



Milpitas Housing Element Survey #2 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 on proposed and potential new ideas for housing locations and programs 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 Update.

The survey consisted of six housing-related questions and 11 demographic questions, included below, and was open from June 24, 2022 to July 31, 2022. The survey was announced and distributed via the City's social media channels and newsletters, main library, pop-up event, workshop, City Hall permit center, senior and community centers, and several email lists.

A total of 194 people partially or fully completed the survey. The questions included in this survey were also discussed in a public workshop that took place on June 28, 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 Questions

Housing Location

The City created a sites inventory to identify adequate sites where new housing could be built to accommodate and meet regional housing needs. The sites inventory is based on analysis of three components: 1) the 2021 General Plan's land use vision for the city, 2) proposed or approved housing projects, 3) and opportunity sites on vacant or underutilized sites.

1. *Based on the sites inventory map below—where the more intense the color (the more blue) the higher the capacity for new housing—do the potential areas for new housing make sense?*
2. *Could you please explain in a few words why or why not?*
3. *Which neighborhoods/areas in the City provide the best opportunity for new housing? Please select up to three (3). Please use the map with numbered neighborhoods for reference.*

Housing Programs and Policies

The City administers a wide variety of programs to support housing production, housing affordability, housing improvements, fair housing, and more. This section asks questions about your experiences with the existing programs and opportunities to prioritize future programs.

4. *Existing City Programs:*
 - *Have you heard of this City Program?*
 - *If yes, do you think the program is working well?*
5. *Which of these programs within each of the topics above should be more immediate, short-term priorities for the City? Please select up to three (3).*
6. *What are other ideas for housing policies or programs that the City should explore in its Housing Element? Examples of program or policy ideas could be: 1) Producing more housing, 2) Creating and preserving affordable housing, and 3) Promoting fair and equitable access to housing.*

Demographics

7. *Do you live in Milpitas (select one)?*
8. *Do you rent or own your home (select one)?*
9. *What best describes your housing (select one)?*
10. *How many years have you lived in Milpitas (select one)?*

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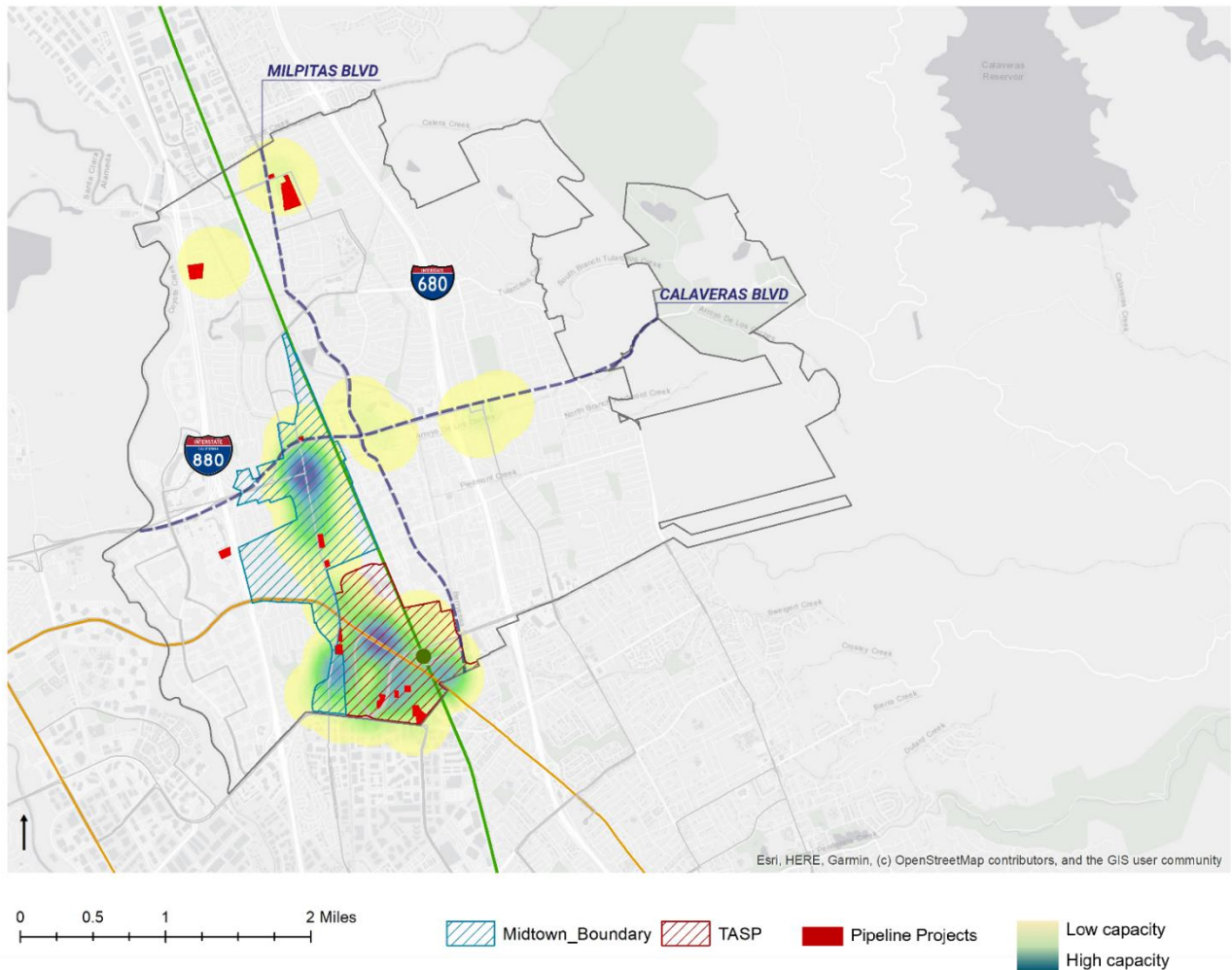
11. *Which of the following are true (select all that apply)?*
12. *What best describes your annual household income level (select one)?*
13. *How do you identify (select all that apply)?*
14. *What gender do you identify with (select all that apply)?*
15. *What is your age?*
16. *Do you consider yourself a person with a disability (e.g., hearing, sight, physical, mental)?*
17. *What neighborhood of Milpitas do you live in?*

Housing Question Responses

Housing Location

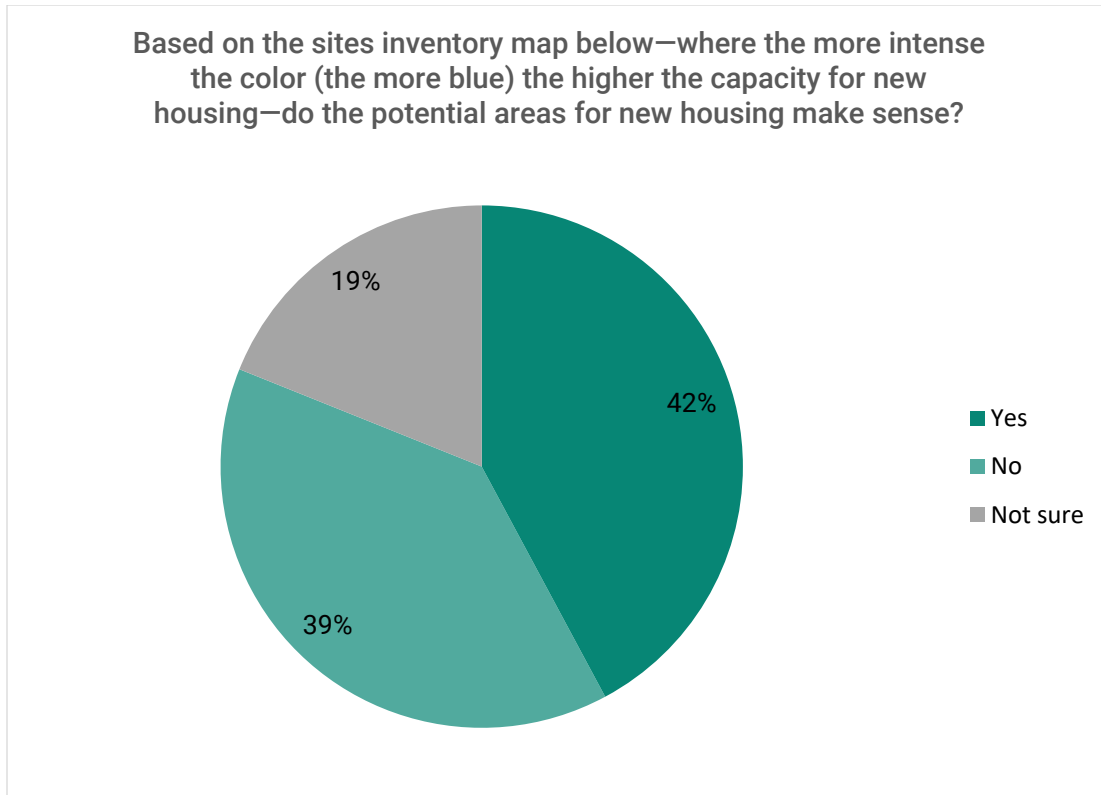
Participants were asked to respond to the following question:

Based on the sites inventory map (Figure 1) –where the more intense the color (the more blue) the higher the capacity for new housing–do the potential areas for new housing make sense?



185 of the 194 respondents (95%) provided a response. Respondents were almost equally split in their responses. 42% said that the potential areas for new housing in the sites inventory map made sense, while 39% disagreed that they did.

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Participants were then asked the follow up question:

Could you please explain in a few words why or why not?

123 of the 194 (63%) responded answered this question. The key themes that arose from the responses were the following.

Key Themes

Quality of Life

- In considering new housing, must also consider the quality of life as a factor.
- New developments will bring more revenue to the City.
- The southern part of the City, including the Pines neighborhood, has experienced the largest increase in high density housing projects, which has lowered the quality of life for residents in that area.

Specific Areas

- Disagreement with yellow areas with pipeline projects.
- Southernmost part of the map is a bit congested with multifamily housing already.
- Develop close to the shopping mall.
- Do not concentrate all the housing and overburden the area west of Milpitas Blvd where there already is a lot of traffic and parking issues.
- It does not make sense to build in the Hills over a fault line and where wildlife would be negatively impacted.

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- The blue areas are saturated with housing, and it does not make sense to build more in highly populated areas.
- Need more housing near Piedmont Hillside homes.
- The area that runs along Montague where the old Johnson & Johnson buildings were is already overcrowded and congested.

Revitalizing Underutilized or Vacant Areas

- Area by Calaveras Blvd and Abel St has so much underutilized or vacant lots.
- The best way to revitalize Main St is to welcome new housing and higher density housing within walking distance of places that meet their needs, rather than parking lots occupying that space.
- There are underused and vacant lots east of 680 and Park Victoria that are not marked on the map.
- There is one undeveloped lot west of McCarthy Blvd and south of 237 that could be considered.

Connection to Transportation

- New housing should be accessible by major streets and freeways.
- New housing is critical along commute routes such as the 237 and Calaveras Gateway.
- New housing should be close to the Warm Springs and San Jose BART stations to the north and south of the City, respectively, as well as the light rail.

Mixed Use Development

- High-capacity areas are where commercial businesses already exist. Assign greater mixed use zoning, such as office and retail on the ground level and housing on multiple levels above, to increase opportunities for housing.
- Consider converting parking lots to mixed use.
- In general, it is good to see more housing being proposed near retail.

Affordability

- Some of the sites are luxury apartments when more low-income housing is what is needed.

Land Use Balance

- The City also needs to attract more businesses so it can generate more sales tax. Balance new housing development with other uses, especially commercial, as well.
- It is important to have a proper Midtown/Main St, so cannot just be housing there.
- The City also needs open space which it already lacks.

Write-in Responses

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

Milpitas does not need more housing. It's just going to make more traffic, which we don't need or want. If you keep building new homes, you're going to have to eventually have to build a new high school as well. Bottom line is we don't need more housing.

Yes except for the yellow areas with pipeline projects. Without a better map, it's difficult to know the location nor is it explained what a pipeline project is.

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Seems OK in most respects, but portends more traffic on heavily traveled Calaveras Blvd.
There have been many housing projects in Milpitas in the past new year. The development is good as long as City consider the quality of life as a factor to consider. New developments will bring more revenues to the city, but Milpitas already is in dire need of another High School campus. When population increase so does traffic. Is City doing anything about this?
I think the southernmost part of the map is a little congested with multi-unit housing already as well as traffic light traffic in the evening. The rest of the areas are good for more housing. This map is also hard to read for the average person I would have used a google map image and zoomed in so folks can see the street names.
There are too many residents and not enough schools available especially high school.
This is along commute routes, such as 237 and transit station. I live in the Calaveras Gateway and believe new housing is critical.
I live in the blue area by Calaveras Blvd & Abel, and see so much underutilized land or vacant lots. Additionally, city government often shares hopes or plans for a more vibrant Main street. In a city that already has a great deal of retail space, and where most people drive to meet their retail needs, the best way to revitalize Main street would be to welcome new and higher density housing within walking distance, so that people could conveniently patronize the new shops. Main Street should not be strip malls where parking lots take up more space than retail and pedestrians. It should be full of people who can walk to meet their needs.
I don't keep track of where the new houses and communities are. As long as they have close access to the major streets and freeways, I'm OK w/ a plan.
I'm not sure if it makes sense or not.
City services needs to grow to support expanded people capacity in city. This means schools, public works, community programs.
It makes sense when goals are to promote convenience and ease of use of public transportation. To the north of Milpitas, there's a warm spring BART station. To the south, there's north San Jose BART station.
Not sure. We need more low-income housing. Those sites are luxury apartments.
Denser closer to commercial areas and transit hopefully reduces congestion.
Close to shopping mall and transit.
There are underused and vacant lots EAST of 680 and Park Victoria that are not marked in this map. Additionally, most areas East of 880 and West of Milpitas Blvd. are highly concentrated and congested with traffic and parking issues to begin with. There is also one undeveloped lot West of McCarthy Blvd. and South of 237 that could be considered as well. Do not place all of the congestion and burden of concentrated housing West of Milpitas Blvd where it is ALREADY a traffic and Parking nightmare. Utilize all of the options and DO designate room for parking structures and small community spaces.
There are so many new housing in recent years. Milpitas doesn't need more housing.
Infrastructure is not able to handle more traffic. Already getting out of this area takes 30 minutes in rush hours.
More strain on the infrastructure, increased traffic, higher demand for utilities, schools for families.
Your need for housing is lowering the quality of life for residents at the southern end of Milpitas. We have experienced the largest impact of High Density Housing projects and you still continue to build more units.
These are already highly congested areas with traffic problems.
Milpitas is already overcrowded with low density housing. WE need another High School!!
Traffic.
Water availability is an issue.
The high density surrounding the Pines neighborhood has been increasing significantly the last 9 years.
So, within the next two years I will be selling my house and moving to Laguna Hills in Southern California."
I think currently we have more housing in Milpitas, given the livable land space availability. Already, we see our community/roads heavily crowded. We should bring in more businesses into our community, so

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what we generate more sales tax, than property tax. Please compare it with our neighboring cities, like Fremont, San Jose.
More empty place.
I don't understand the question--do you mean is the map understandable? It's not very understandable in that there are many lines/borders that are not labeled. It makes it hard to orient it with known areas of town.
These areas already have more traffic. First address the current issues of the traffic. Assign more lines for the cars. What has been developed have made the roads more congested.
Opportunities for additional housing are limited so making the most of proposals to expedite the process.
The expressways are all congested. Until that is addressed it does not make sense in increasing population density in those areas.
The blue areas are saturated with housing. It makes no sense to build more in highly populated areas. It also does not make sense to build in the hills that lay over a fault line, and where wildlife would be negatively impacted.
More open area for new housing available however will also need additional school resources needed. That's elementary through high school.
The TASAP and Pipeline projects are NOT escribed - what are they?
High-capacity areas are where commercial businesses exist. Greater mixed-use zoning wherever possible such as office and retail on the ground level and multiple levels of housing above increases opportunities for housing. You can convert parking lots to mixed use.
Milpitas has enough housing. We need more space for commercial building so people can live and work in Milpitas. More housing is just making developers richer.
Question not clear. Map not explained.
There are lots of apartments and condos there now. Traffic impacts to go in or out of Milpitas could be difficult.
Yes, single family homes are the beauty of Milpitas. If there are places where expansion for housing is possible, it is worth exploring.
We need more schools and parks and a better infrastructure for the existing residents and moving the Newby Landfill out of Milpitas and not more housing in this already densely populated area.
Milpitas is overcrowded and no space for housing. Crime rates are also increasing. City should spend more on security, cleaning city, upgrading parks etc.
Although I am not sure, I believe there is space there. But will schools be adequate for those residents? Bussing will not be available and you MUST assume there will be children.
Yes, I believe that would be a good location because it's close to a main street and close to the freeway. It will create more traffic jam on 880, which already overloaded during weekdays.
The blue areas are already densely populated and will create a congestion problem.
We need more trees, more schools, more parks, not more houses. It's ridiculous.
Mostly seems to be in areas that were previously industrial zones. Not having a proper mid-town / Main Street is a negative mark for the city.
The area is already full of housing. If more housing is planning on being added the roads need to be extend. I live in the area and there is already so much traffic.
Congestion, crime, traffic, overcrowded.
Milpitas needs more space for park and school, not high-density housing.
We need more trees schools and parks not more dense housing.
The area needs more trees and green. It doesn't have proper infrastructure to handle more population density.
Already to much housing in Milpitas. Not enough schools.
Milpitas is more than "at capacity." The high school is overcrowded, too much traffic and the city streets and landscaped areas are not managed well at all.
We want more parks, trees and no more houses. It is already very crowded.

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We have enough homes in Milpitas. Build some f***king schools and parks. You all are just trying to put more buildings in Milpitas. It is well known the city council is corrupt and will keep building in all places. You are destroying the city. Close the fricking dump and stop turning Milpitas into a dump.
We are already packed in.
The City and the region is already struggling with too much traffic and pollution. The City and State is requiring continued water rationing. Increasing housing only adds to the critical depletion of water and other resources.
Yes, the areas with the potential for high-capacity housing is also near BART, light rail, and freeways.
Milpitas city planning using High Density has already made the city overcrowded.
Because it's close to BART.
Those locations close to transit center, freeways & shops.
The traffic condition is already bad enough on freeway 237 and Calaveras BLVD. High density housing will make the traffic even more congestive.
We made Milpitas our home in 1994. When people felt it was sort of a outpost city. We liked it nevertheless. We have also accepted the growth over the last (almost) 30 years. But, I believe this open ended growth has to stop. Especially the high-density housing that is putting much strain on the local infrastructure. The roads are becoming more like the roads of New York City and LA City. The feel of a small town is already long gone and it's becoming worse. We look at the cities like Los Altos, Saratoga, Los Gatos and others and wonder why can't we have a city like theirs, if not better. Milpitas has too little open space compared to most cities in Bay Area. We need open space; our hills are barren, and we are turning the city into a concrete jungle. Please, please stop new housing projects in Milpitas.
If I could see which streets this would affect, I could give a better answer. Looks like this area is already a high traffic area.
Good access to main roads, shopping.
Traffic is the worst already.
High-density housing near BART station is the most sensible housing development.
There aren't enough services in south Milpitas to support that much more housing.
Resolve traffic problem first.
Blue dot under light rail line near Great Mall makes sense. The Blue dot at on Main Street near Library lacks nearby access to transit.
Map is not clear with street names.
Near transit/BART is good.
These places are already congested with traffic.
Close to transit.
The City is already crowded due to high density homes near great mall area. Don't want other areas to follow the same path.
Because they are located in an area which usually smells like a sewer.
The more intense highlighted area has open space available. It is well situated to mass transportation and easy access to both 880 and 680.
Closer to major highway and easier access to most public transit facilities.
Should not build any new house in Milpitas. It is too crowd.
These are area that have vacant area suitable for redevelopment.
Too crowded, no more safe for families. Too much traffic.
Clear the dense areas.
As these places seem to have low capacity then it's good to build retail housing with multi-level parking.
I think the denser housing we can build the better (not town homes, but single story condos).
The congestion in that center is already uncontrollable. The pandemic masked the problem. City Team needs to figure out another way to commute out of Milpitas to attract new families.
Traffic will be congested in that area.
No point expanding housing without an additional full size high school.
Needs more houses near Piedmont Hillside homes ,luxury homes.

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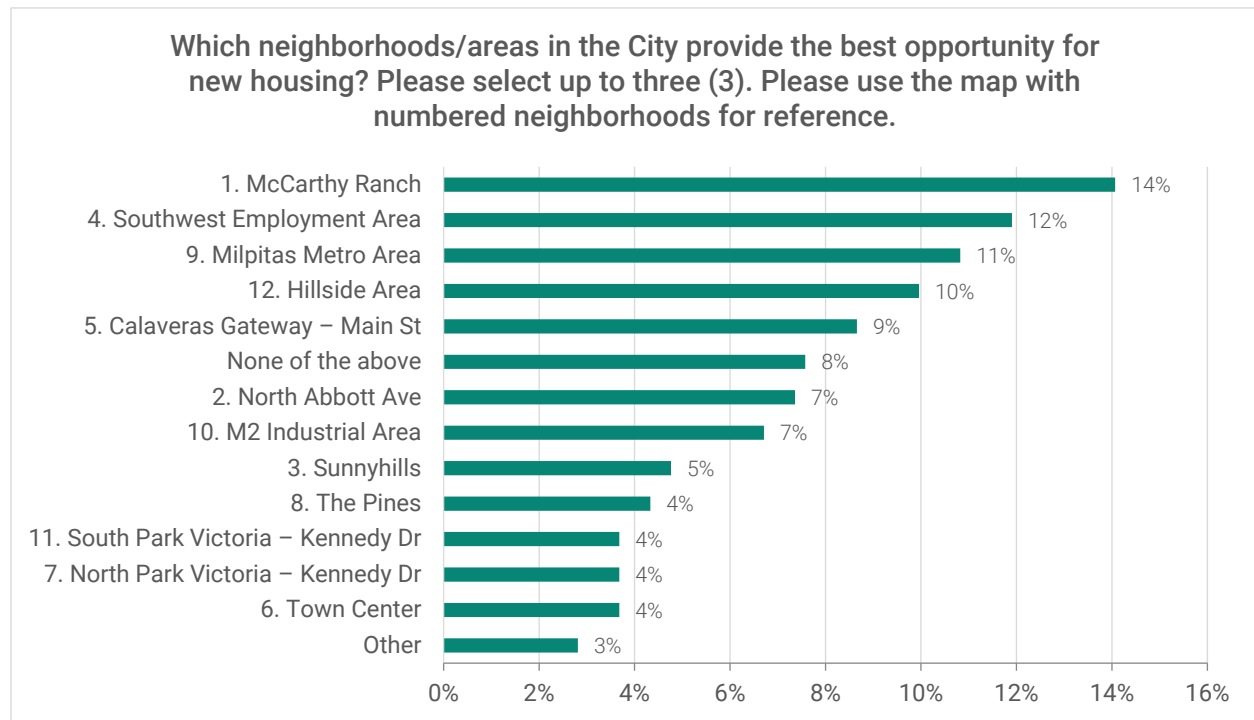
Those are the areas the old things and undeveloped area to be morphed into new community.
I can't understand the rationale for these high-density spots. Are they there to allow the residents to take advantage of public transportation to ease city traffic, or they are just there because developers say so? there must be a master plan for the overall increase in housing.
We need more housing near BART.
Way too much housing and apartments in Milpitas, no more please.
If I am reading this correctly - this area runs along Montague where the old Johnson and Johnson buildings were, that area is already over-crowded and traffic on Montague is already bad.
Housing should be built everywhere, but it continues to make sense to concentrate predominantly in areas already served by high-quality transit.
The question of whether it makes sense is unclear. What part should or should not make sense and how can we think about the question.
It's within proximity to mass transportation and freeways.
Less congested at this time
Good that plan locates additional housing near shopping and transit.
Locations closer to 880 to alleviate already existing traffic congestion coming from the east parts of town towards the Bay Area.
Close to the 237 & 880 freeways, where jobs are.
It's already congested around those areas. To say the least, a lot of these housing environments do not accommodate for parking, especially with families with multiple cars and parking on the street seems to not be an option.
Milpitas is getting too congested! No more new houses should be built.
It would be great to have more office spaces close to Calaveras Blvd, and expand the road if possible to mitigate 680 <->880/237 traffic load. Elsewhere, the high-capacity housing plan makes sense.
High-capacity areas are the only ones with available space to build.
The highlighted blue area makes sense for families like ours. We have an elementary age child and this is the area we most frequent in Milpitas. It's where school, work, and life in general happens for us in Milpitas. For everything else, we have to travel to Sunnyvale, Cupertino, and surrounding areas.
Easy access to transportation, shopping, and commute into SCV.
NA
We need more housing options.
Too congested.
Senior citizen, map in grayscale is too difficult to read.
Is there infrastructure (water and waste) infrastructure and supply in place? I think there is inadequate water all over the Bay Area, else we wouldn't be continually asking homeowners to cut back on use. Until Prop 1 funding is used to actually create new storage, there should be no new residential construction in Milpitas or elsewhere.
It is closer to transit and the main road.
Close to transit options.
Map is unclear.
Increasing in traffic and related congestions during peak hours.
Housing needs to be next to public transit.
Already very crowded.
I think overall it make sense, but certain areas need more amenities / parks / retail commercial to make sense for higher density.
Too much housing already! Too many people!
To many houses already and bad traffic and not enough schools.
Need street names.
NA

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The third question in the Housing Location section was:

Which neighborhoods/areas in the City provide the best opportunity for new housing? Please select up to three (3). Please use the map (Figure 2) with the numbered neighborhoods for reference.

191 of the 194 respondents (98%) answered this question, which had a total of 462 selections of neighborhoods/areas. The top three neighborhoods with the most votes were McCarthy Ranch (14%), Southwest Employment Area (12%), and Milpitas Metro Area (11%). The percentages were calculated using the 462 total selections as the denominator.



Housing Programs and Policies

The first question participants had to respond to in this section was two-part. First, the question asked whether respondents had heard about each of the existing housing programs that the City has. Second, if they responded with a “Yes”, the follow-up question asked if they thought that the program was working well.

130 of the 194 respondents (67%) answered this two-part question.

The existing housing programs listed were:

- Replacement/Relocation Program to assist any households displaced by code enforcement activities
- Outreach program and workshops to distribution information about fair housing through Project Sentinel
- Fair housing assistance, landlord-tenant mediation services, and mortgage default counseling through Project Sentinel

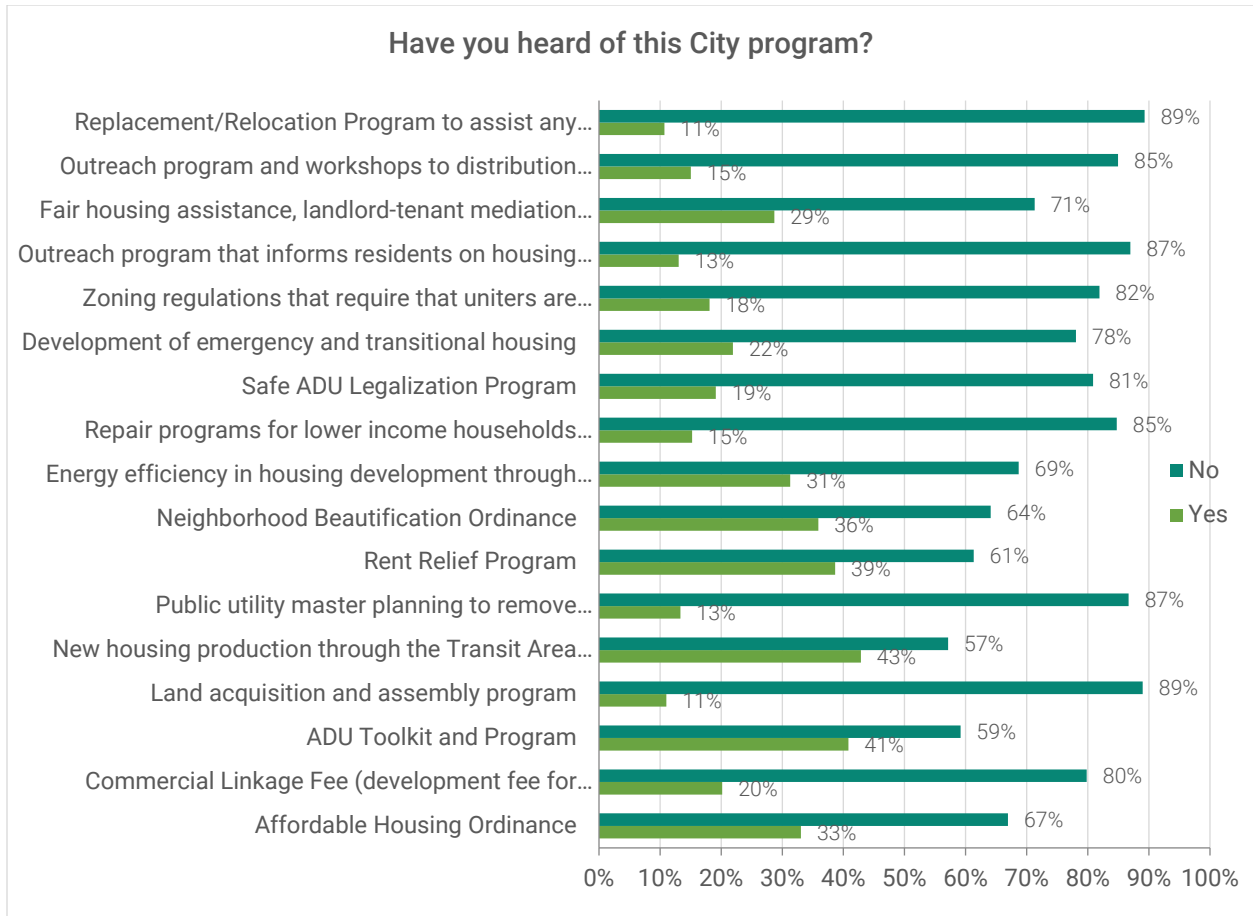
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- Outreach program that informs residents on housing and services available for persons with developmental disabilities through the San Andreas Regional Center
- Zoning regulations that require that units are accessible to individuals with disabilities
- Development of emergency and transitional housing
- Safe ADU Legalization Program
- Repair programs for lower income households through Rebuilding Together
- Energy efficiency in housing development through Green Building Regulations
- Neighborhood Beautification Ordinance
- Rent Relief Program
- Public utility master planning to remove infrastructure constraints
- New housing production through the Transit Area and Midtown Specific Plans
- Land acquisition and assembly program
- ADU Toolkit and Program
- Commercial Linkage Fee (development fee for affordable housing production)
- Affordable Housing Ordinance

Of these, respondents indicated that the following three were the existing housing programs that they had heard the most about: New housing production through the Transit Area and Midtown Specific Plans (43%), ADU Toolkit and Program (41%), and Rent Relief Program (39%).

On the other hand, the programs that they had least heard about were: Replacement/Relocation Program to assist any households displaced by code enforcement activities (89%), Land acquisition and assembly program (89%), Outreach program that informs residents on housing and services available for persons with developmental disabilities through the San Andreas Regional Center (87%), and Public utility master planning to remove infrastructure constraints (87%).

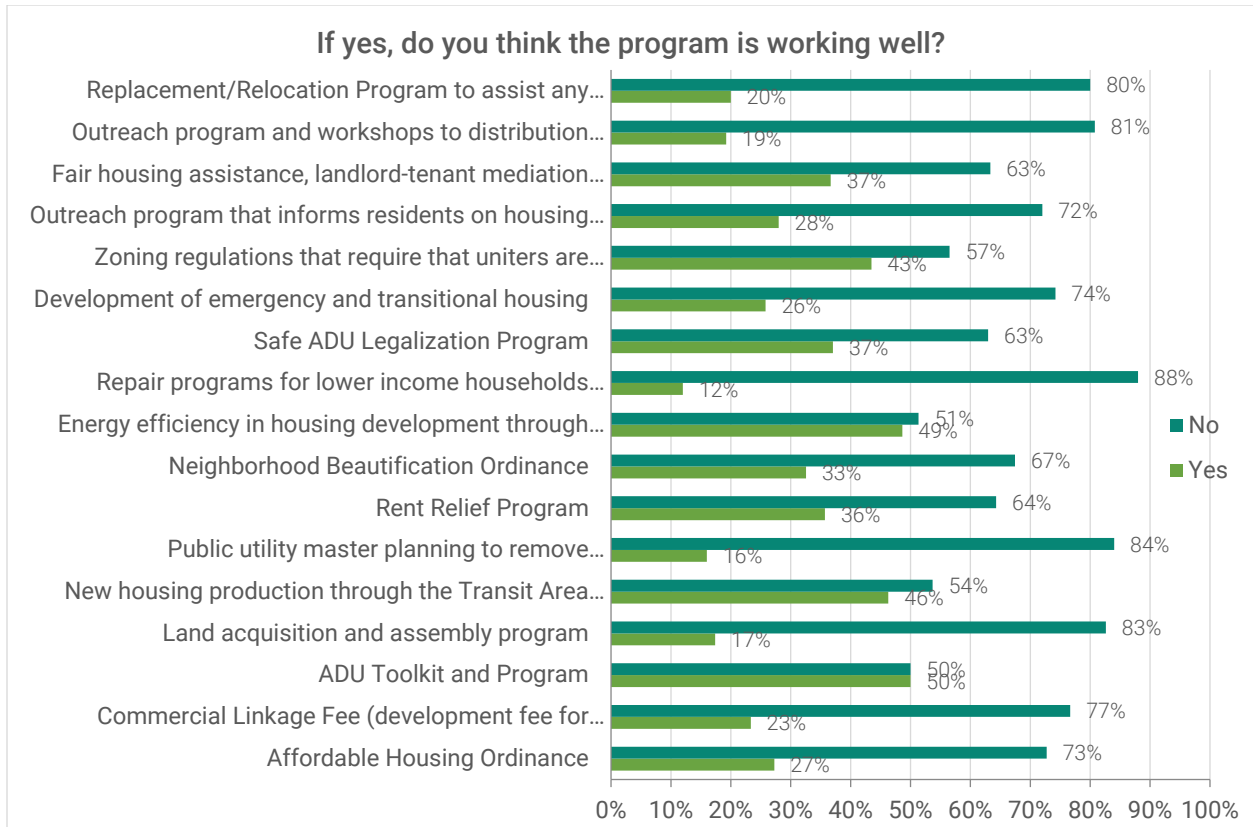
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For the follow up question, respondents shared that the following programs were working the best: ADU Toolkit Program (50%), Energy efficiency in housing development through Green Building Regulations (49%), and New housing production through the Transit Area and Midtown Specific Plans (46%).

On the other hand, they indicate the following as working the least well: Repair programs for lower income households through Rebuilding Together (88%), Public utility master planning to remove infrastructure constraints (84%), and Land acquisition and assembly program (83%).

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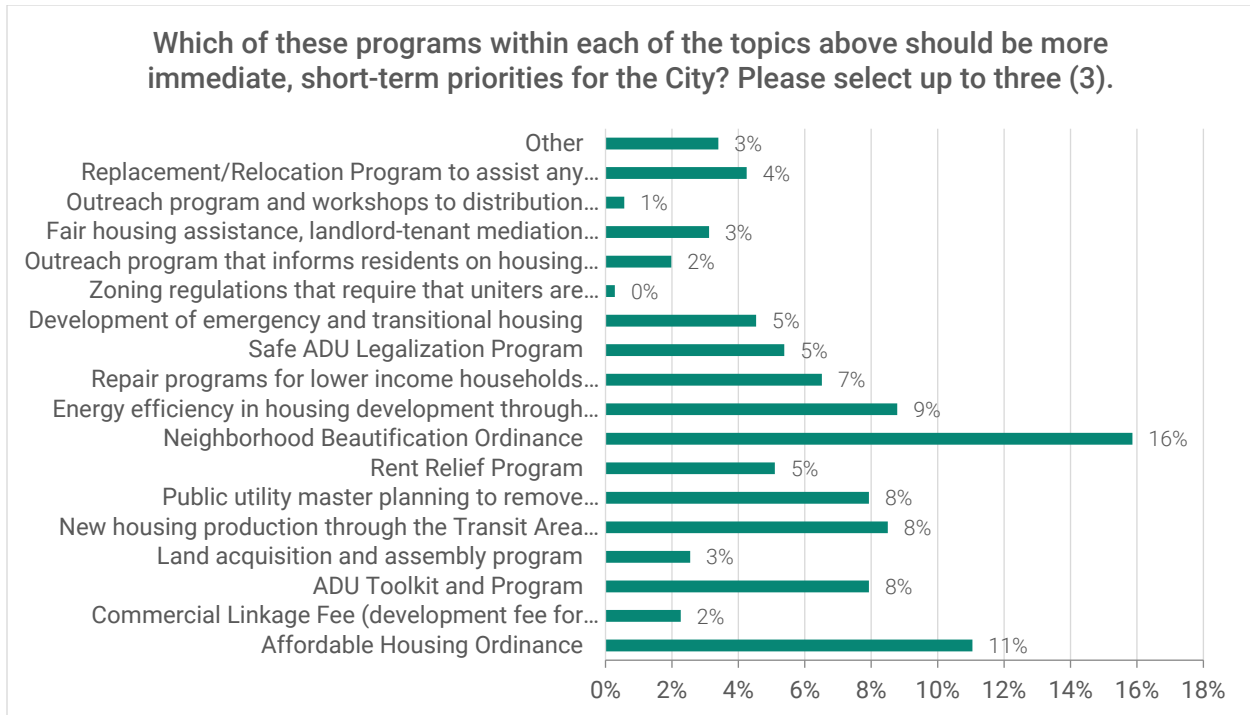


The second question in this section also asked about the existing housing programs:

Which of these programs within each of the topics above should be more immediate, short-term priorities for the City? Please select up to three (3).

134 of the 194 participants (69%) responded, selecting a total of 353 short-term priorities. The top short-term priorities indicated by respondents were: Neighborhood Beautification Ordinance (16%), Affordable Housing Ordinance (11%), and Energy efficiency in housing development through Green Building Regulations (9%).

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The third and last question of this section asked respondents the following:

What are other ideas for housing policies or programs that the City should explore in its Housing Element? Examples of program or policy ideas could be: 1) Producing more housing, 2) Creating and preserving affordable housing, and 3) Promoting fair and equitable access to housing.

Key Themes

Open Space Integration

- Include areas of natural beauty where people can relax and enjoy.

Neighborhood Character

- Preserve neighborhood character.
- Consider removing the Neighborhood Beautification Ordinance.
- Consider cultural elements to make the areas with housing more vibrant.

New Development Requirements

- The City can require new development to provide certain services in order to develop in the City.

Affordable Housing

- Create more housing for low-income and middle-income households, and to special groups such as essential workers (e.g., teachers).
- Preserve affordable housing.
- Promote equitable access to affordable housing, especially for those that have lived in the City for a long time.

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Social Services

- Provide more relief for the unhoused and more fair access to housing.

New Development Locations

- Build in vacant land and revitalize Calaveras Gateway and Main St with more development.
- Produce more housing in higher densities near public transit.
- Housing near high-quality transit infrastructure should be denser than the current 4-7 story buildings that are allowed.
- Industrial areas in the TASP area can be converted to housing with a mix of other uses such as retail and parks.

Home-Specific

- Allow for home expansion and ADU for more living spaces.
 - Provide guidance and shorten delay on approvals.
- New homeowner assistance program that helps families with children and college graduates buy homes.
- Assistance with purchasing such as down payment loans at low interest rates.

Education

- Education the population about the dire need for additional housing. There is a misconception that more housing will raise rent for existing community members when research indicates otherwise.

Funding

- Fund housing programs by invited more businesses to the community that can provide sales taxes for the City to improve.

Connection to Other Issues

- Housing programs should account for other top concerns: schools, infrastructure support, grocery stores, environmental and energy conservation (e.g., drought), shopping, and walkable and attractive streets.
- More housing requires more public safety enforcement.
- Require to increase infrastructure for higher capacity when approving and adding new development.
- Ensure that the City retains existing commercial and industrial zoned areas.
- Complete a traffic master plan along with a housing plan.
- Eliminate parking requirements.

Write-in Responses

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

Add more areas of natural beauty with flowers that people can relax and enjoy. Perhaps even design some to help, help, help pollinators such as bees and butterflies.

Preserving neighborhood character. Increasing the number of green/natural areas.

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Is the City of Milpitas considering services that this new development requires when these developments bring more population to the City. What is City doing about this?
Preserving the playgrounds, more affordable small businesses promotions.
Creating low-income housing,
These are my top 2: 1) There is a lot of vacant land and more development is needed in the Calaveras Gateway and Main Street areas to ensure safety; and 2) Creating and preserving affordable housing.
Stop development; no water.
We need more housing in this region. Milpitas has an important role to play. I fear my children won't be able to afford to live here unless city government beings to educate our community about the dire need for additional housing, and about the misconceptions of building new housing. One example of misconceptions would be that new/more housing causes the rent to rise for existing members of the community. The research shows that people are more likely to be displaced from their communities when there aren't new housing units added to accommodate growth. Growth is inevitable in Silicon Valley, and we need more housing to avoid displacing people who are from here.
I support more affordable homes for the middle class and low income. No expensive homes for the rich.
Perhaps consider allowing: -Housing for teachers on Milpitas high campus (clusters of townhomes tucked away on a quiet spot of campus) -To alleviate extreme congestion near main street, more housing toward the hillside. -Milpitas metro area, more housing above BPRD to spread out traffic congestion.
Mixed use development on Main Street, eventually close Main street to car traffic for pedestrian promenade.
Limit affordable housing units as they are a failed experiment. Project Homekey at Hillview Apartments is a case study of failed housing initiatives. You took a hotel that provided TOT funds to your general fund and are now servicing a community that needs more than housing.
Enforce neighbors who keep trash or junk on their front property.
Common Sense and market approach without the woke ideology and overused words of equity, social justice etc.
Better big businesses in the community, so the sales tax for the city can improve. Today most of my shopping is outside Milpitas.
Milpitas is already on the most affordable end of Bay Area housing and a lot of new places have gone up recently near the Great Mall. Therefore, despite the overall need for housing, I see that's already occurring so it doesn't have to be a top concern. Top concerns are: infrastructure support, environmental and energy conservation and development of shopping and housing walking streets that attract visitors, create entertainment and pleasure and raise the quality of life in Milpitas. Cities like Campbell, Mt View, Sunnyvale & Los Gatos all have cute streets with dining and small shops. Milpitas needs that kind of destination street and to make existing spaces and homes more beautiful. It's time to step things up so that we also attract stores like Whole Foods. It took so long to get Trader Joe's! More in that direction, please.
Not until the traffic congestion is first addressed.
Home expansion and ADU for more living spaces. Guidance on plan approval and shortening the delay on those.
Produce more housing, preserving affordable housing, promoting equitable access (especially for those who are residing in Milpitas area for lengthy amount of time).
1) Producing housing for the homeless with medical and mental health resources, 2) Preserving affordable housing, 3) Making fair and equitable housing truly accessible, not just promoting it. Access is key to making change.

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Landlords will charge as much as the market will bear, driving out the low-income renters. Government policies to increase affordable housing supply are needed. Policies are also needed to reign in greedy landlords and corporate purchases of apartments that drive up rents.
More active tree program - requiring homeowners to plane and maintain trees.
No more affordable housings. We don't need low-income units. We need normal units for normal people. Why steal hard working normal people's money to give to low-income people.
Put premium on peace and order maintenance vis a vis added housing. More houses, more police.
Utilize hillside for new housing.
The problem is the title of the examples as well as the above programs in item 5 suggest real results when, for example, affordable housing is not truly affordable. Teachers for example make too much to be eligible and not enough to actually afford something here.
Implement more grocery stores.
Audit on Management/HOA Director, Re-visit by laws governing HOA too powerful by Government agency.
Revamping the retail shopping district on Calaveras Blvd between 880 and Abel Rd. For instance, the Serra town center is embarrassing when compared to other similar sized cities in the South Bay.
Enough parking, and open space.
No more homes. Milpitas is already packed.
First increase infrastructure for higher capacities for: -Transportation (arteries, higher capacity roads/lanes, improve intersection efficiency, public transit) -Utilities (electrical grid, natural gas, water/sewage/garbage)
Before trying to increase housing/population, because: 1) All these need to scale up first 2) None of them do so easily and 3) It's more costly (and disruptive/crippling) when attempting to do it after pop. increase.
Meanwhile, tenants ultimately have far more physical mobility. (And stop being like SF, "creating jobs" without equally increasing housing/transit/utilities and trying to dump that load on other counties/cities.)
Stop building more housing until you have more trees, parks, and good schools.
Attention should be paid to the current drought, traffic, pollution and infrastructure limitations and balance quality of life with the need for new housing.
We are packed to the brim. We don't need more housing. Let's focus on making improvements so find more to do right here instead of going to other cities around us. Let's not turn the city into dumping ground of everything that other cities around us don't need.
I don't feel the city has done enough in regard to affordable housing. I work for the Milpitas USD but I cannot afford to live in Milpitas.
Providing more relief for the unhoused and for more fair access to housing such as low income and affordable housing. Also focusing on keeping our landscaping native as well as clean and beautiful. We experience a lot of trash here in Milpitas and don't keep up the landscaping.
Produce more housing in higher densities near public transit to retain existing commercial and industrial zoned areas.
More housing will be better. Rents are very high.
Do something about the horrible smell of the area. As long as the waste treatment plant and landfill continue to exist Milpitas will never be a desirable place to live. I'm thankful my lease ends next month so I can go live somewhere there it's pleasant and safe to go outside.
Preserve affordable housing and creating a walkable environment.

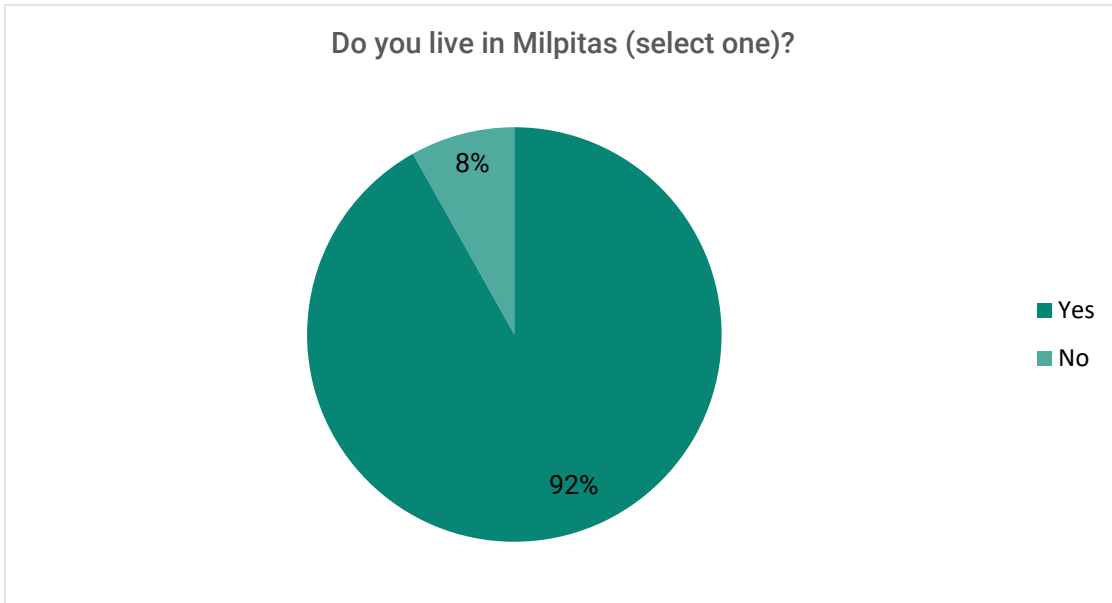
Survey #2

Please use the money to improve Milpitas' environment, for example plant more trees and build more parks.
No more condos, apartments.
I have lived in Milpitas for 11 years and would like to make it my permanent home, however, I could never afford a mortgage here, being in the nonprofit industry. I strongly believe the city should be building more affordable homes in walkable neighborhoods and offer some sort of subsidy for home buyers who work as teachers, public service, or nonprofit sectors (and have a single income).
Fux overcrowding in schools before expanding and planning for housing expansion to avoid making Milpitas a congested nightmare.
New Homeowners assistance and improvement planners.
1- Get rid of your Neighborhood Beautification Ordinance, it's a neighborhood revenge program and it has no merit. 2- We need a master traffic plan done well, not just housing planning. 3- you also need to think of the ambience of the town, not just bunch of parks. Are we having a good place for our kids to walk about? pedestrian walkways, bicyclist's attention, city trees, trails, and waterway.
Promoting green initiative both power and water use as well as composting.
1st time buyers - college graduate help in buying homes. Purchase assistance (down payment loans at low interest rates) Common sense housing vs. businesses, getting more business in Milpitas.
NO MORE HOUSING.
Eliminate parking requirements.
I think that development intensity should be even more dense in the TASP. 4-7 story buildings aren't enough in an area right near such expensive and high-quality transit infrastructure, and there aren't other established low-density neighborhoods that could feel impacted by development nearby. I generally support the direction of the City on housing, but TASP should be more focused on residential density that isn't auto-centric. I also think more work can be done to streamline garage conversion to ADU use.
Creating more affordable housing.
Odor from landfill/ wastewater treatments continues to also be a detractor for those living in Milpitas. It would be great if it is at least acknowledged in the Housing Element.
Definitely more housing, the small mother-in-law home on large properties and programs to help families with children get their own home but affordable. Prices for rent and mortgages are terrifying.
Add cultural elements (art, downtown beautification and diversity of businesses, music, etc.) to make the city more vibrant.
Milpitas is getting too congested! No housing!
We need more mixed-use neighborhoods with walkable and bikeable infrastructure. I should be able to bike to the grocery store from home in a safe, low stress manner.
Stop all housing construction until water for residential use is in ample supply.
Transition all industrial land to housing/retail or public rec parks in the TASP area asap.
Make sure you are building enough and house the folks on your streets experiencing homelessness instead of letting adjacent cities carry that burden - it's approximately 100 people so hardly rocket science!
Invest on existing infrastructure. Roads are terrible in Milpitas, decongest the Midtown area. Black Top all areas like San Jose neighborhoods.
Any assistance provided should be temporary and short term, not longer than 6 months. Additionally, recipients need to show progress toward getting a job or additional work otherwise they should be dropped from the program.

Demographics

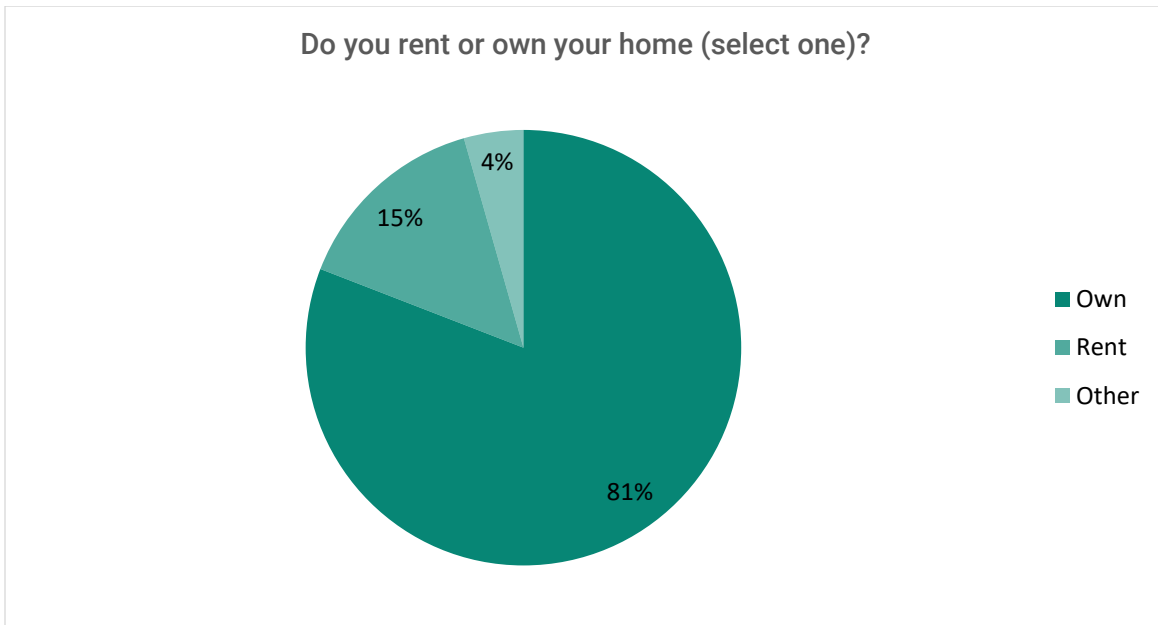
Residency

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



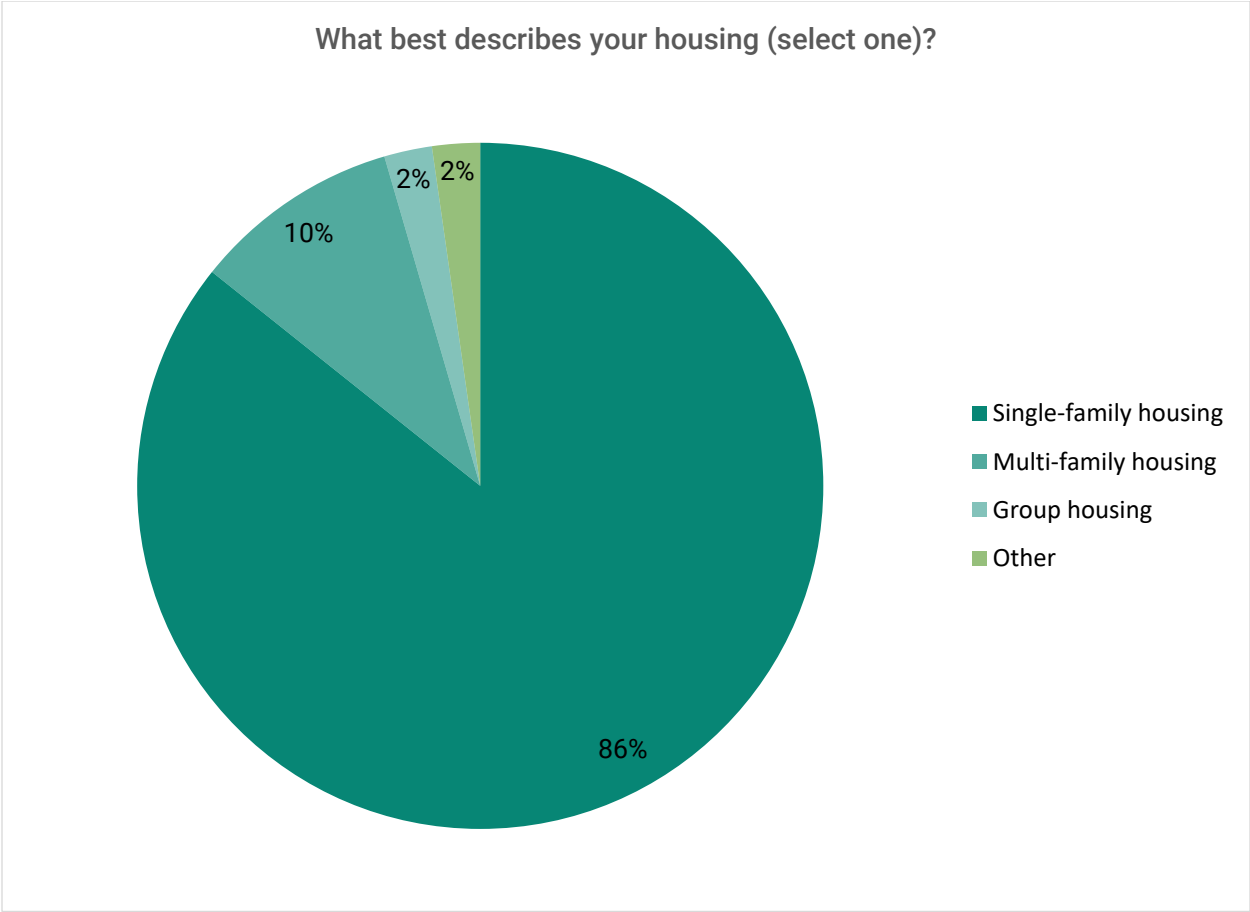
Housing Tenure

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



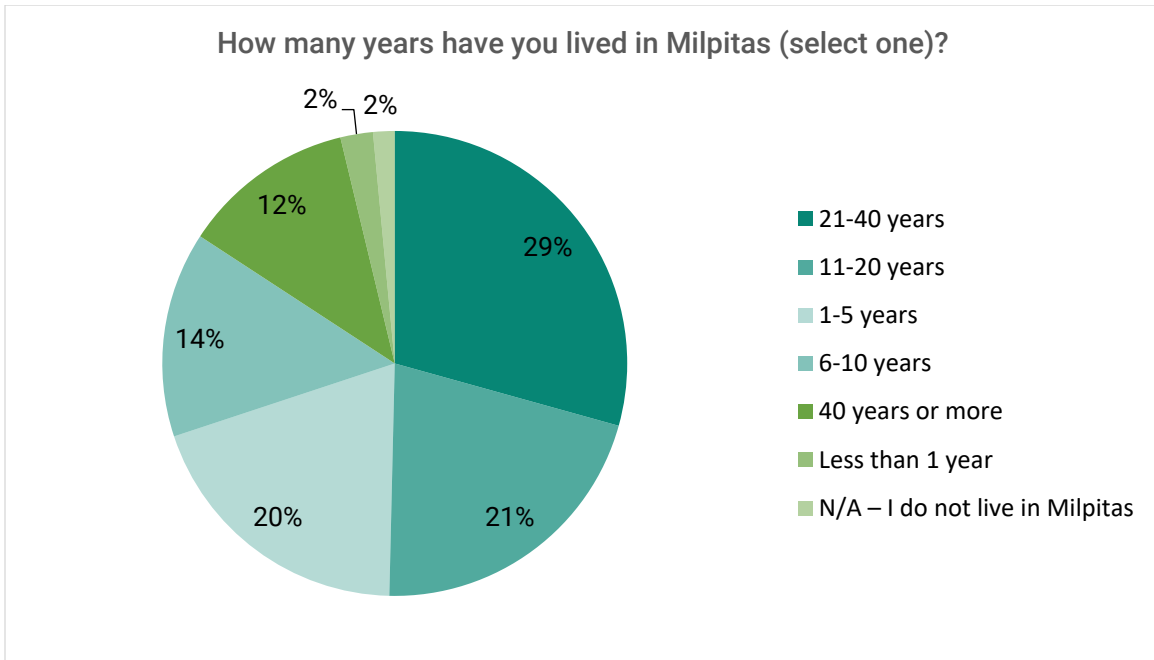
Housing Type

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



Residency Duration

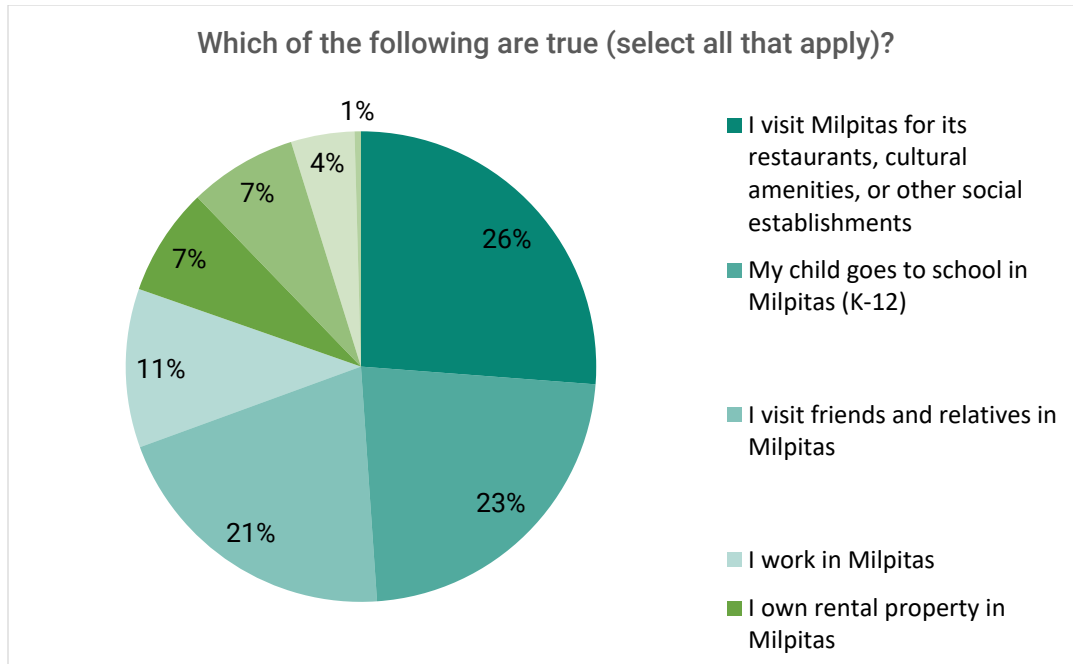
133 participants responded to this question, with almost a third indicating that they have lived in Milpitas for 21-to-40 years.



Relation to Milpitas

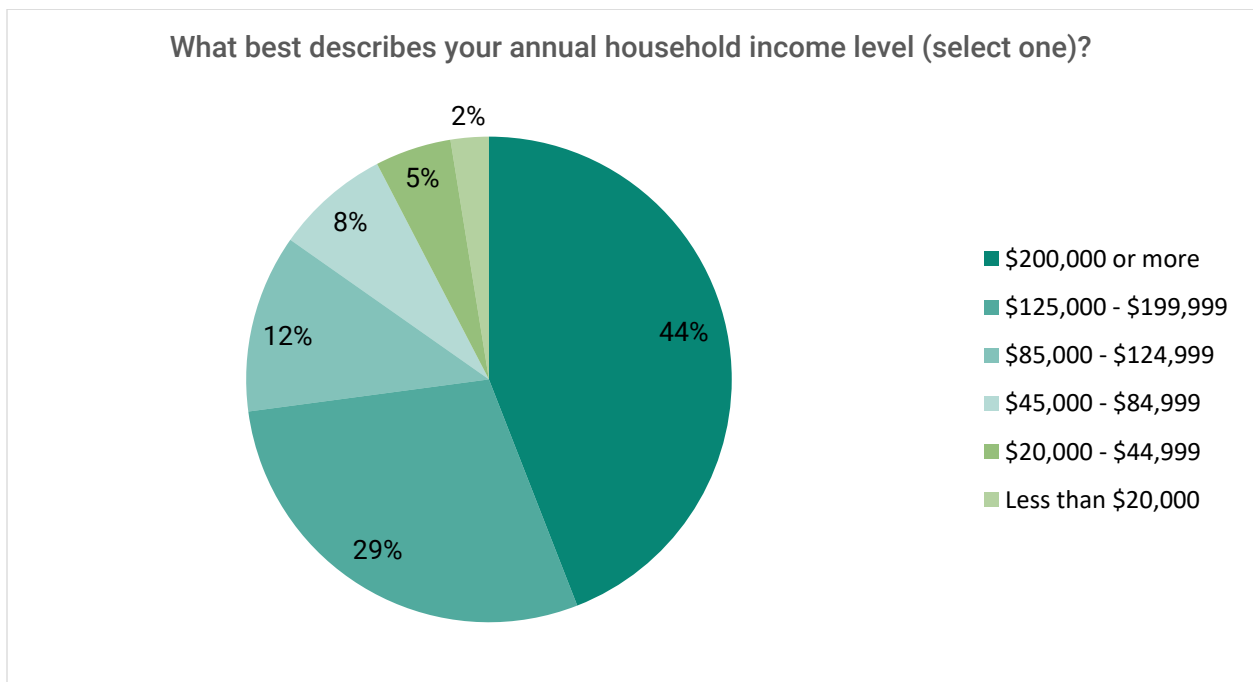
Together, 108 participants indicated 229 ways in which they relate to Milpitas. Almost a third of participants said that they visited Milpitas for its restaurants, cultural amenities, or other social establishments.

Survey #2



Household Income

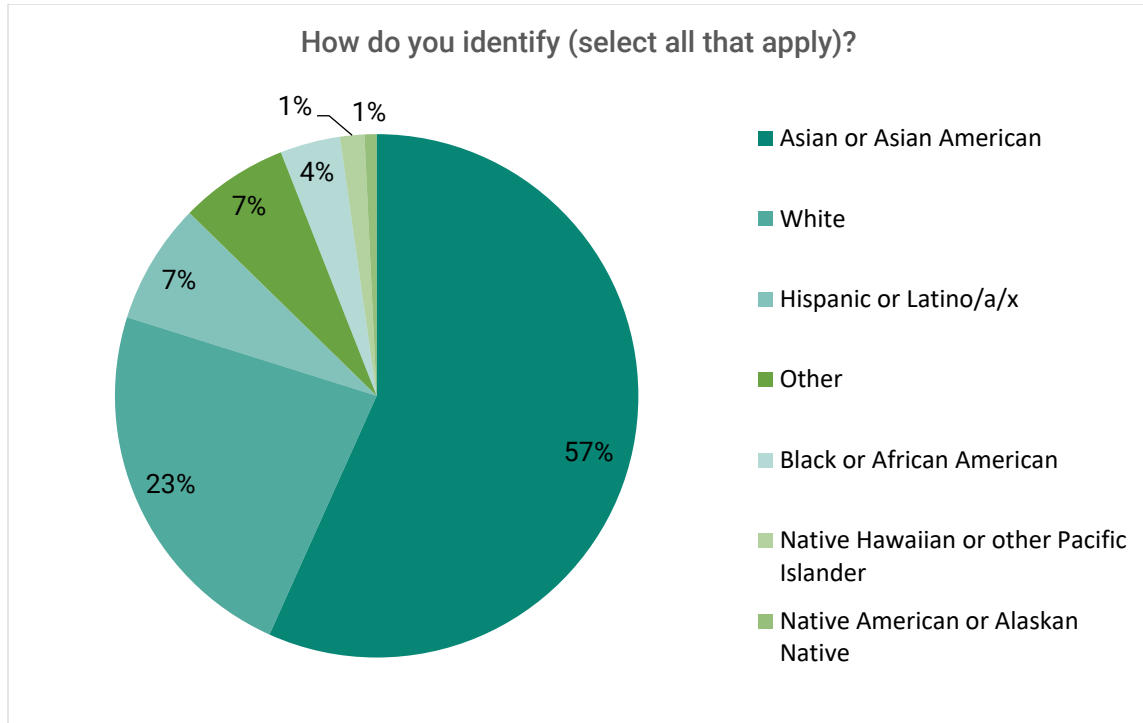
118 participants shared their annual household income, with a over 40% reporting to earn \$200,000 or more and another third between \$125,000 and 199,999.



Survey #2

Race/Ethnicity

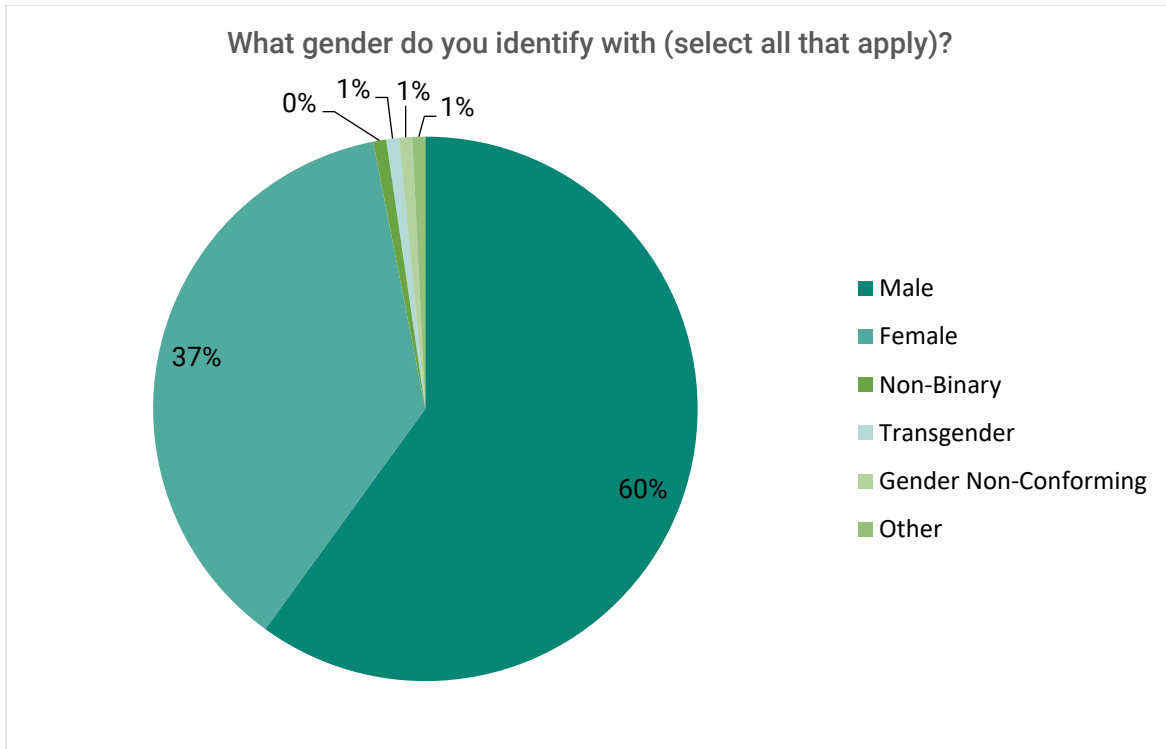
Together, there were 116 responses for self-identifying one's race and ethnicity. Participants could select all that applied. Most participants self-identified as Asian or Asian American, and another 23% as white.



Gender

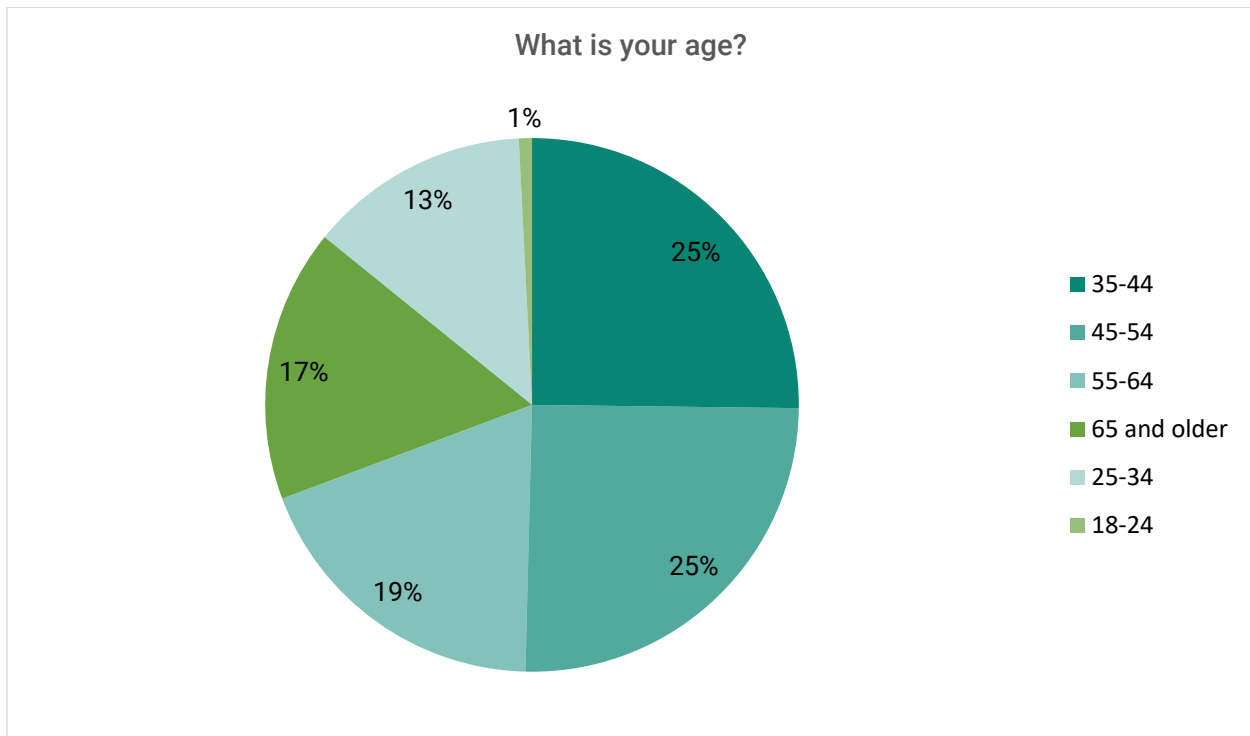
Together, there were 125 responses for self-identifying one's gender. Participants could select all that applied. A majority of participants self-identified as male, and almost 40% as female.

Survey #2



Age

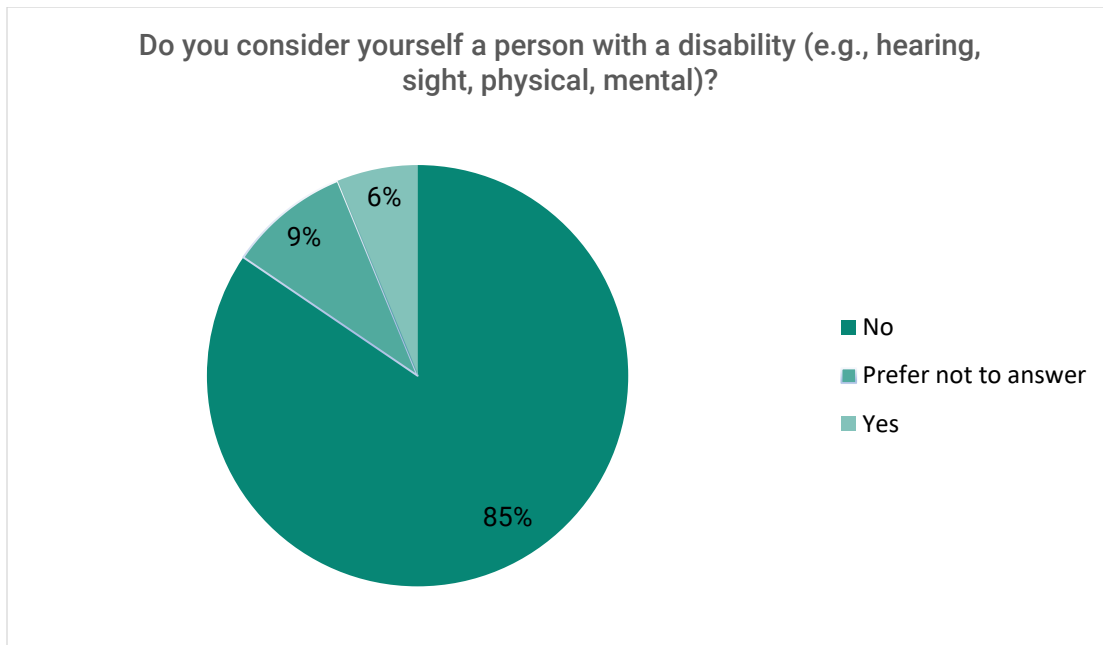
127 participants shared their age, with half being 35-to-44 years old and 45-to-54 years old.



Survey #2

Disability

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



Residency

The graph below indicates where respondents reside in the City.

