



Milpitas Housing Sub-Committee

2023-2031 Housing Element

August 22, 2022

City of Milpitas

455 E. Calaveras Blvd., Milpitas, CA 95035
www.ci.milpitas.ca.gov 408-586-3000



Meeting Objectives

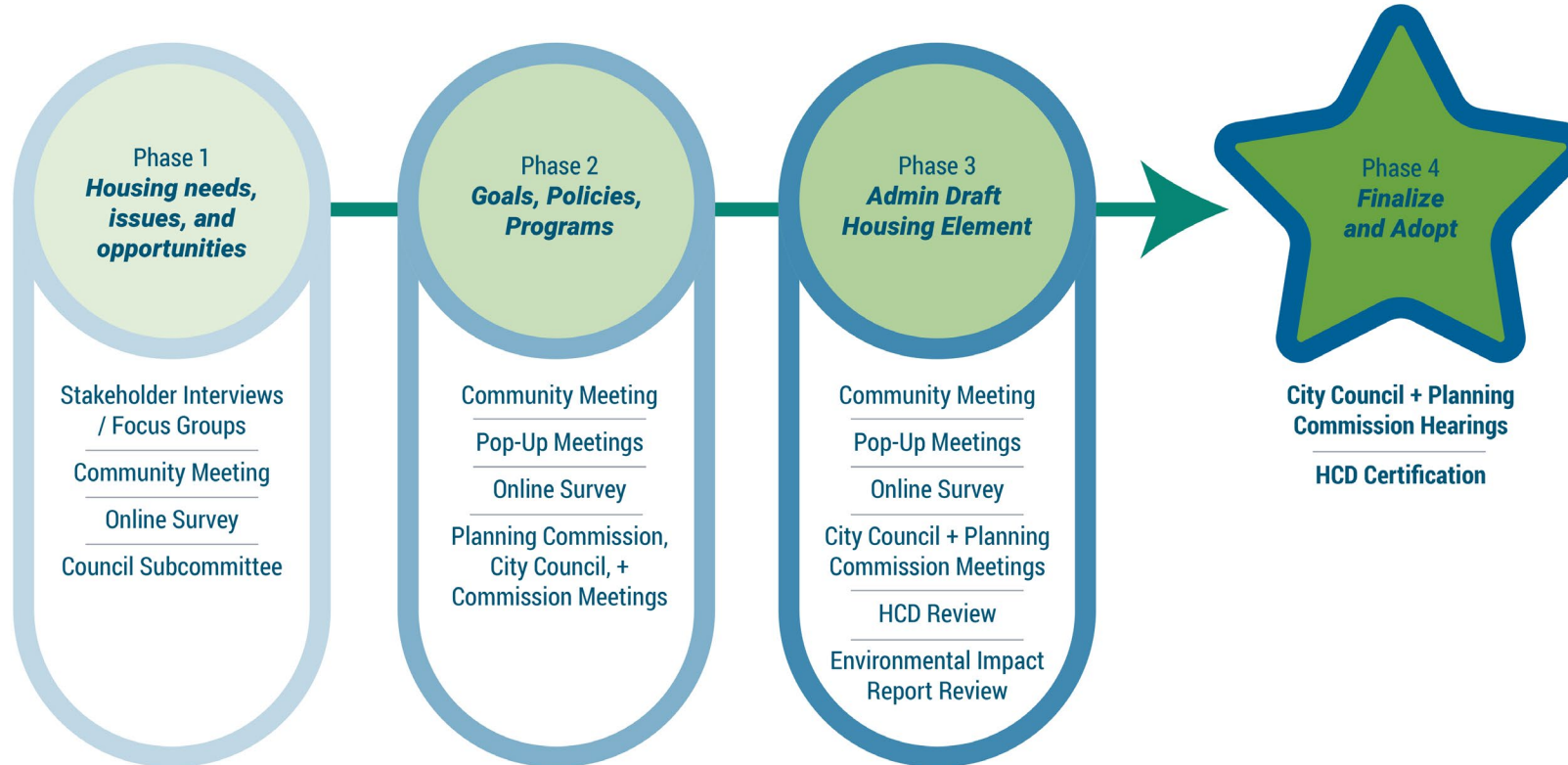
- **Summarize Phase 2 Engagement on Housing Programs**
- **Review Draft Housing Plan, including:**
 - Goals and Policies
 - Programs
- **Review the Housing Sites Inventory**

Housing Element Requirements

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



Housing Element Update Process





Community Engagement

- › Stakeholder meetings and roundtables
- › Workshops
- › Survey
- › Pop-up meetings
- › Project website

>650

number of
webpage visits

7

number of
community
engagement
events

31

stakeholders
interviewed

48

meeting
participants

266

survey
participants



Phase 2 Engagement

Policy and Program Ideas

➤ Housing Production and Sites

- Finalize Metro Plan and Gateway-Main Street Specific Plan
- Adopt Housing Opportunity Zone
- Implement SB 9

➤ Diverse, Affordable Housing

- Continue ADU programs
- Expand first-time homebuyers program
- Update Affordable Housing Ordinance to not allow in lieu fees
- Consider vacancy tax, transfer tax or similar
- Consider other housing models, e.g., community land trust, co-housing, public housing

Phase 2 Engagement

Policy and Program Ideas

➤ Housing for Special Needs Groups

- Provide incentives for housing for people with disabilities
- Support higher quality senior housing
- Partner with supportive services providers

➤ Housing Preservation

- Protect mobile homes
- Continue rent relief program
- Create rent registry / inventory

➤ Fair Housing

- Expand education and outreach around reasonable accommodation and affirmative marketing
- Increase renter protections



Housing Plan





5th & 6th Cycle Goal Comparison

5th Cycle

- Goal A: Provide Adequate Sites
- Goal B: Maintain and Preserve Housing Resources
- Goal C: Facilitate New Housing Production
- Goal D: Support Housing Diversity and Affordability
- Goal E: Eliminate Housing Discrimination
- Goal F: Promote Energy Conservation

6th Cycle

- Goal HE-1: Adequate Sites and Housing Production
- Goal HE-2: Existing Housing Resources
- Goal HE-3: Barriers to New Housing Production
- Goal HE-4: Housing Diversity and Affordability
- Goal HE-5: Fair Housing
- Goal HE-6: Conservation and Sustainability
- Goal HE-7: Special Needs Populations
- Goal HE-8: Unhoused Population
- Goal HE-9: Mobility
- Goal HE-10: Implementation Capacity



Draft 6th Cycle Housing Programs

#	Program Name	Description	Status	Goal Relationship
1	Adequate Sites for RHNA and Monitoring of No Net Loss	Monitors sites inventory and ensure an adequate inventory is available to the City	New	HE-1, HE-2, HE-4
2	Replacement Housing	Requires the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site	New	HE-2
3	Lot Consolidation	Develops tools to encourage lot consolidation	Expand	HE-1, HE-3
4	Accessory Dwelling Units	Continues incentives for ADU production and Safe ADU program	Continue	HE-4
5	Neighborhood Preservation and Code Enforcement	Enhance neighborhood conditions by enforcing existing codes through its Code Enforcement Program	Continue	HE-2



Draft 6th Cycle Housing Programs

#	Program Name	Description	Status	Goal Relationship
6	Housing Rehabilitation	Provide safety, accessibility, and mobility repairs to mobile and single-family homes owned by very low- and low-income households	Continue	HE-2
7	Tenant Assistance and Fair Housing Services	Utilize the services of Project Sentinel (or similar) to provide fair housing outreach and assistance	Expand	HE-5, HE-8
8	Fair Housing Enforcement	Use proactive fair housing enforcement, outreach and education to reduce the prevalence of housing discrimination	Expand	HE-2, HE-5
9	Anti-Displacement	Supplements California Tenant Protection Act with additional local anti-displacement measures	Expand	HE-1, HE-2, HE-5, HE-9
10	Place-Based Strategies for Neighborhood Improvements	Focus resources to rehabilitate and/or replace infrastructure in older or under resourced neighborhoods	New	HE-2



Draft 6th Cycle Housing Programs

#	Program Name	Description	Status	Goal Relationship
11	Preservation of At-Risk Housing	Preserve affordable housing units	Continue	HE-2
12	Short-Term Rentals (STRs)	Expand monitoring and enforcement efforts on STRs	Expand	HE-3
13	Mobile Home Rent Control	Implement Rent Control Ordinance to preserve the affordability of the mobile homes	Continue	HE-2
14	Rent Review Ordinance	Help resolve rent increase disputes, prohibit discrimination based on a tenant's source of income, and prohibit landlord retaliation	Continue	HE-4, HE-5
15	Housing Opportunity Zones	Adopt the HOZ to incentivize affordable housing beyond the requirements of the City's Affordable Housing Ordinance	New	HE-1, HE-3, HE-4



Draft 6th Cycle Housing Programs

#	Program Name	Description	Status	Goal Relationship
16	Affordable Housing Development	Facilitate the development of affordable housing through incentive programs	Continue	HE-1, HE-4
17	Affordable Housing Ordinance	Review and amend the AHO requirements to ensure the AHO remains effective and reflect market conditions	Continue	HE-4
18	Non-Residential Affordable Housing Impact Fee	Update the non-residential affordable housing impact fee every five years to reflect the cost of development	Continue	HE-4
19	Below Market Rate (BMR) Housing	Assist very-low, low- and moderate-income households in becoming homeowners	Expand	HE-4
20	Specific Plans	Adopt and implement the Metro Specific Plan and the Gateway-Main Street Specific Plan	Continue	HE-1, HE-4, HE-6



Draft 6th Cycle Housing Programs

#	Program Name	Description	Status	Goal Relationship
21	Zoning Code Amendments	Amend the Zoning Code to comply with the latest state laws and reduce regulatory barriers to residential development	New	HE-1, HE-3, HE-4
22	Supportive Housing for Persons with Disabilities	Collaborate with the County to identify sites and resources for supportive housing	New	HE-1, HE-3, HE-4, HE-7, HE-8
23	Large Units for Families with Children in Multifamily Housing	Identify possible zoning incentives for multifamily developments that include units with three or more bedrooms	New	HE-3, HE-4, HE-7



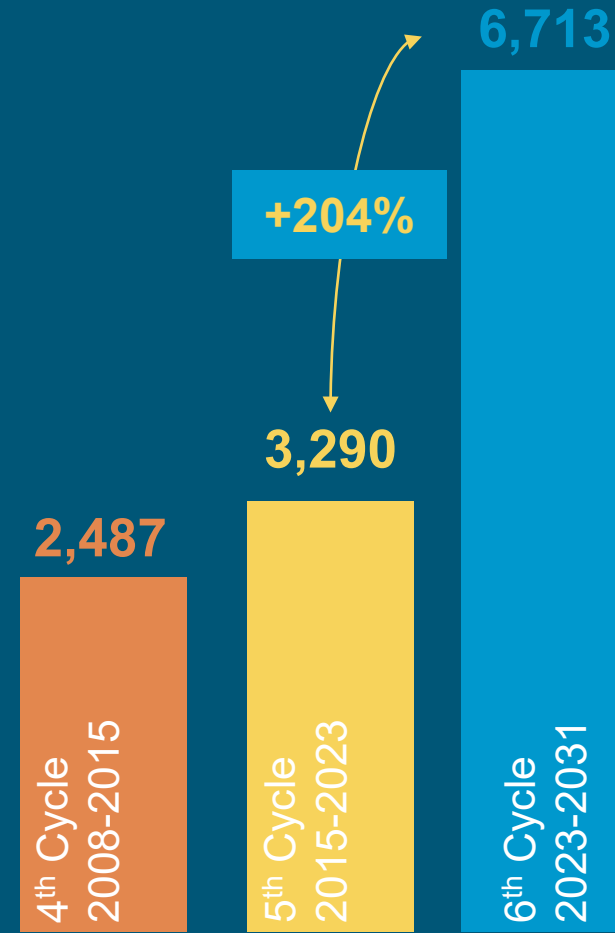
RHNA Requirement and Sites Inventory

Regional Housing Needs Allocation

4th, 5th, and 6th cycles

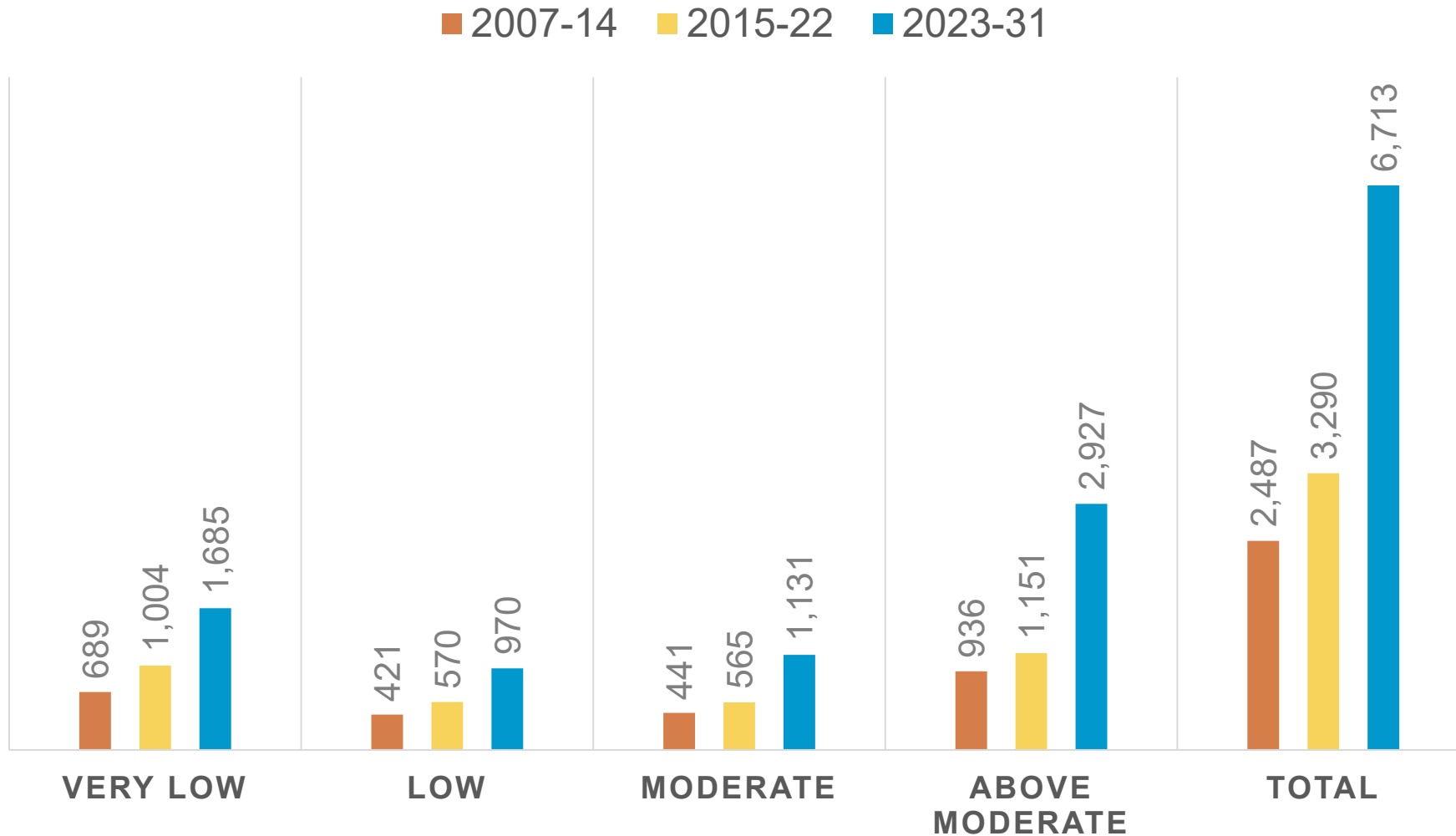
**Projected Future Housing Needs
+ Unmet Existing Housing Needs**

= Higher Allocation



Regional Housing Needs Allocation

4th, 5th, and 6th cycles



Sites Inventory Methodology

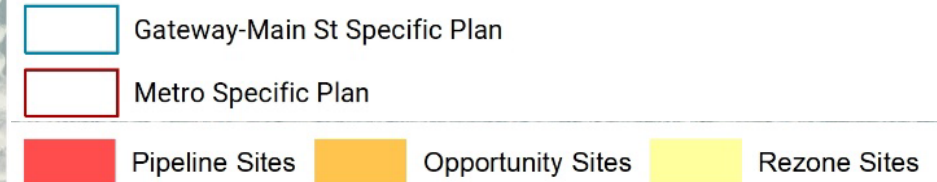
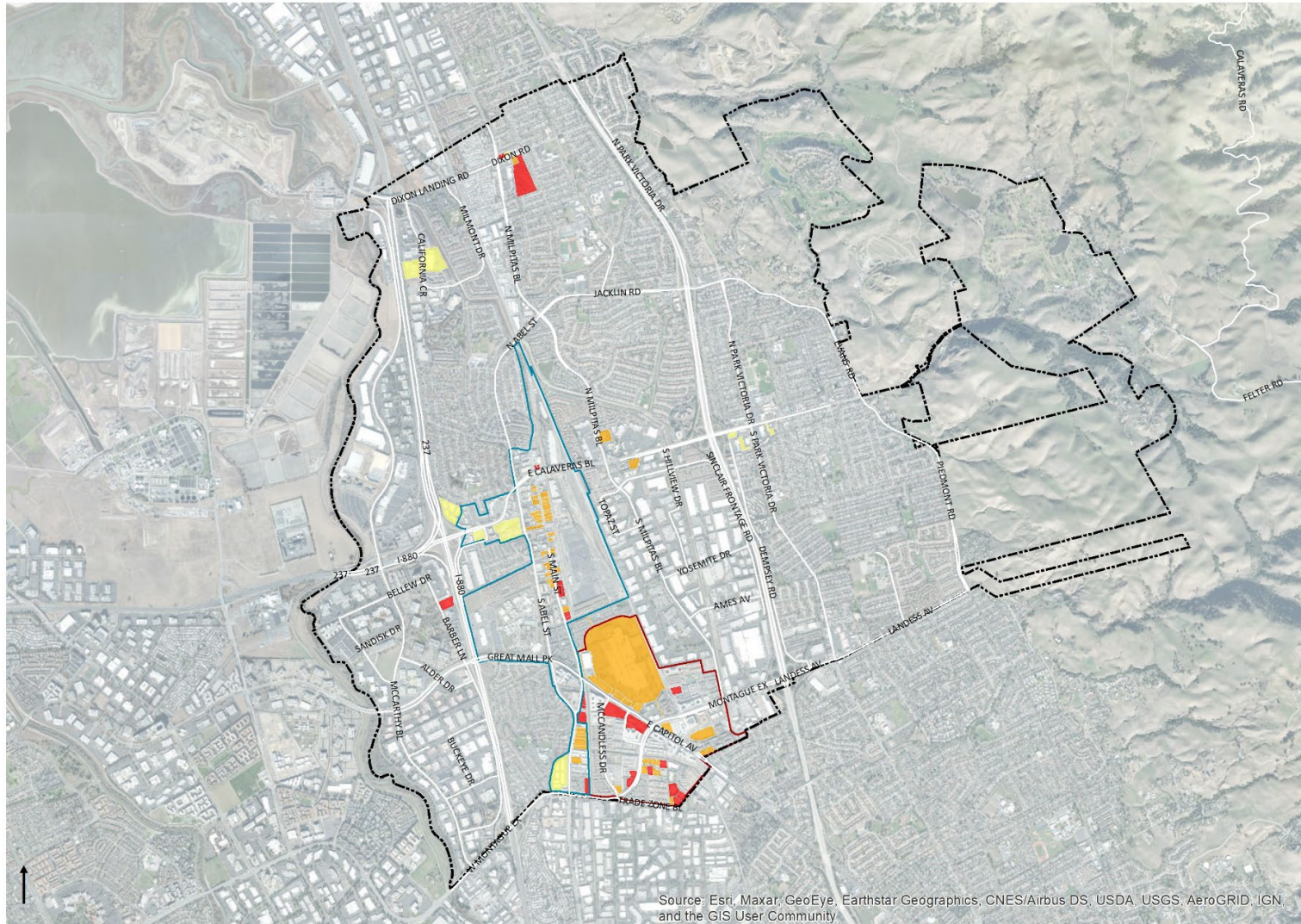
STEP 1. Identify Likely Sites or Credits

STEP 2. Calculate “Deficit” (Remaining RHNA)

STEP 3. Identify Potential Opportunity Sites

STEP 4. Calculate Buildout

Sites Inventory



Pipeline Sites:

Projects that have been approved, applications submitted, or those that are under construction but are not expected to receive a Certificate of Occupancy until after July 1, 2022

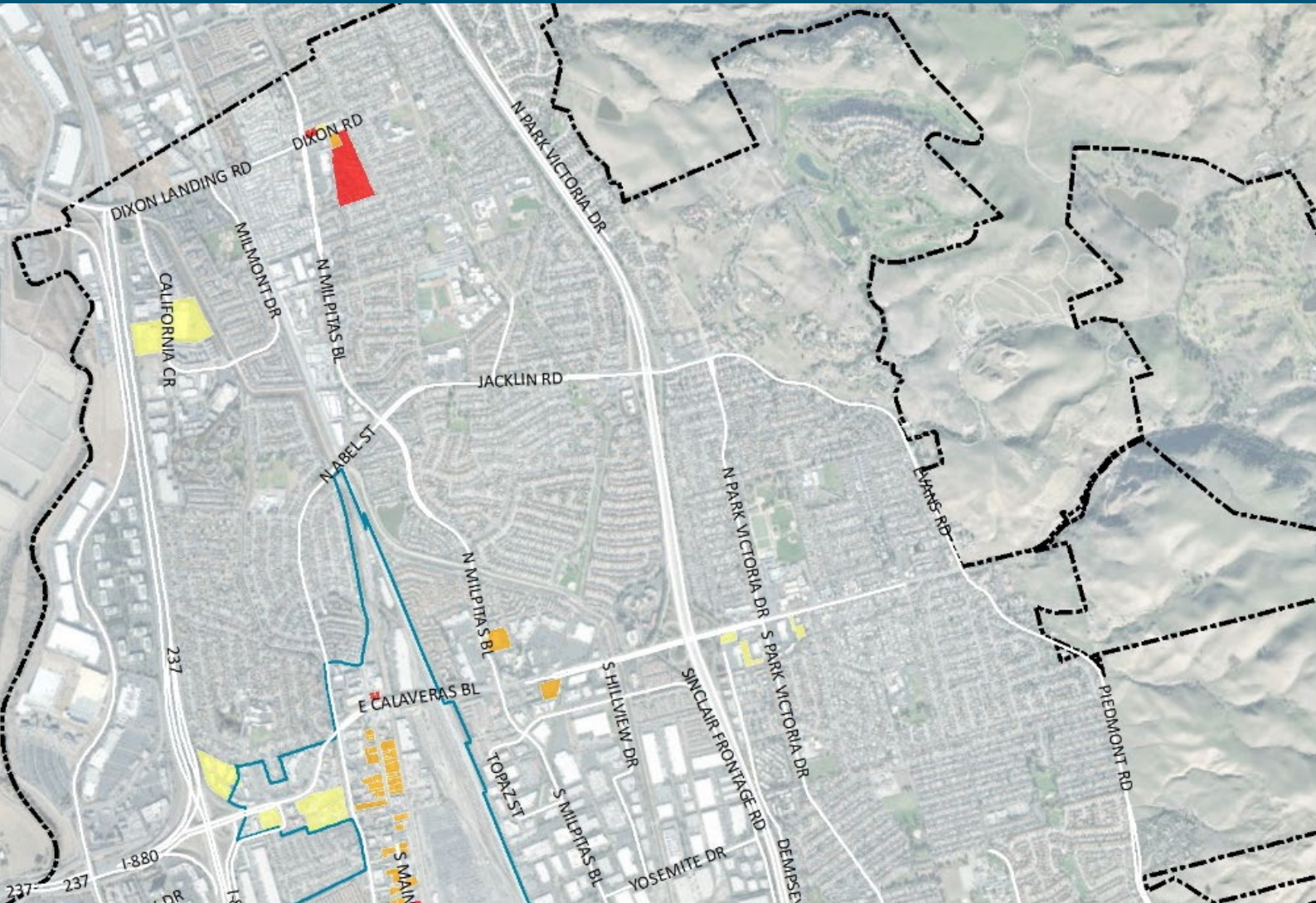
Opportunity Sites:






Vacant or underutilized sites, currently zoned for residential or mixed-use, and likely to redevelop during this eight-year planning period

Rezone Sites:

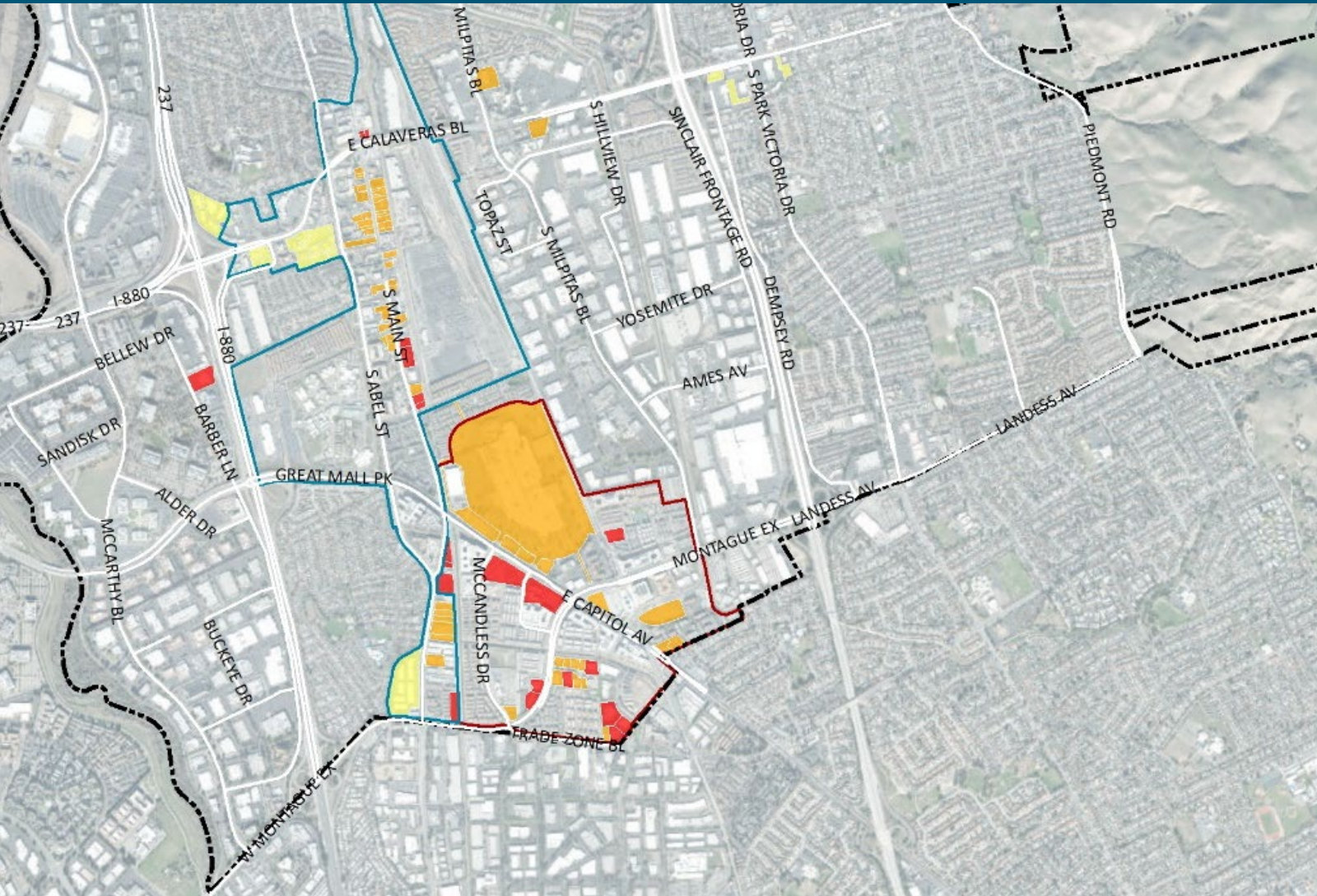
Sites that are potential candidates for redevelopment but would require to be rezoned to allow residential use ('NCMU' GP designation or 'C2' Commercial zone)






Sites Inventory – North



-  Gateway-Main St Specific Plan
-  Metro Specific Plan
-  Pipeline Sites
-  Opportunity Sites
-  Rezone Sites

Sites Inventory – South



-  Gateway-Main St Specific Plan
-  Metro Specific Plan
-  Pipeline Sites
-  Opportunity Sites
-  Rezone Sites

Sites Inventory



Likely Sites	Very Low <50% AMI	Low 50-80% AMI	Moderate 80-120% AMI	Above Mod >120% AMI	Total
RHNA	1,685	970	1,131	2,927	6,713
Credits	197	274	169	1,800	2,441
Potential ADUs	74	74	74	25	248
Pipeline Projects	123	200	95	1,775	2,193
Remaining RHNA	1,488	696	962	1,127	4,272
Opportunity Sites	1,091	1,091	1,576	2,027	5,785
Rezone Sites	225	225	319	478	1,247
Total Capacity (Opportunity + Rezone)	1,316	1,316	1,895	2,505	7,032
Surplus (%)		449 (21%)	993 (97%)	1,378 (122%)	2,760 (65%)

Next Steps

- **Public Review Draft Housing Element in late August**
- **Launching Phase 3 Engagement in August**
 - Survey #3 with Housing Element release
 - Planning Commission – August 31
 - Workshop #3 – September 13
 - Community Development Roundtable – September 16
 - City Council – September 20



Recommendation

Receive staff update on the Draft 2023-2031 Housing Element and provide feedback on the updated sites inventory and preliminary goals, policies, and programs for the Draft Housing Element.



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