



# Community Development Roundtable

## Milpitas Housing Element

March 17, 2022



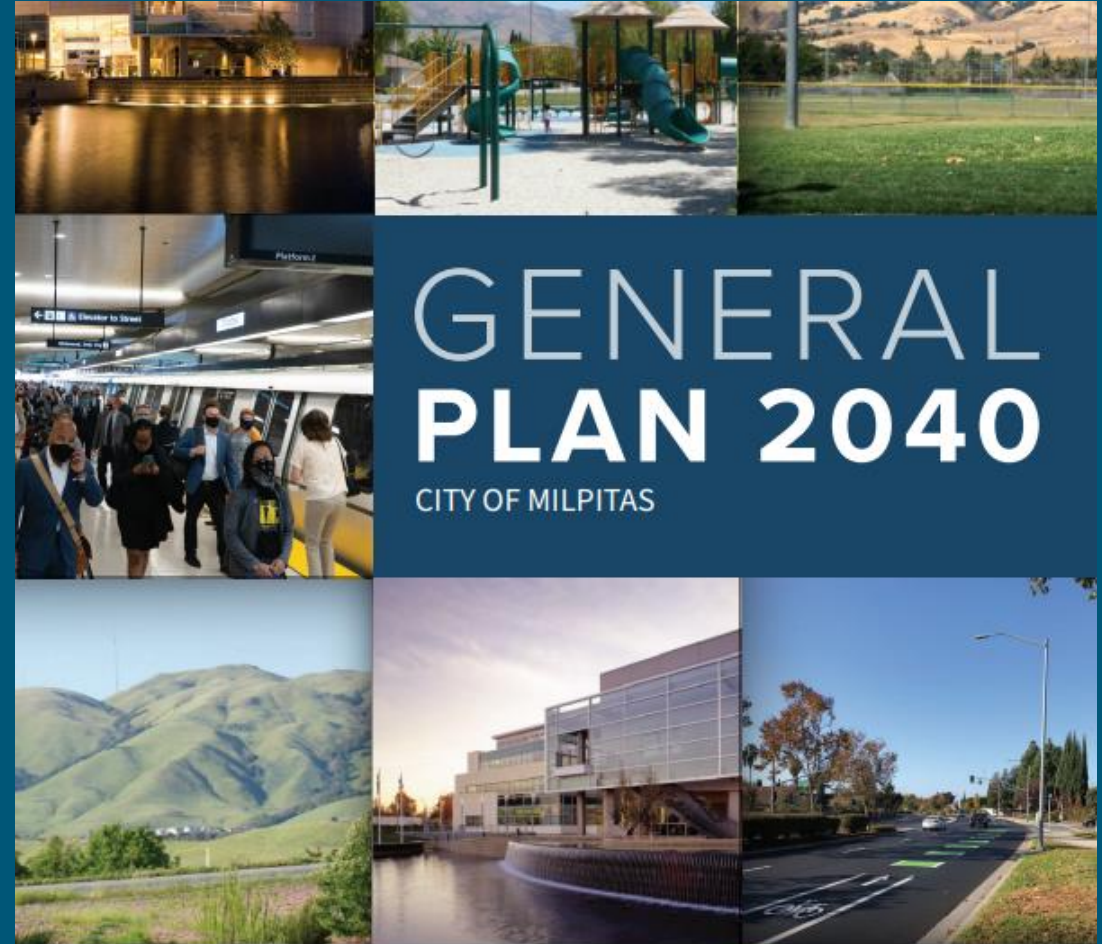
# Meeting Objectives

- Provide background on the Housing Element and process
- Share information about Milpitas that informs the Housing Element
- Get initial input on housing constraints and opportunities



# General Plan Chapters

- › Land Use
- › Circulation
- › Community Design
- › Economic Development Meeting
- › Conservation and Sustainability
- › Utilities and Community Services
- › Safety
- › Noise
- › Parks, Recreation, and Open Space
- › Community Health and Wellness
- › Implementation



Adopted March 9, 2021



# The City's 8-year plan for meeting the housing needs of everyone in the community

Provide a variety of housing types of all income groups

Assist in the development of lower and moderate-income housing

Remove constraints to housing

Conserve and improve existing housing

Promote fair housing

# Housing Element Requirements

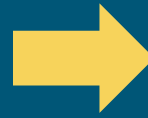
- Required Element of the General Plan
- Plan for Regional Housing Needs Allocation (RHNA)
- Must be updated every 8 years and certified by HCD
- Currently planning for the 6th cycle (2023-2031)
- Statutory deadline is January 31, 2023



# Housing Element Components + Process

## ➤ Housing needs assessment, including for

- Existing and at-risk units
- Special needs
- Projected needs



## ➤ Housing Plan: programs and implementation

- Goals, objectives, and policies
- Quantified objectives
- Constraints removal
- Housing production (income level, special needs)
- Providing adequate sites
- Improve existing housing and preserve at risk units

## ➤ Sites inventory and analysis

## ➤ Constraints and opportunities analysis

- Governmental and non-governmental constraints
- Residential development, funding, and partnership opportunities

# Building on Other Efforts

- City's Affordable Housing Ordinance
- Metro Specific Plan
- Midtown / Gateway Specific Plan
- Assessment of Fair Housing
- Homelessness Task Force
- Santa Clara County Collaborative



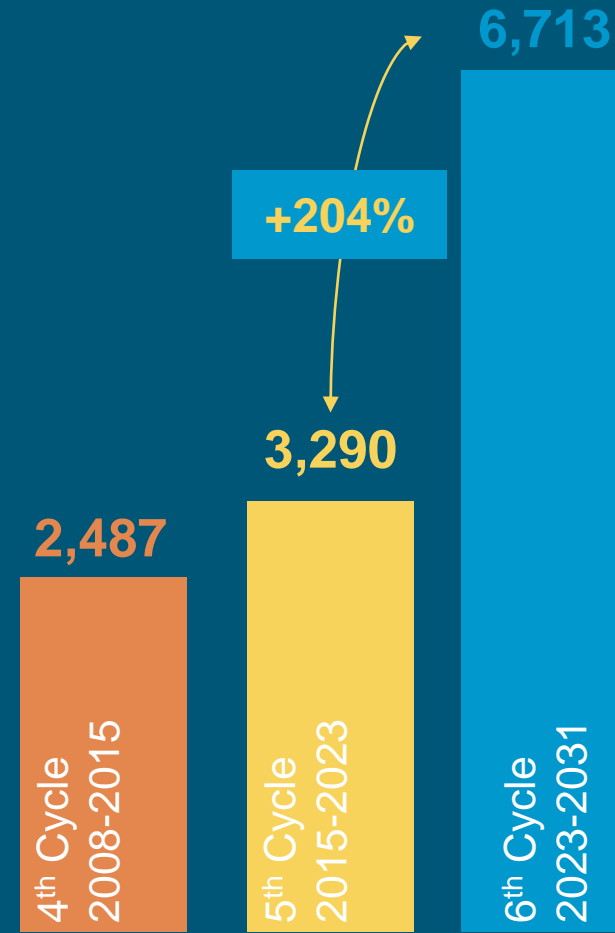
# Regional Housing Needs Allocation

4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> cycles

**Projected Future Housing Needs  
+ Unmet Existing Housing Needs**  

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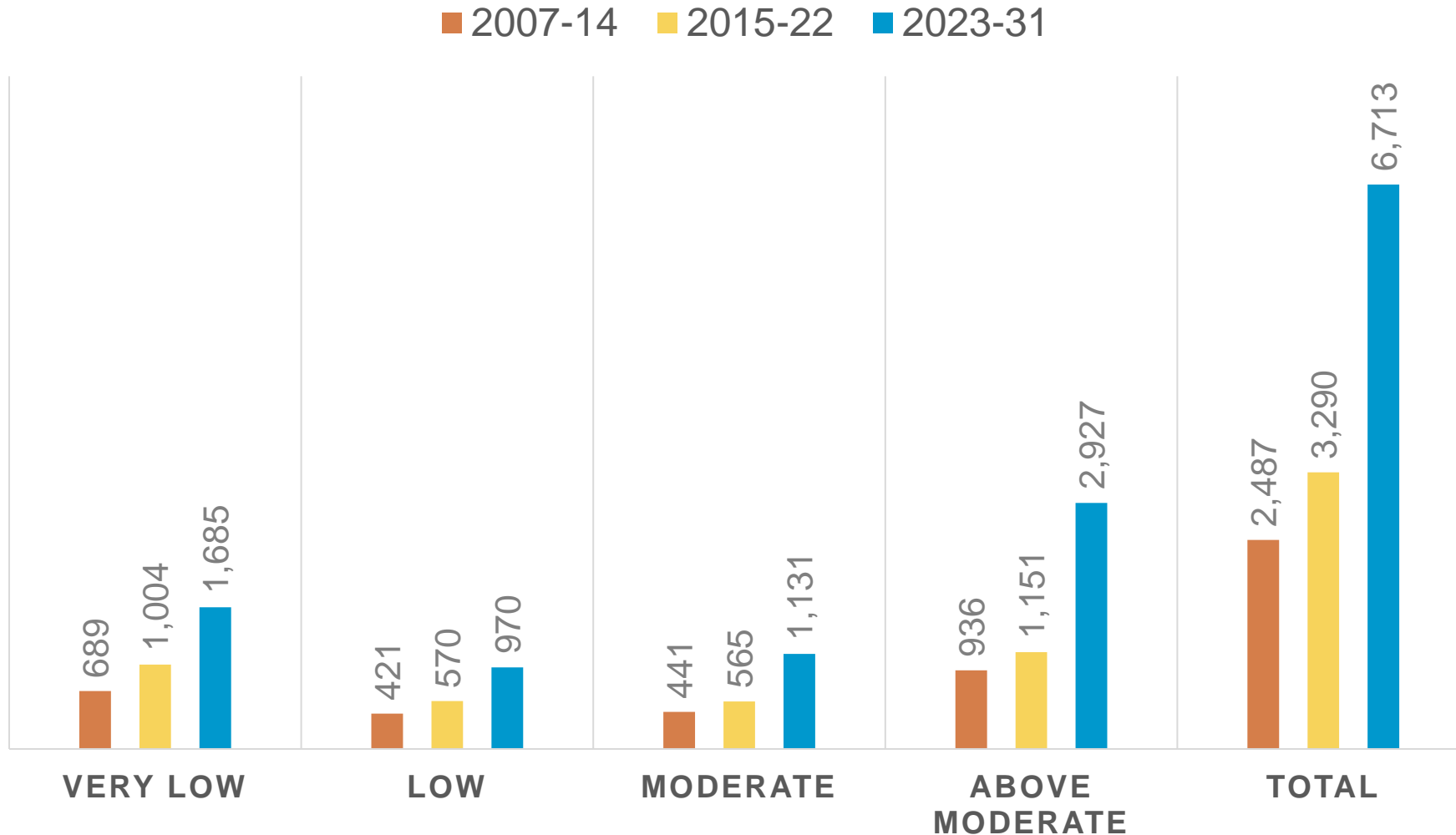
**= Higher Allocation**





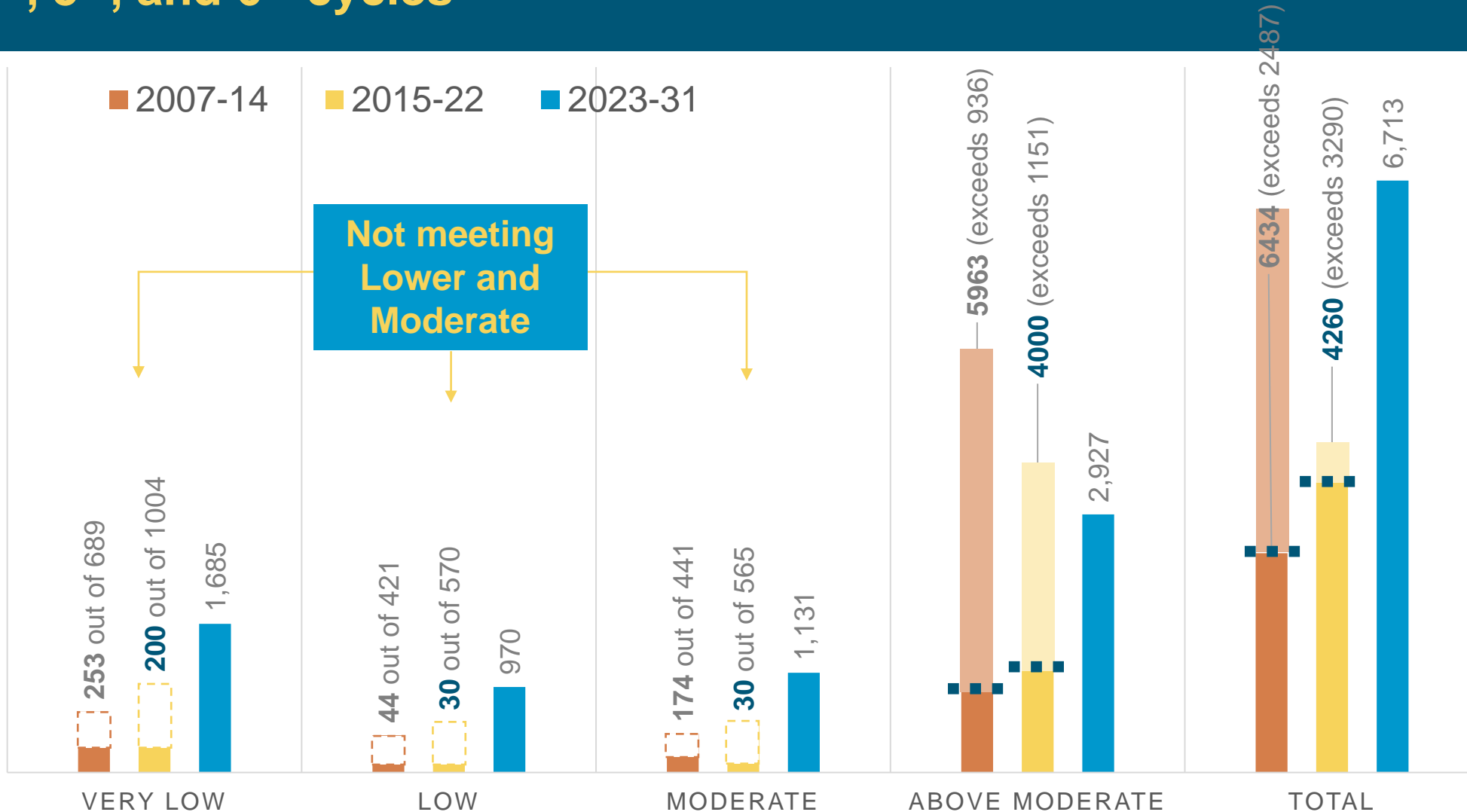
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# Regional Housing Needs Allocation

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# Sites Inventory for RHNA

The purpose of the Housing Element sites inventory is to identify adequate sites to accommodate the RHNA



- City is not required to *build* or *finance* the housing, but must *plan and accommodate* for it
- Does not automatically authorize the construction of residential developments
- Private Property - No obligation by property owner or tenant to take action
- Reliant on the development industry (market rate & affordable) to construct housing units



# HE Update Process





# To Learn More and Stay Involved

- Visit the Milpitas Housing Element website at <https://milpitashousingelement.com/>
- Take the online survey at <https://tinyurl.com/MilpitasHousingElementSurvey1>
- Milpitas Housing Element team at [housingelement@ci.milpitas.ca.gov](mailto:housingelement@ci.milpitas.ca.gov)



# Discussion Questions

- **What is working well with housing in Milpitas? Are there policies, programs, or processes that you utilized to make it easier to build housing in the city?**
- **What are the biggest challenges (or constraints) you face when building housing projects in Milpitas?**