



Milpitas Housing Element Community Workshop #2 Summary Results

Overview

On Tuesday, June 28, 2022, from 6:00-8:00pm, the City of Milpitas hosted its second 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 our community engagement strategy
- Review initial needs and constraints findings
- Review RHNA requirement and Sites Inventory methodology
- Gather community ideas about housing locations and programs to address needs and constraints

The workshop was held virtually on Zoom, and interpretation was offered in Spanish, Vietnamese, and Mandarin for the entirety of the meeting. A total of 23 people participated.

Hanson Hom, Senior Special Projects Associate 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 background information on the Housing Element, findings from community engagement to date, and from identified housing needs, constraints, and sites. Participants then went into breakout rooms to discuss Milpitas's potential new housing locations and existing and new housing programs 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/>.



Breakout Room Discussion Questions

Part 1 – Sites Inventory and Housing Location

1. Do the potential housing locations in the sites inventory map look about right to you?
2. Where else should housing sites be located?

Part 2 – Housing Programs and Policies

3. What types of programs and policies should the city implement to address its needs and achieve its housing goals?
4. Which of these programs should be short-term priorities for the City?

Part 1 – Sites Inventory and Housing Location

Location Amenities

- Participants noted the following as things to have near new housing:
 - Transportation (most votes)
 - Commercial areas with shops and grocery stores (second most votes)
 - Parks
 - Community services and medical facilities
 - Jobs
 - Schools
 - Industry
- Participants noted the following as things to keep away from new housing:
 - Hillsides (most votes)
 - Landfill (second most votes)
 - Freeway and busy/noisy intersections
- Other notes:
 - There were several comments stating that the City should consider all locations possibilities unconditionally due to the high need for more housing.
 - A few others stated the opposite, raising concerns over the City's capacity to house more people and the consequences on traffic particularly.

Affirmatively Furthering Fair Housing

- The current sites inventory map concentrates housing in high-density and commercial zones.
 - Some expressed concerns with housing being concentrated in high-density near the Great Mall and BART areas.
- Housing should be distributed across communities, especially those that are high opportunity areas with access to amenities, rather than concentrated in a few select areas of the City.
- Open parts of the City that were previously closed to certain groups.
- Provide a variety of housing and do not isolate people by race and class.
- Consider high resource areas that don't have high-density housing built or proposed to be built yet.

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Accessory Dwelling Units (ADUs)

- Encourage ADUs by subsidizing homeowners and providing other types of financial incentives.
 - Homeowners are getting older and such, may need government support.
- There was support for more ADUs and making them 100% accessible to all groups.

Housing Type

- Two different types of dwelling to consider when assessing housing needs, each with their benefits and drawbacks: multifamily versus single-family
 - Consider the amenities based on type (e.g., yard, community center).
- Regarding height, the City should be aware that an ordinance that prevents height in certain neighborhoods may result in lower income people being unable to purchase.

Infrastructure

- Electric Vehicles (EV):
 - Ensure that there is coordination with locating EV charging stations in new housing to reduce car dependence/community.
 - Plan locations in an equitable way.
 - Could be addressed through programs, such as incentives and building codes.

Senior Housing

- Create standards since it is different than other types of housing.
- Requires proper inspections and financial support.

Mixed-Use Development

- Integrate compatible land uses by building housing on top of shops near Town Center, along Main Street, and other commercial areas.
 - Some commercial owners are interested in developing mixed use, especially since these areas tend to have good transit access and are walkable.
- Example in Milpitas:
 - The Trader Joe's parking garage is a good example of this type of development.
 - Encourage more of this type of development. Supermarkets are a great place for redevelopment in a mixed-use way.
- Example elsewhere:
 - Denmark has housing that has been integrated into the upper floors of small shops.

Location Suggestions

- Consider potential sites in the east side of the city which is currently single-family housing.
- There are great development opportunities with good transit accessibility in the north part of the city.
- The area across from the golden arches and behind Lyon and Dixon is vacant and underutilized.

Part 2 – Housing Programs and Policies

Diverse Housing Production

- Planning:
 - Adopt revised Metro Specific Plan and Gateway-Main Street Specific Plan, which are underway.
 - Adopt a Housing Overlay Zone for more affordable units.
 - There were concerns raised about project that can be approved without parking.
- Infrastructure:
 - Milpitas is still considered a small suburb. As such, need to study how many more people it can support and its impact on social and physical infrastructure (e.g., traffic, public safety, fire department, schools).
 - The General Plan’s Environmental Impact Report can be a good resource for assessing infrastructure needs.
 - Infrastructure and utilities should be in place before or concurrently with new development.
 - Transportation:
 - Provide services such as a shuttle and other modes for first/last mile issues, especially for units with lower parking ratios.
 - The City needs right of way for bikes and better sidewalks.
- Senate Bill 9/Lot consolidation:
 - Consider switching single-family housing to more dense housing if homeowners are interested.
 - Consolidating lots can help distribute new housing development in residential areas.
- Types of housing development:
 - Infill housing
 - Mid-size housing development
 - Small houses
 - Housing with integrated EV charging station

Housing Affordability

- Participants mentioned the following as program ideas and policies for expanding and preserving affordable housing:
 - Permanent affordable housing program that does not allow in lieu fees
 - Legislation and other city measures:
 - Vacancy tax
 - Transfer tax
 - Red tag ordinances
 - Mortgage subsidy
 - Other forms of housing development:
 - Community land trust
 - Public or cooperative housing
 - Public/city-owned land for affordable housing

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- Deeply affordable housing with integrated supportive services for community members most in need (disabled, unhoused, seniors, extremely low-income, etc.)
- Rent-related:
 - Create a rent registry/inventory to track prices, which can be subsidized through a fee on landlords, and a rent review board.
 - The rent relief program: Although it is well-run and successful, it can be better managed and aligned with county services and resources.
 - Increase rental protection.
 - Address ongoing challenges with rising rents faced by the lowest income households.
- Expansion of first-time homebuyers' program
- Jobs with higher wages

Special Needs

- Provide incentives for developing housing for people with developmental disabilities.
- Dedicate funds to supportive housing development.
- Provide shuttle service for people living in special needs housing.
- ADUs should be accessible to seniors and individuals with disabilities so that they can age in place.
- Consider rent reduction for 24-hour caregivers.
- Ensure that senior housing is safe and meets high standards.
- Provide temporary housing for unhoused residents.

Fair Housing

- Education and outreach:
 - Wage discrimination
 - Reasonable accommodation
 - Affirmative marketing to people with disability serving organizations
- Keep in mind that many populations in most need of housing are also transit-dependent.

Housing Preservation

- Education and outreach:
 - Tenant education and counseling
- Proactively engage with state laws and tap into state programs regarding housing preservation.
- Preserve mobile homes and make them accessible.

Outreach Effort

The Milpitas Housing Element team sent an invitation and log-in information for the public workshop to close to 300 stakeholders and advocates. The team also created a flyer notice in four languages (English, Spanish, Vietnamese, and Chinese simplified) that was shared via the City's social media channels (Facebook, Twitter, NextDoor), the City's digital and printed newsletters, at the library, City Hall permit center, senior and community centers, and with several email lists, including the Milpitas Chamber of Commerce.

This is one of many opportunities to provide community input throughout this yearlong process.

To learn more and get involved, please visit our website here:

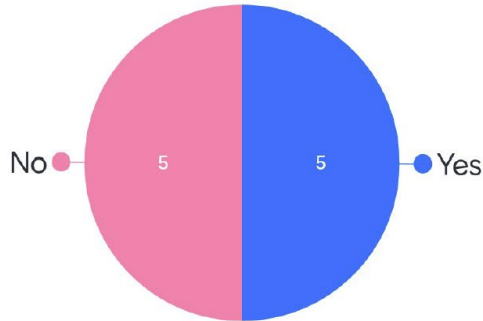
<https://milpitashousingelement.com/get-involved/>.

Appendix

Participation Polling Results

Do you live in Milpitas?

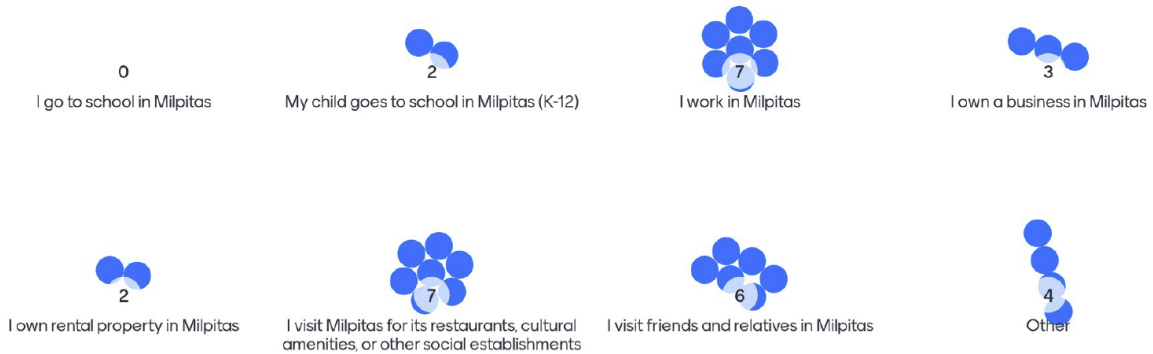
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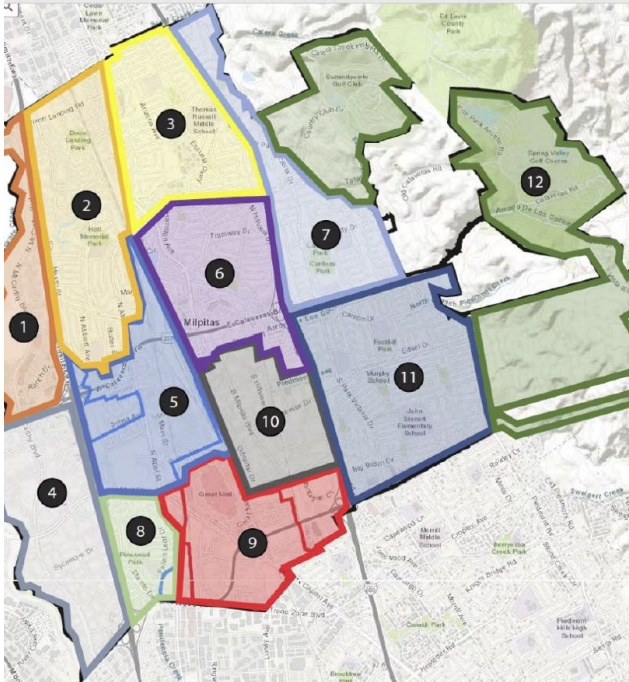
Which of the following are true (select all that apply)?

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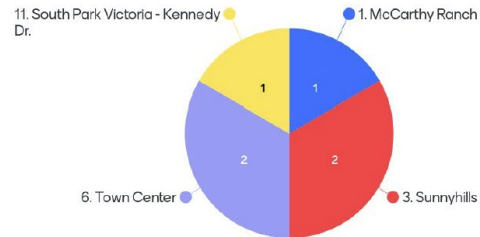
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Community Workshop #2



What part of the city do you live in?

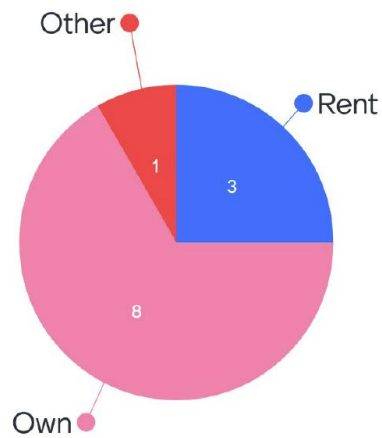
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Do you own or rent your residence?

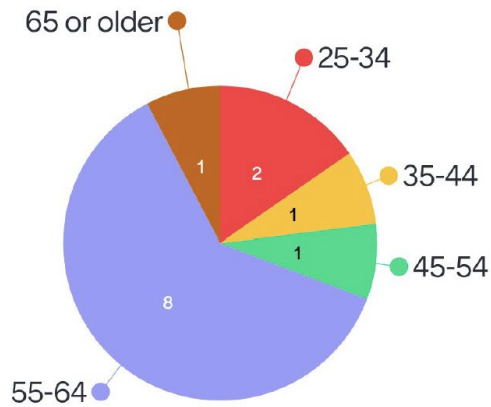
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What is your age?

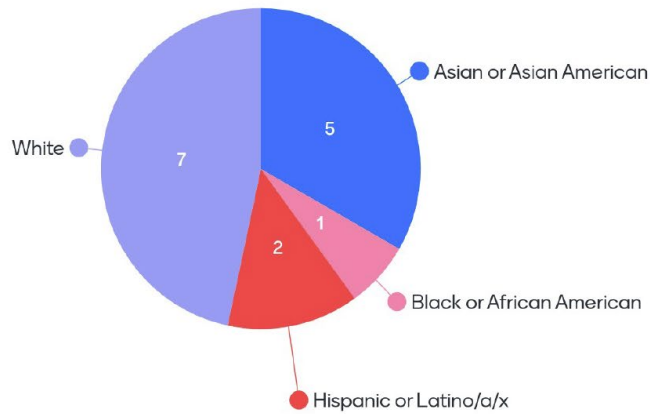
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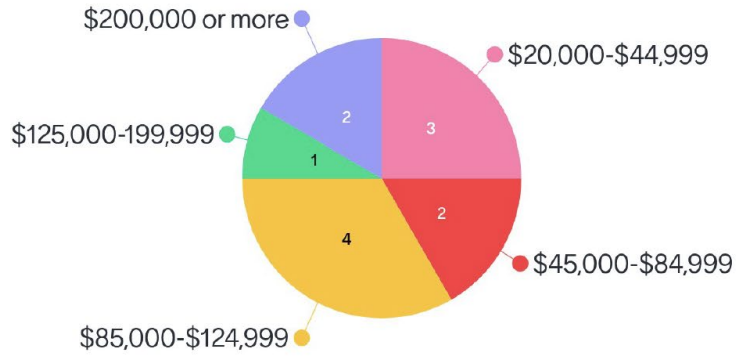
How do you identify? (Select all that apply)

Mentimeter



13

What best describes your annual household income level?



New housing should be near...



Transportation and shopping	Transit, shopping, and jobs.	transportation, shopping (especially grocery stores)
Transportation,	freeway, shopping, medical	Bart, grocery stores and shops
parks	transportation	Shopping



New housing should be near...



schools	stores, mass transit,	Transit, Jobs, grocery stores and community services
transit, shopping, grocery, and jobs	Milpitas has enough housing, more housing will cause traffic problem	Spread throughout the city
school	industrial parks	industry



New housing should be near...



Is Milpitas able to handle more people?	Do we need a hospital in Milpitas?
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New housing should be kept away from...



hillsides	doesnt mean anything	??! More housing as needed, so this address does not make sense!
We need to explore all possibilites	Landfill, freeways.	Not too close to freeways if possible.
The hills	landfill, freeways other areas with poor air quality	noisy areas such as highway intersections,



New housing should be kept away from...



housing needs to go in wherever possible unconditionally	public land and affordable home
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What are other ideas for housing policies or programs that the City should explore in its Housing Element?



Community Land Trusts, invest in the community instead of subsidizing corporate landlords	Internal and external options for someone to own and operate a business outside of their home	Public land for affordable homes
red tag ordinances	an inventory of rental units and a rent review board. Other communities charge a small fee to landlords to support the cost of such an inventory	Incentivizing deeply affordable housing for most vulnerable members of the community needing supportive services (disabled, unhoused, seniors, ELI etc)
Affordable housing overly zone	Infill housing, mid-size housing development, small homes, mortgage subsidy	Dedicating city-owned land for affordable housing



What are other ideas for housing policies or programs that the City should explore in its Housing Element?



Assistance to help folks navigate the housing arena.	Affordable housing ordinance - don't allow for in-lieu fees	public or cooperative housing,
temporary housing for unhoused residents	plan for transition to EV - who will pay - etc	Affordable Housing Overlay Zone
Senior housing - What safeguards and standards are expected and will they be inspected and enforced		



Breakout Room Results

Breakout Room #1

Part 2: Housing Programs & Policies

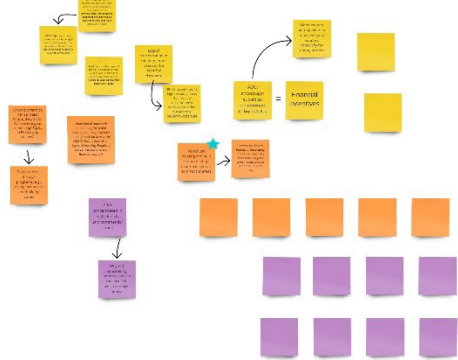
What types of programs and policies should the city implement to address its needs and achieve its housing goals? Which should the city prioritize?

<p>Other Ideas</p> <p>☆☆☆☆</p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%; vertical-align: top;"> <p>Current Existing Programs</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <p>Diverse Housing Production</p> <ul style="list-style-type: none"> ADU Toolkit and Program Land acquisition and assembly program New housing production through the Transit Area and Midtown Specific Plans Public utility master planning to remove infrastructure constraints </div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <p>Housing Affordability</p> <ul style="list-style-type: none"> Inclusionary Housing Ordinance Commercial Linkage Fee Rent Relief Program First-time homebuyer program Alternative housing types (e.g., live/work) allowance </div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <p>Housing & Neighborhood Improvements</p> <ul style="list-style-type: none"> Neighborhood Beautification Ordinance Energy efficiency in housing development through Green Building Regulations Repair programs for lower income households through Rebuilding Together Safe ADU Legalization Program </div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <p>Special Needs</p> <ul style="list-style-type: none"> Participation in the County's Unhoused Task Force Development of emergency and transitional housing Housing accessibility laws through the Zoning Code Zoning regulations that require that units are accessible to individuals with disabilities Outreach program that informs residents on housing and services available for persons with developmental disabilities through the San Andreas Regional Center </div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <p>Fair Housing</p> <ul style="list-style-type: none"> Fair housing assistance, landlord-tenant mediation services, and mortgage default counseling through Project Sentinel Outreach program and workshops to distribution information about fair housing Replacement/Habitation Program to assist any households displaced by code enforcement activities </div> <div style="border: 1px solid #ccc; padding: 5px;"> <p>Housing Preservation</p> <ul style="list-style-type: none"> Monitor the status of the units at-risk of conversion to market rate at Sunnyville Apartments Condemnium Conversion Ordinance </div> </td> <td style="width: 33%; vertical-align: top;"> <p>Brainstormed Program Ideas</p> </td> </tr> </table>	<p>Current Existing Programs</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <p>Diverse Housing Production</p> <ul style="list-style-type: none"> ADU Toolkit and Program Land acquisition and assembly program New housing production through the Transit Area and Midtown Specific Plans Public utility master planning to remove infrastructure constraints </div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <p>Housing Affordability</p> <ul style="list-style-type: none"> Inclusionary Housing Ordinance Commercial Linkage Fee Rent Relief Program First-time homebuyer program Alternative housing types (e.g., live/work) allowance </div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <p>Housing & Neighborhood Improvements</p> <ul style="list-style-type: none"> Neighborhood Beautification Ordinance Energy efficiency in housing development through Green Building Regulations Repair programs for lower income households through Rebuilding Together Safe ADU Legalization Program </div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <p>Special Needs</p> <ul style="list-style-type: none"> Participation in the County's Unhoused Task Force Development of emergency and transitional housing Housing accessibility laws through the Zoning Code Zoning regulations that require that units are accessible to individuals with disabilities Outreach program that informs residents on housing and services available for persons with developmental disabilities through the San Andreas Regional Center </div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <p>Fair Housing</p> <ul style="list-style-type: none"> Fair housing assistance, landlord-tenant mediation services, and mortgage default counseling through Project Sentinel Outreach program and workshops to distribution information about fair housing Replacement/Habitation Program to assist any households displaced by code enforcement activities </div> <div style="border: 1px solid #ccc; padding: 5px;"> <p>Housing Preservation</p> <ul style="list-style-type: none"> Monitor the status of the units at-risk of conversion to market rate at Sunnyville Apartments Condemnium Conversion Ordinance </div>	<p>Brainstormed Program Ideas</p>
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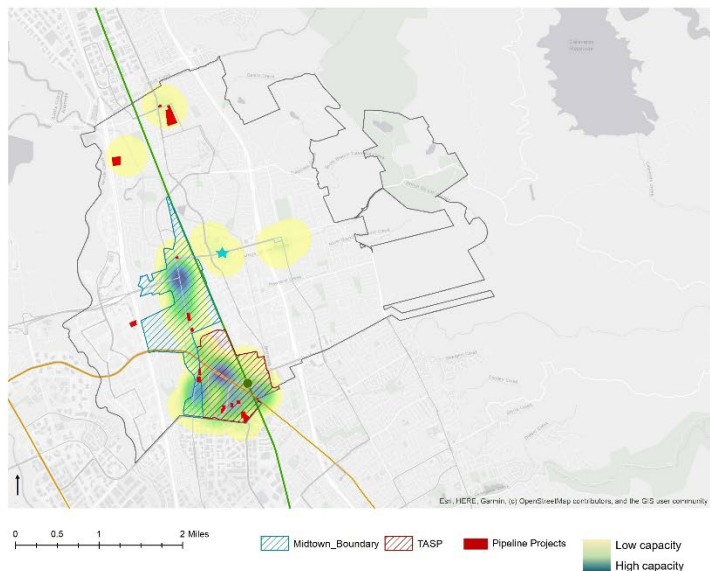
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Based on the sites inventory map and your own knowledge of and experience with housing in Milpitas, do the potential housing locations in the sites inventory map look about right to you? Where else should housing be located in the city?

*We have included a reference to the General Plan's land use map to confirm consistency between housing designation in this map and potential sites as indicated in the sites inventory map.



Sites Inventory Map

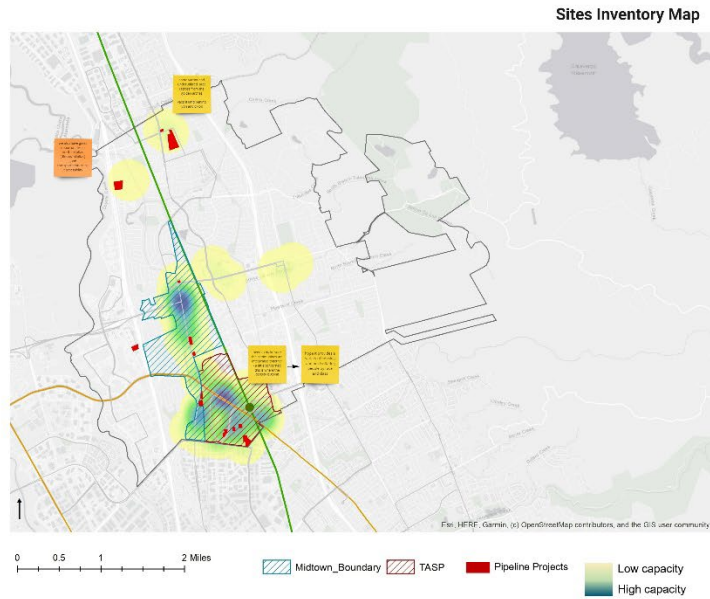
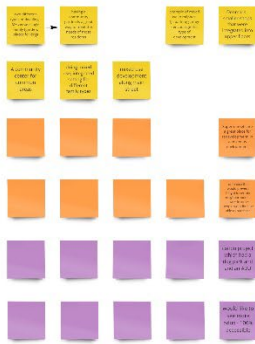


Breakout Room #2

Part 1: Sites Inventory & Housing Location

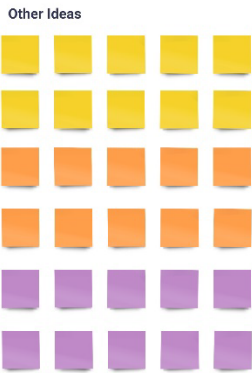
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	Current Existing Programs	Brainstormed Program Ideas
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