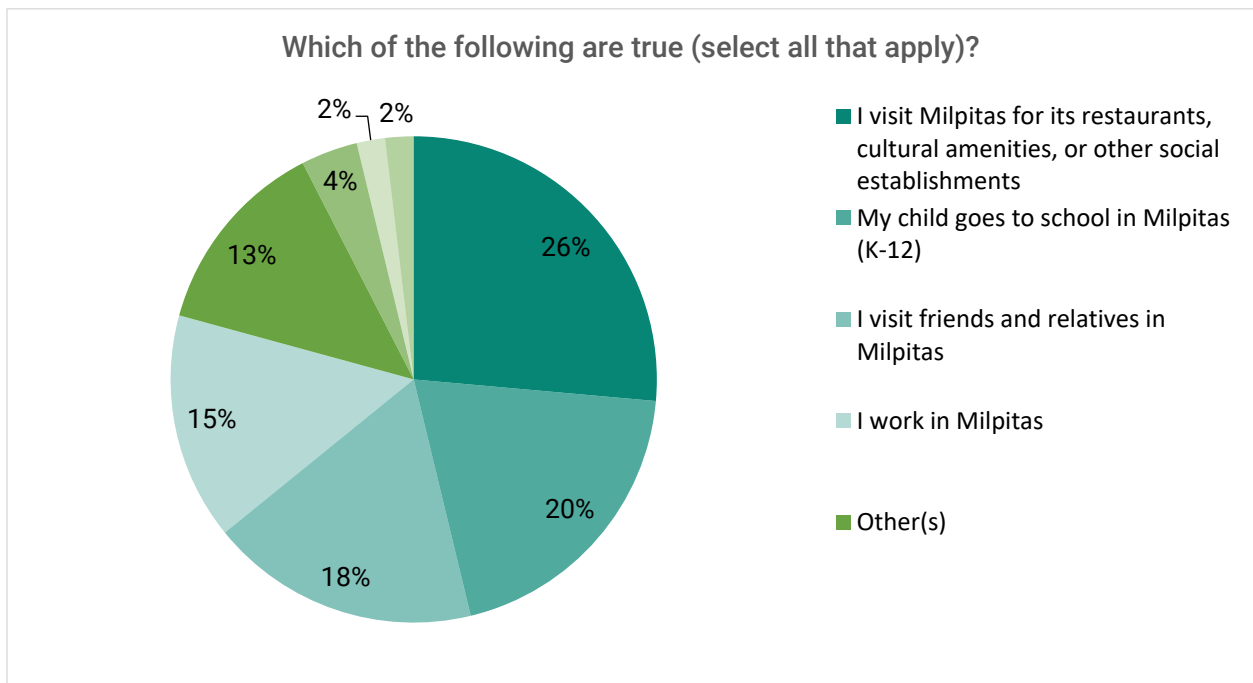
Residency Duration

61 participants responded to this question, with almost a third indicating that they have lived in Milpitas for 21-to-40 years.



Relation to Milpitas

Together, participants indicated 106 ways in which they relate to Milpitas. Almost a third of participants said that they visited Milpitas for its restaurants, cultural amenities, or other social establishments. There were 14 write-in responses for the “Other(s)” option.



Survey #1

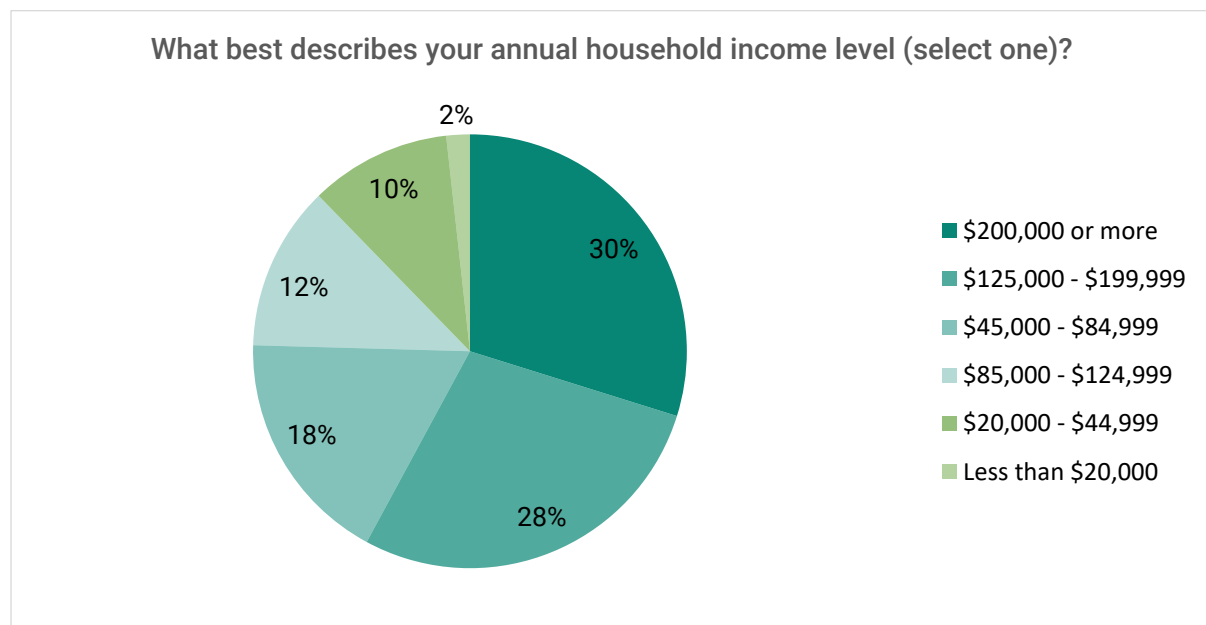
Write-in Responses

Some write-in responses were slightly modified to improve clarity and grammar.

I live here.
I was born and raised in Milpitas and went through elementary, middle, and high school, as well as my children and now grandchildren.
I rent to a boarder in Milpitas.
I own a home, am retired and my son and his family lives with me.
I rent property in Milpitas.
I live in Milpitas.
I moved from San Jose to Milpitas and invested here for better quality of life. My kids were educated in Milpitas I worked a lifetime in Silicon Valley, I am an active concerned citizen in protecting quality of life here rather than moving elsewhere.
I live my life in Milpitas.
Born and raised here for over 32 years.
I don't live here.
Used to live in Milpitas.
I live in Milpitas but go to school elsewhere.
Retired and live in Milpitas. Kids went to MUSD schools and worked in Milpitas.
I have a project in Milpitas.

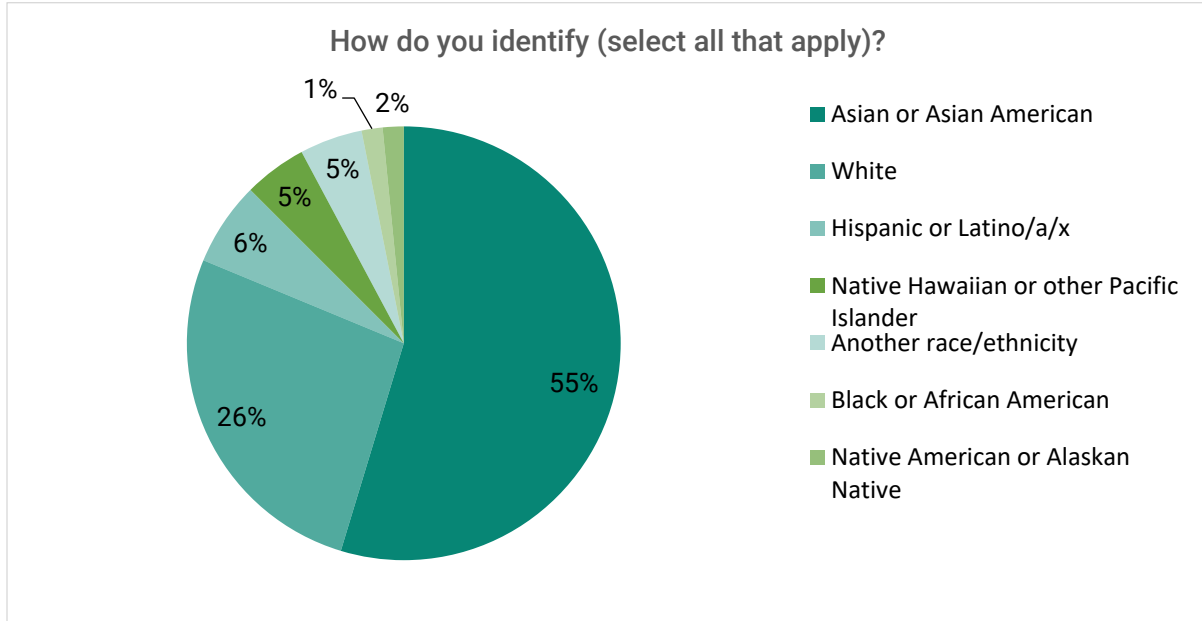
Household Income

57 participants shared their annual household income, with a third reporting to earn \$200,000 or more and another third between \$125,000 and 199,999.



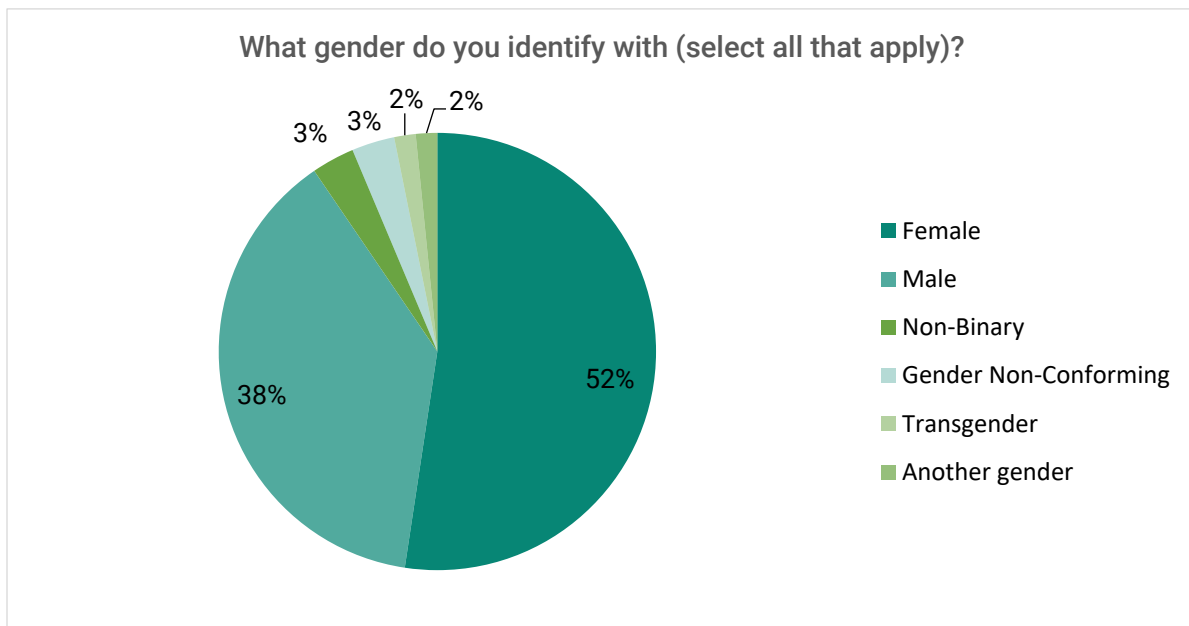
Race/Ethnicity

Together, there were 64 responses for self-identifying one's race and ethnicity. Participants could select all that applied. Most participants self-identified as Asian or Asian American, and almost a third as white.



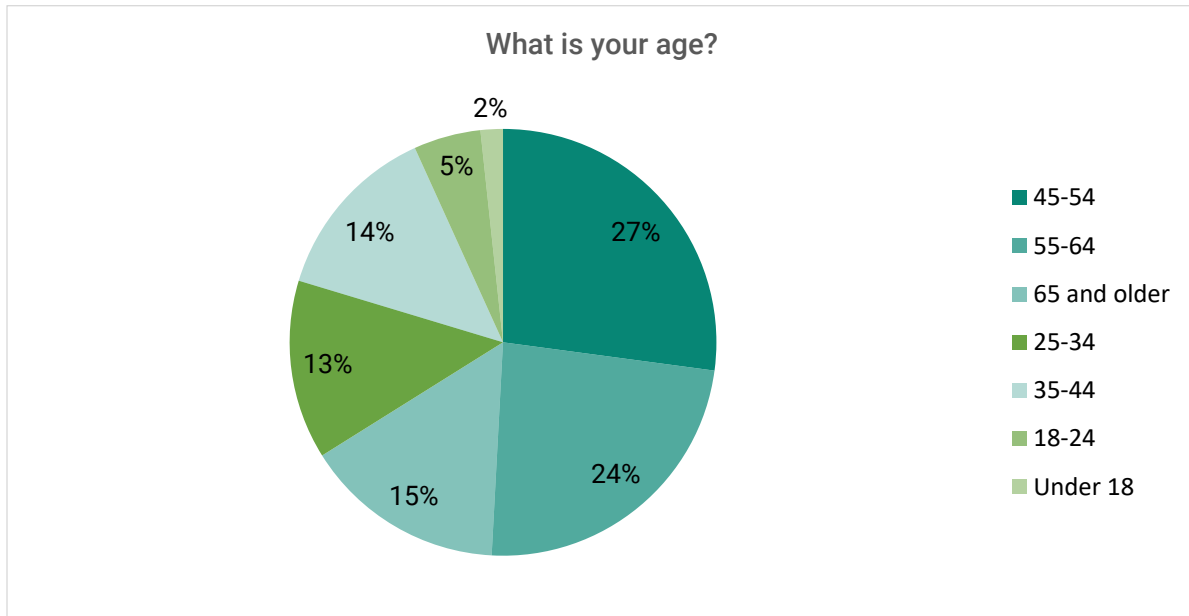
Gender

Together, there were 63 responses for self-identifying one's gender. Participants could select all that applied. A majority of participants self-identified as female.



Age

59 participants shared their age, with about a third being 45-to-54 years old and about another third being 55-to-64 years old.



Disability

60 participants shared whether they considered to have a disability or not. A vast majority indicated not having one.

