



Milpitas Housing Element Survey #3 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 the priorities of housing programs of Milpitas community members, we launched a survey to give people the opportunity to share more about their thoughts and ideas on housing programs that would help address housing needs in Milpitas. We summarize the survey results below, and will rely on them to inform the Housing Element Update.

The survey consisted of four questions for each of the five housing program themes and 11 demographic questions, included below, and was open from August 29, 2022 to September 30, 2022. The survey was announced and distributed via the City's social media channels and newsletters, a pop-up event and workshop, senior and community centers, and several email lists.

A total of 12 people partially or fully completed the survey. The questions included in this survey were also discussed in a public workshop that took place on September 13, 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

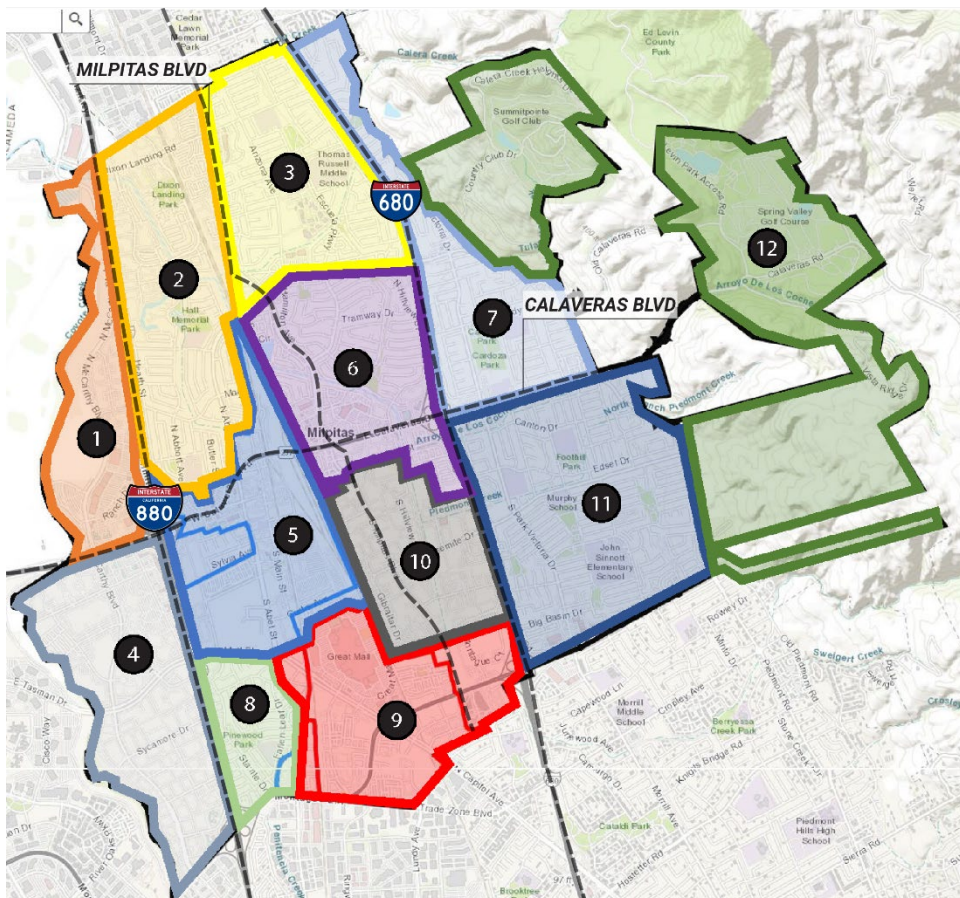
Housing Program Themes

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 existing and proposed programs organized under five themes: 1) Housing Production; 2) Housing Preservation; 3) Housing Diversity & Affordability; 4) Fair Housing; and 5) Housing for Special Needs Populations.

Please answer the following questions for each:

1. Which one of these programs under Theme X is most important to you?
2. Are there any program ideas under Theme X that are missing?
3. Which neighborhood areas should programs under Theme X target?

Neighborhood Map



1. McCarthy Ranch
2. North Abbott Ave
3. Sunnyhills
4. Southwest Employment Area
5. Calaveras Gateway – Main St
6. Town Center
7. North Park Victoria – Kennedy Dr
8. The Pines
9. Milpitas Metro Area
10. M2 Industrial Area
11. South Park Victoria – Kennedy Dr
12. Hillside Area

Survey #3

4. Which special needs groups should programs under Theme X target?

Demographics

1. Do you live in Milpitas (select one)?
2. Do you rent or own your home (select one)?
3. What best describes your housing (select one)?
4. How many years have you lived in Milpitas (select one)?
5. Which of the following are true (select all that apply)?
6. What best describes your annual household income level (select one)?
7. How do you identify (select all that apply)?
8. What gender do you identify with (select all that apply)?
9. What is your age?
10. Do you consider yourself a person with a disability (e.g., hearing, sight, physical, mental)?
11. What neighborhood of Milpitas do you live in?

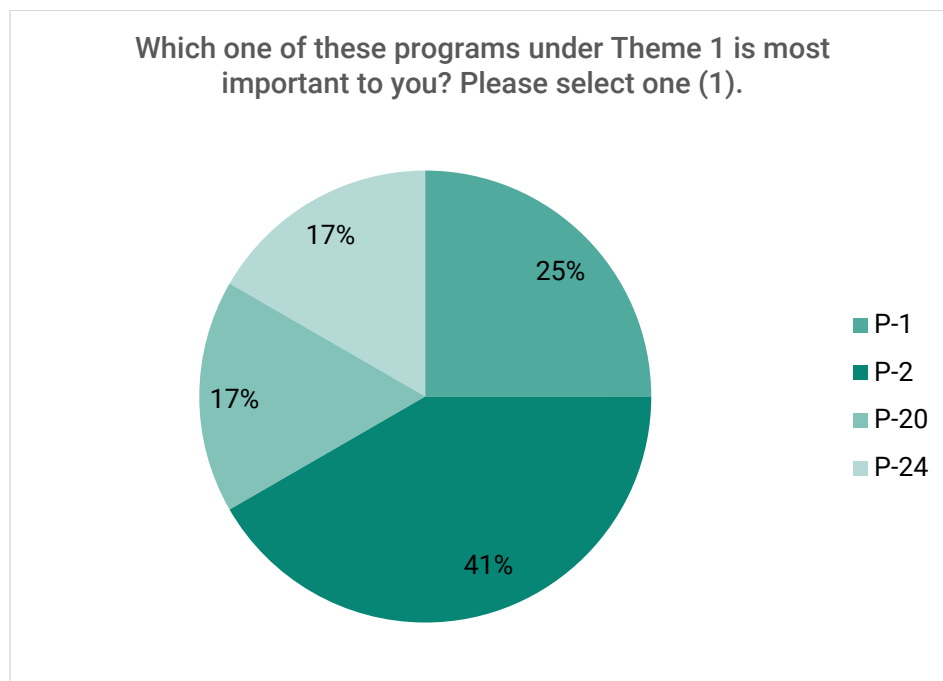
Housing Program Theme Responses

Theme 1 Housing Production

Program	Description
P-1 Adequate Sites for RHNA and Monitoring of No Net Loss	Monitor a housing sites inventory and ensure that these sites are available for the City to meet its housing needs.
P-2 Replacement Housing	To ensure affordable housing is not lost, require replacing units that were removed from the market as part of any development of a non-vacant site, and making the units affordable to the same or lower income level as before.
P-3 Lot Consolidation	Develop tools to encourage lot consolidation, meaning creating larger lots that allow for higher density development.
P-4 Accessory Dwelling Units (ADU)	Continue incentives for ADU production (e.g., granny flats or in-law units) and the Safe ADU Legalization program to help residents to improve the safety of an ADU.
P-20 Specific Plans	Adopt and implement the Metro Specific Plan and the Gateway-Main Street Specific Plan, which are plans that propose medium and higher-density housing in transit-rich areas.
P-24 Missing Middle Housing	Promote missing middle housing types, such as duplexes, to meet housing needs and create more walkable neighborhoods.

Program Prioritization

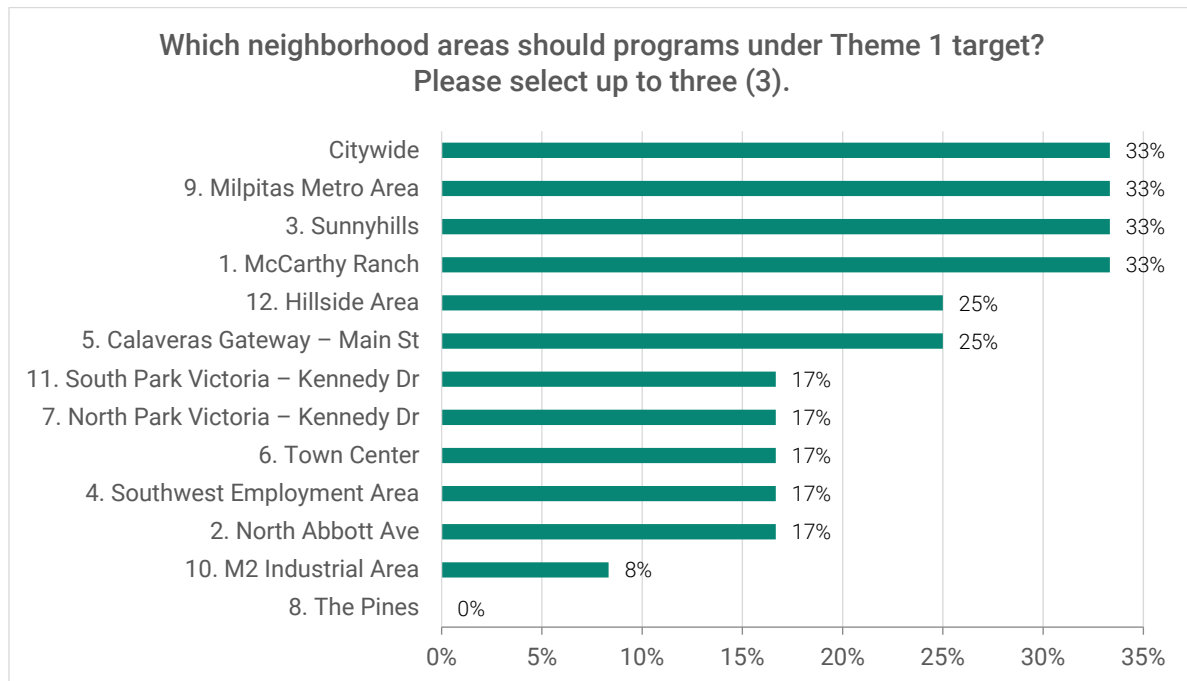
12 respondents provided a response. 41% selected Program 2, Replacement Housing, as their top priority.



Survey #3

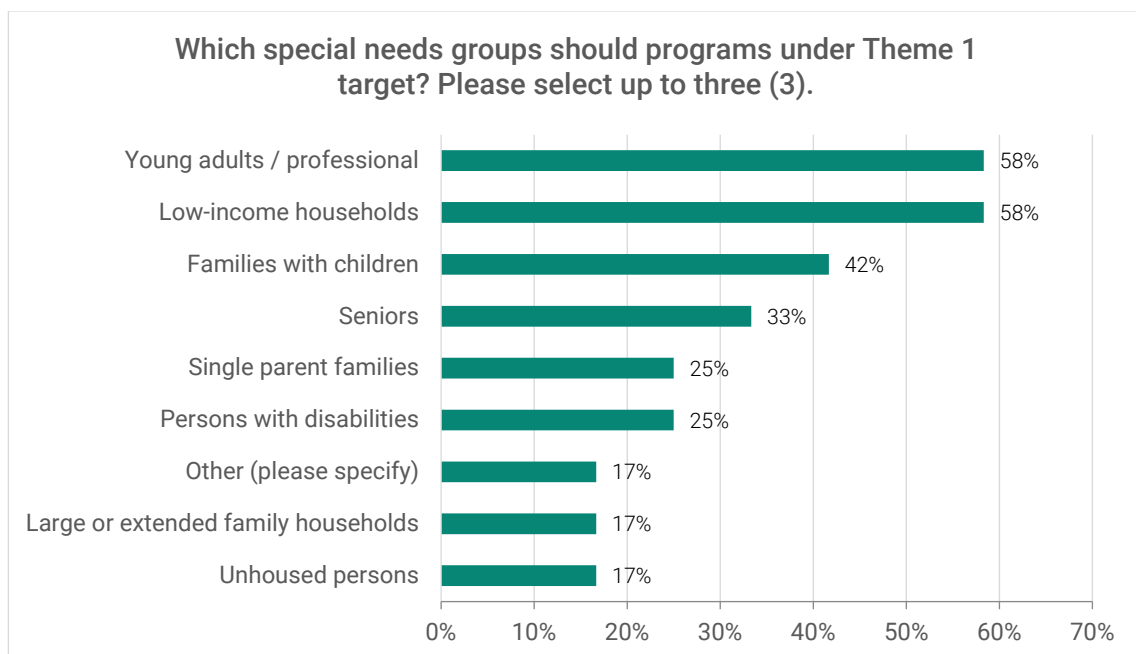
Neighborhood Prioritization

The neighborhood areas identified as top priorities for implementing Theme 1 programs were: citywide, Milpitas Metro Area, Sunnyhills, and McCarthy Ranch.



Group Prioritization

The special groups identified as top priorities for Theme 1 programs were: young adults/professionals and low-income households.



Survey #3

Write-in Responses for New Program Ideas

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

Creating Integrated Housing for Developmentally Disabled Population - assigning specific housing within larger housing communities to those with Developmental and Intellectual disabilities. They are often secluded or isolated in far off locations, and they deserve to live in communities they grew up in.

Identify site on hillside.

Ensure that the policy of requiring ADUs to be restricted to long term rental, not short term, will be continued.

Regular houses on small lots for families with kids and pets.

Low-income housing for families with disabilities.

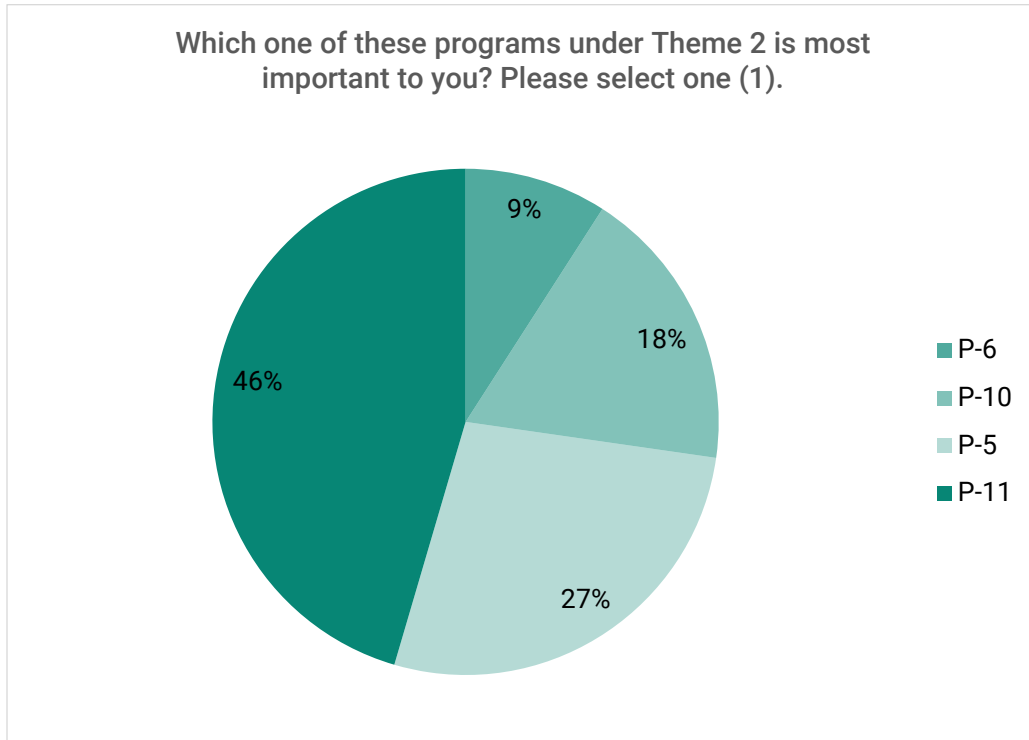
Theme 2 Housing Preservation

Program	Description
P-5 Neighborhood Preservation and Code Enforcement	Enhance neighborhood conditions through its Code Enforcement Program, including the Neighborhood Beautification Ordinance (NBO), which establishes guidelines for the overall maintenance and preservation of neighborhoods citywide. Refer income-eligible households to the City's Housing Rehabilitation Program for assistance with code corrections and offer relocation assistance if displaced by code enforcement activities.
P-6 Housing Rehabilitation	Provide safety, accessibility, and mobility repairs to mobile and single-family homes owned by very low- and low-income households.
P-10 Place-Based Strategies for Neighborhood Improvements	Focus resources to rehabilitate and/or replace infrastructure and housing-related amenities in older or under-resourced neighborhoods.
P-11 Preservation of At-Risk Home	Preserve affordable housing units that are at risk of losing their affordability status.

Program Prioritization

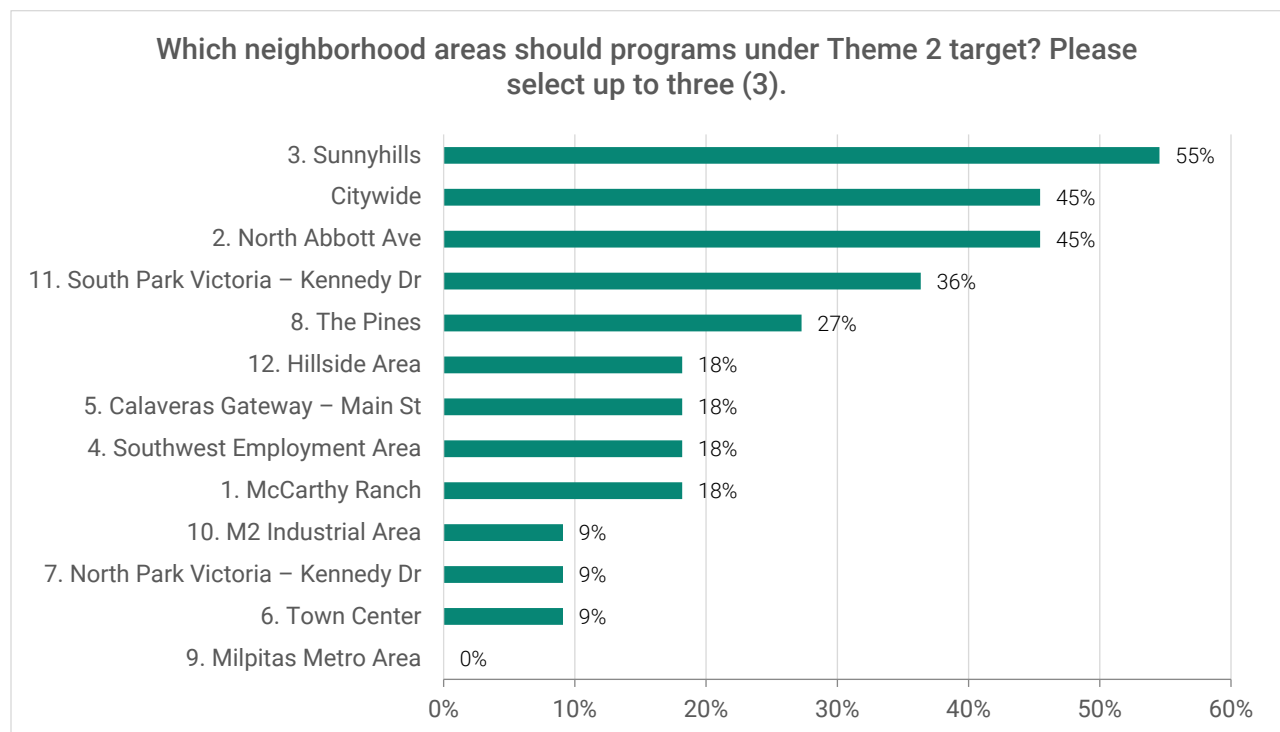
11 respondents provided a response. 41% selected Program 11, Preservation of At-Risk Home, as their top priority.

Survey #3



Neighborhood Prioritization

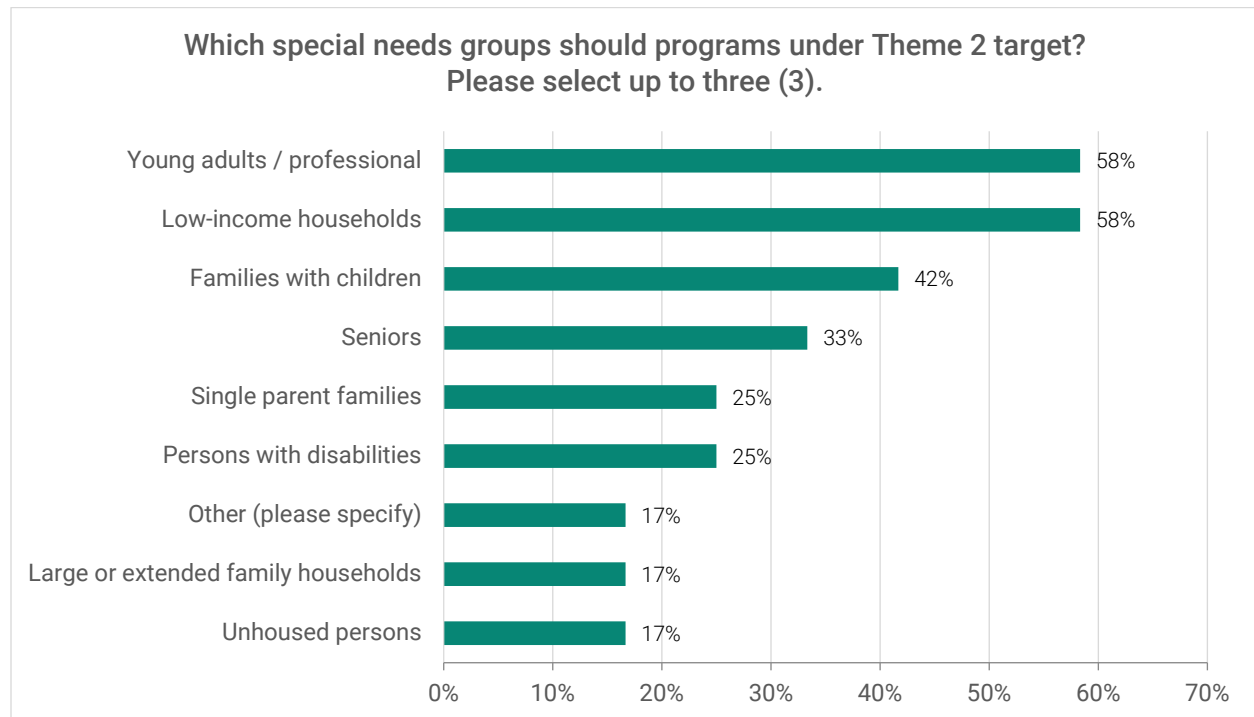
The neighborhood areas identified as top priorities for implementing Theme 2 programs were: Sunnyhills, Citywide, and North Abbott Ave.



Survey #3

Group Prioritization

The special groups identified as top priorities for Theme 2 programs were: young adults/professionals and low-income households.



Write-in Responses for New Program Ideas

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

There is no mention of creating or maintaining Affordable housing for those with disabilities. This is a MUST and should given the number of individuals with autism and other developmental disabilities growing in Milpitas.

Housing rehabilitation should include incentivizing housing providers (multi-family units) to upgrade - especially to help them find ways to make their units more energy efficient and resistant to climate change. Using code enforcement as a stick to force housing providers to make improvements in habitable conditions would also be a good idea.

Help for seniors who want to stay in their homes, but may be willing to house a helper once remodeling help is included.

Theme 3 Housing Diversity & Affordability

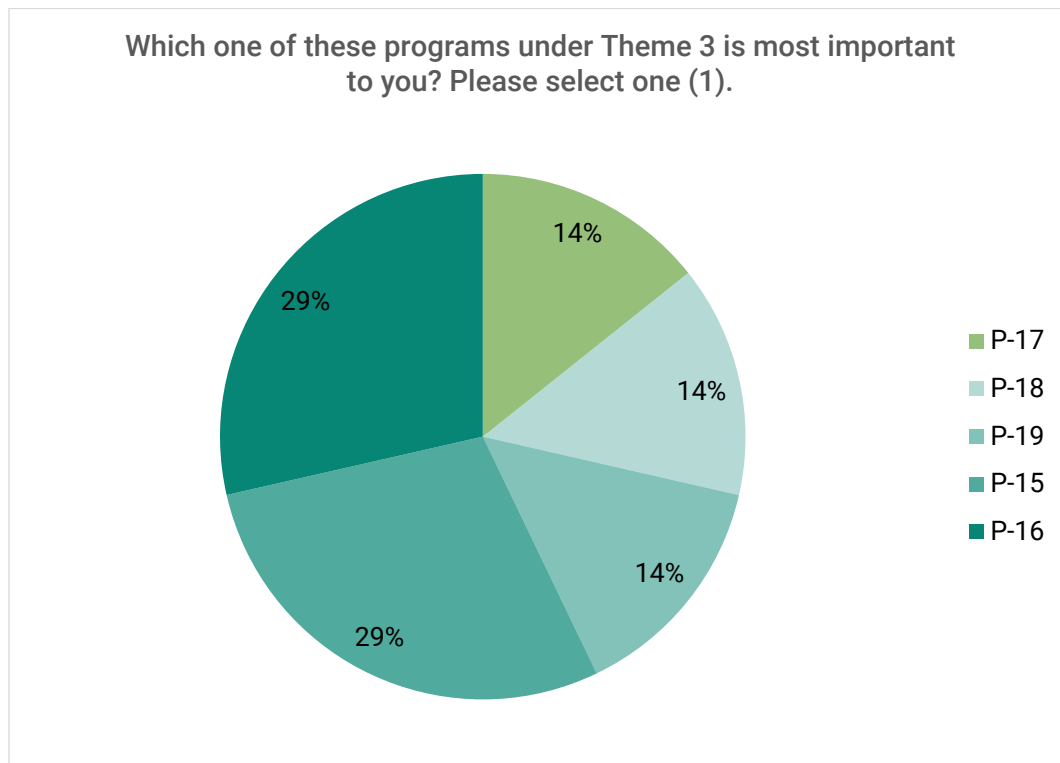
Program	Description
P-12 Short-Term Rentals (STR)	Expand monitoring and enforcement efforts on STRs, which limit the housing types that can be rented as STRs.
P-15 Housing Opportunity Zones (HOZ)	Adopt the HOZ to incentivize affordable housing beyond the requirements of the City's Affordable Housing Ordinance.

Survey #3

P-16 Affordable Housing Development	Facilitate the development of affordable housing through incentive programs, such as density bonuses and reduced or waived fees.
P-17 Affordable Housing Ordinance (AHO)	Regularly review and amend the AHO requirements to ensure the AHO remains effective in producing affordable housing and reflects changing market conditions.
P-18 Non-Residential Affordable Housing Impact Fee	Annually update the non-residential affordable housing impact fee to reflect the cost of development. The fee is collected in a dedicated trust fund used to finance affordable housing.
P-19 Below Market Rate (BMR) Housing	Assist very-low, low- and moderate-income households in becoming homeowners.

Program Prioritization

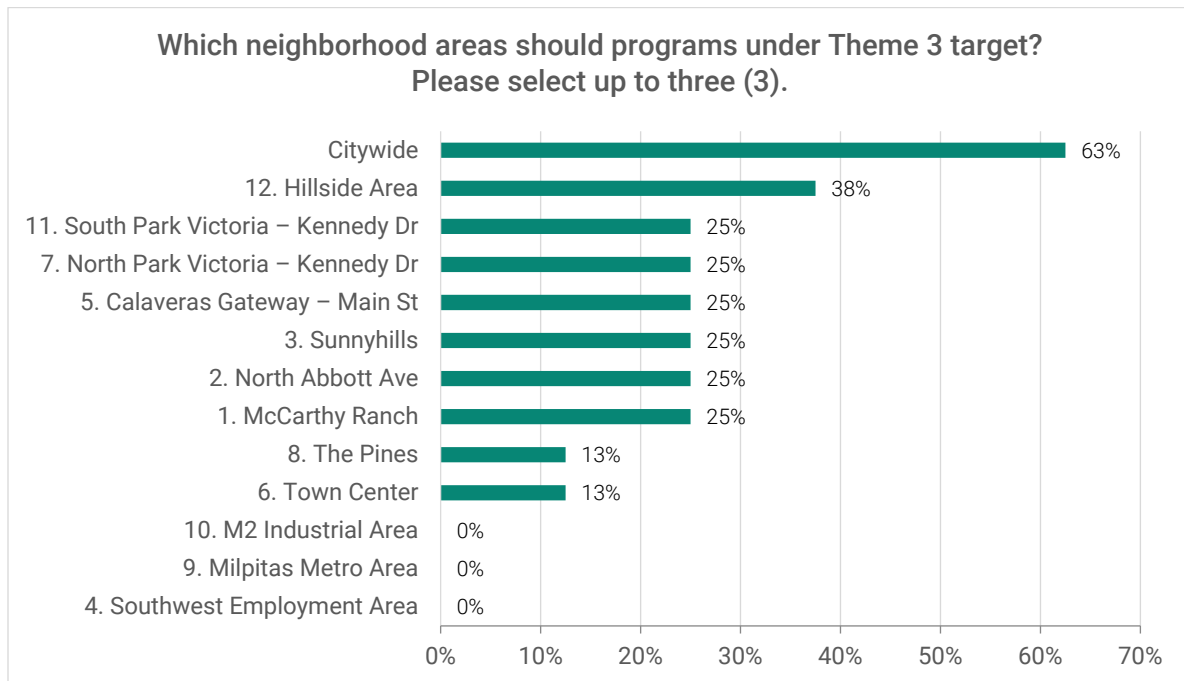
7 respondents provided a response. 29% selected for both Programs 15, Housing Opportunity Zones, and 16, Affordable Housing Development, as their top priority.



Survey #3

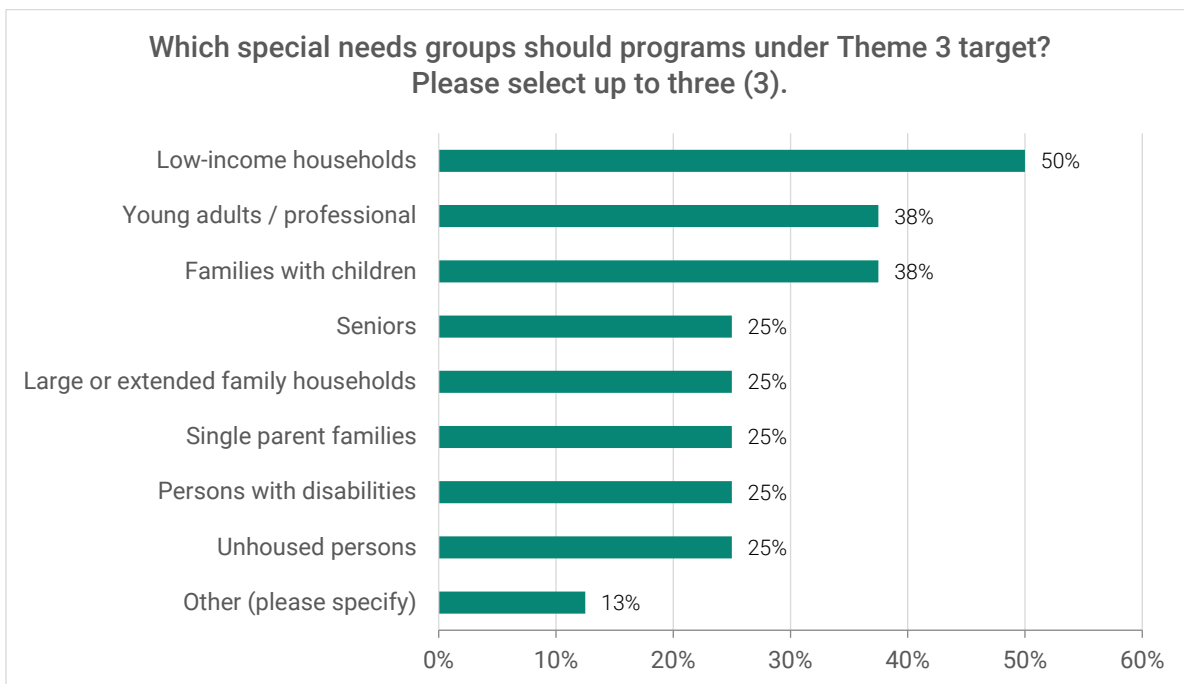
Neighborhood Prioritization

The neighborhood areas identified as top priorities for implementing Theme 3 programs were: citywide and Hillside Area.



Group Prioritization

The special groups identified as top priorities for Theme 3 programs were: low-income households, young adults/professionals, and families with children.



Survey #3

Write-in Responses for New Program Ideas

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

There is no incentive for developing integrated housing for those with developmental disabilities and it is so crucial that this be incentivized and encouraged through city participation in order to maintain diversity - neurodiversity is also a form of diversity and it is important to not leave them out in the cold.

P-19 Below Market Rate Assist Very Low and Moderate income earners to become a homeowner in this wonderful "WE" city.

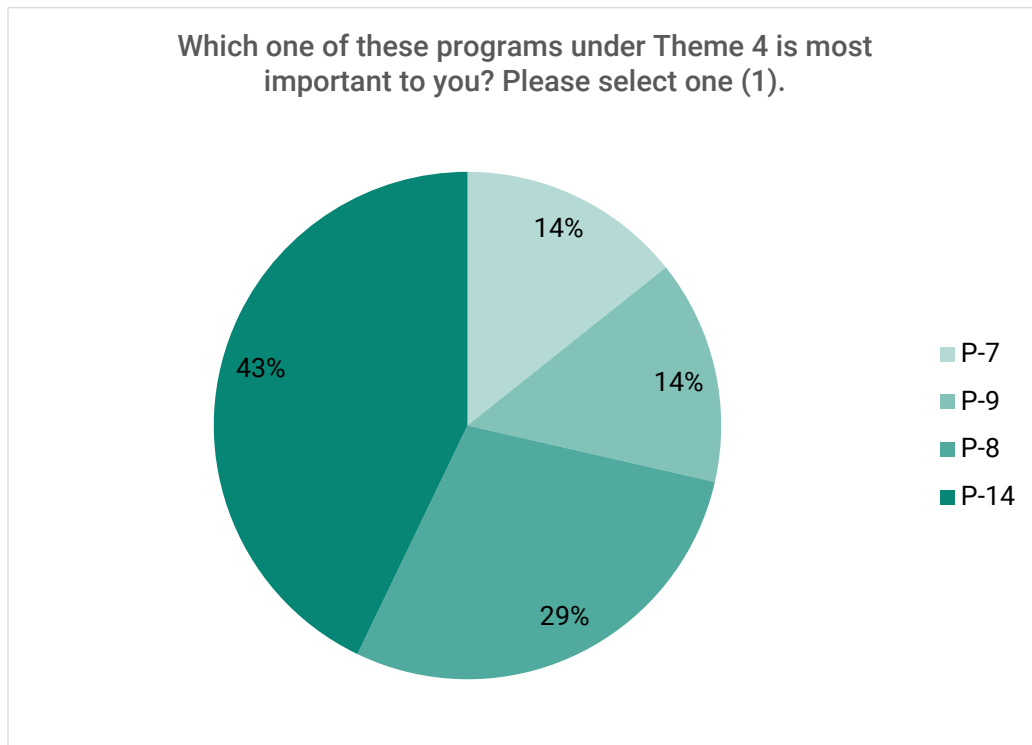
Theme 4 Fair Housing

Program	Description
P-7 Tenant Assistance and Fair Housing Services	Utilize the services of Project Sentinel (or similar group) to provide fair housing outreach and assistance.
P-8 Fair Housing Enforcement	Use proactive fair housing enforcement, outreach and education to reduce the prevalence of housing discrimination.
P-9 Anti-Displacement	Supplement California Tenant Protection Act with additional local anti-displacement measures, such as a rent stabilization program and right to counsel in eviction proceedings.
P-13 Mobile Home Rent Control	Implement Rent Control Ordinance to preserve the affordability and rights of mobile homes.
P-14 Rent Review Ordinance	Help resolve rent increase disputes, prohibit discrimination based on a tenant's source of income, and prohibit landlord retaliation.

Program Prioritization

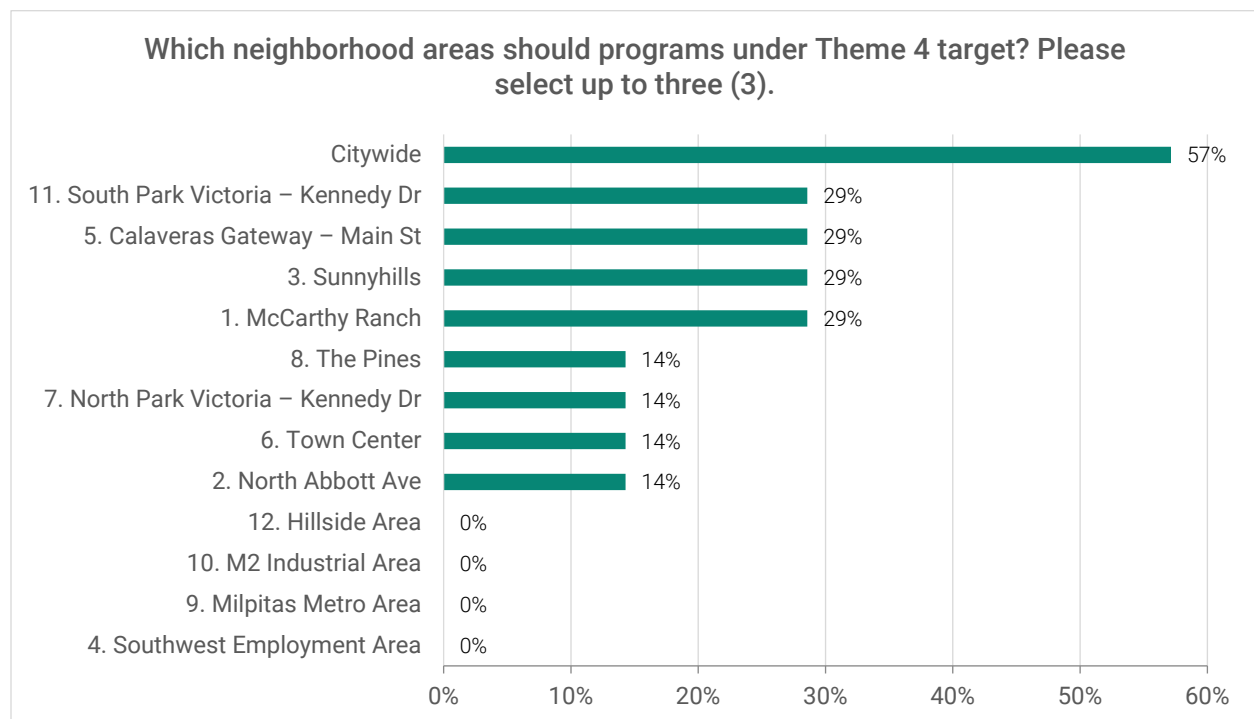
7 respondents provided a response. 43% selected Program 14, Rent Review Ordinance, as their top priority.

Survey #3



Neighborhood Prioritization

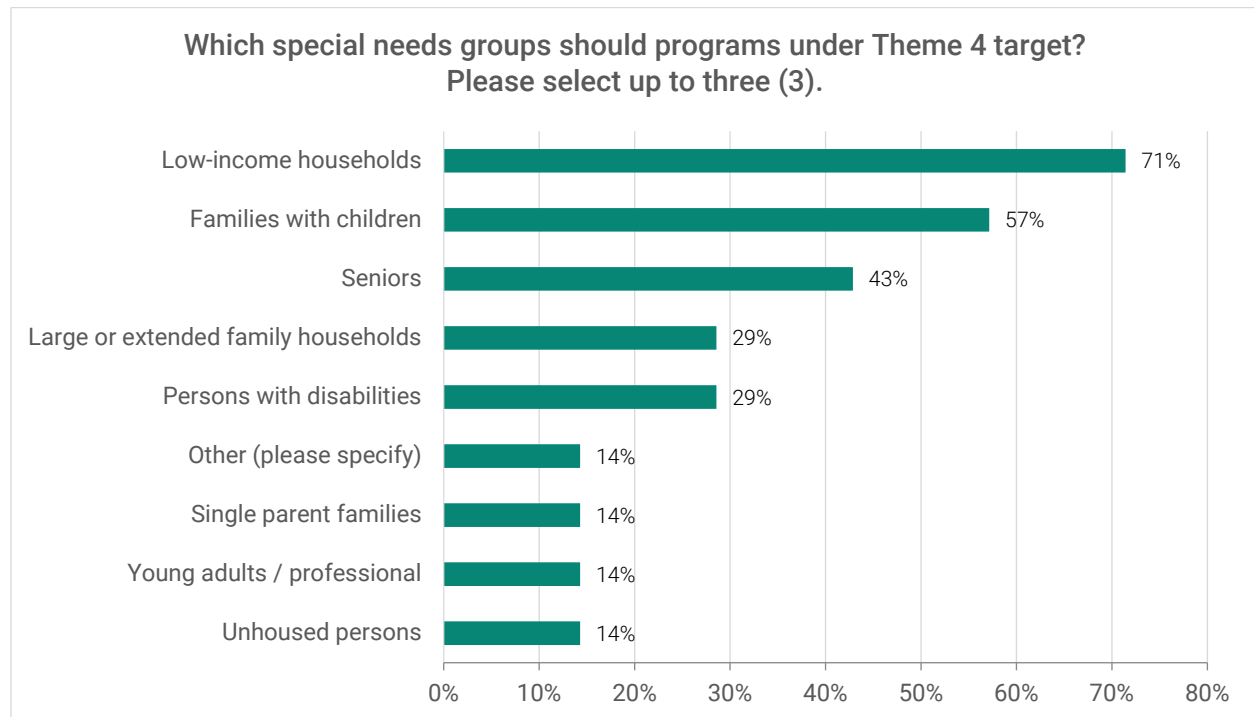
The neighborhood areas identified as top priorities for implementing Theme 4 programs was citywide.



Survey #3

Group Prioritization

The special groups identified as top priorities for Theme 4 programs were: low-income households and families with children.



Write-in Responses for New Program Ideas

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

Individuals with disabilities are often discriminated against while housing is being assigned since affordability is a huge issue. There needs to be reform, education, outreach to empower self-advocates and families of individuals with disabilities on fair housing and ensure they are not discriminated against in the assignment of housing.

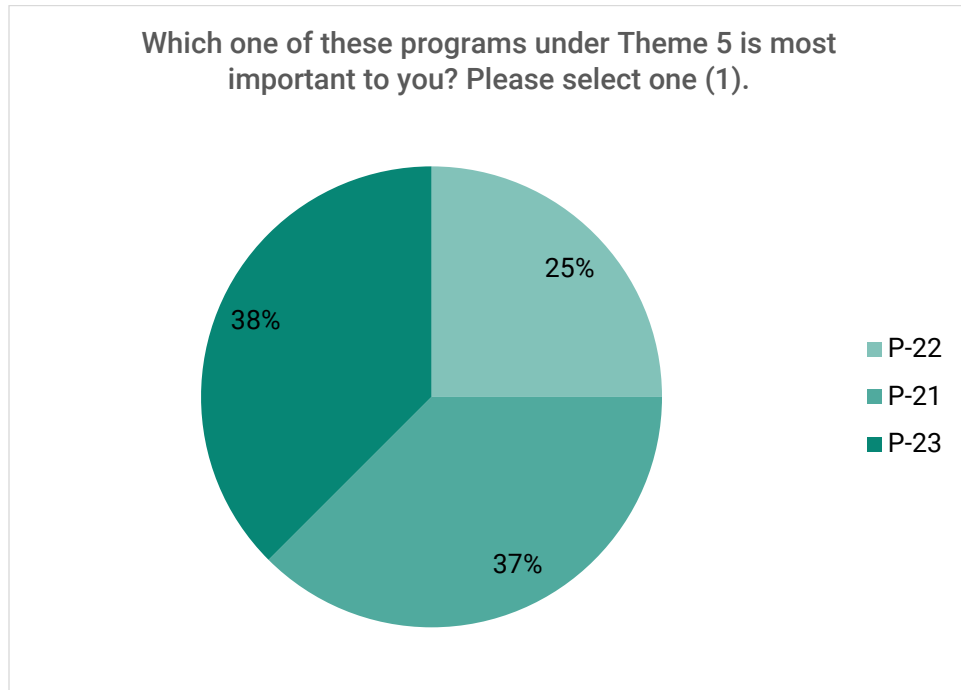
Theme 5 Housing for Special Needs Population

Program	Description
P-21 Zoning and Building Code Amendments	Amend the Zoning Code to comply with the latest State laws relating to special needs populations, and reduce regulatory barriers to all types of residential development.
P-22 Supportive Housing for Persons with Disabilities	Collaborate with the County to identify sites and resources for supportive housing, which combines affordable housing with services such as health care.
P-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 to support large families with children who face high rates of housing cost burden and overcrowding.

Survey #3

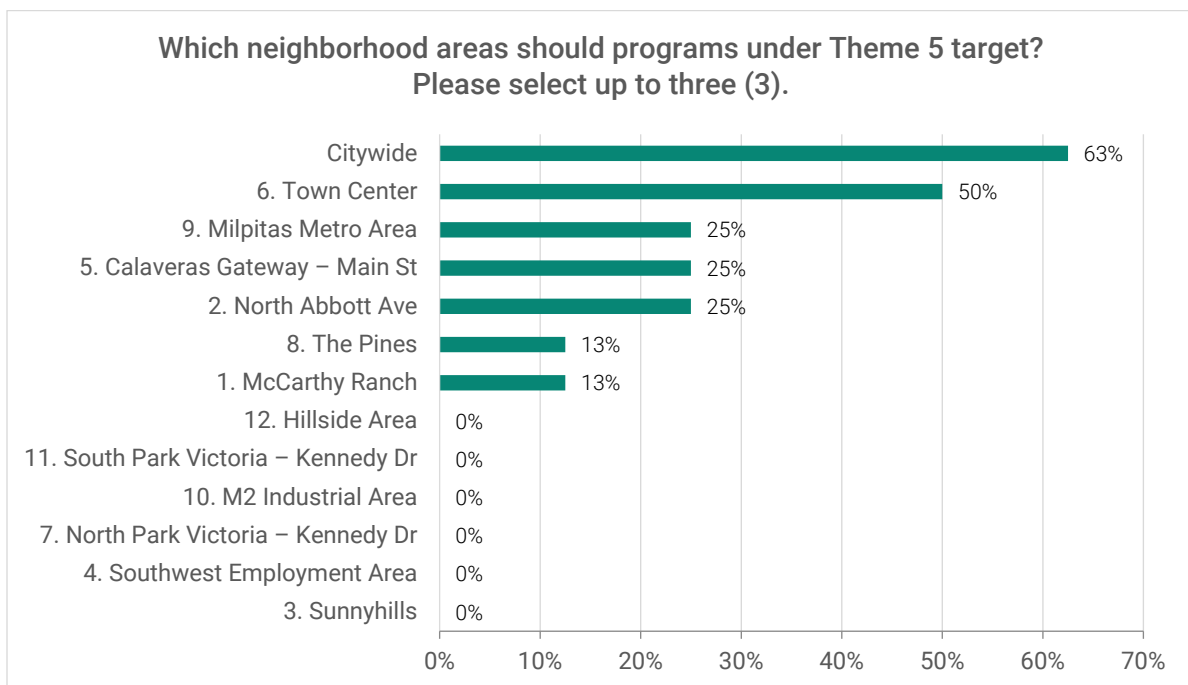
Program Prioritization

8 respondents provided a response. 43% selected Program 23, Large Units for Families with Children in Multifamily Housing, as their top priority.



Neighborhood Prioritization

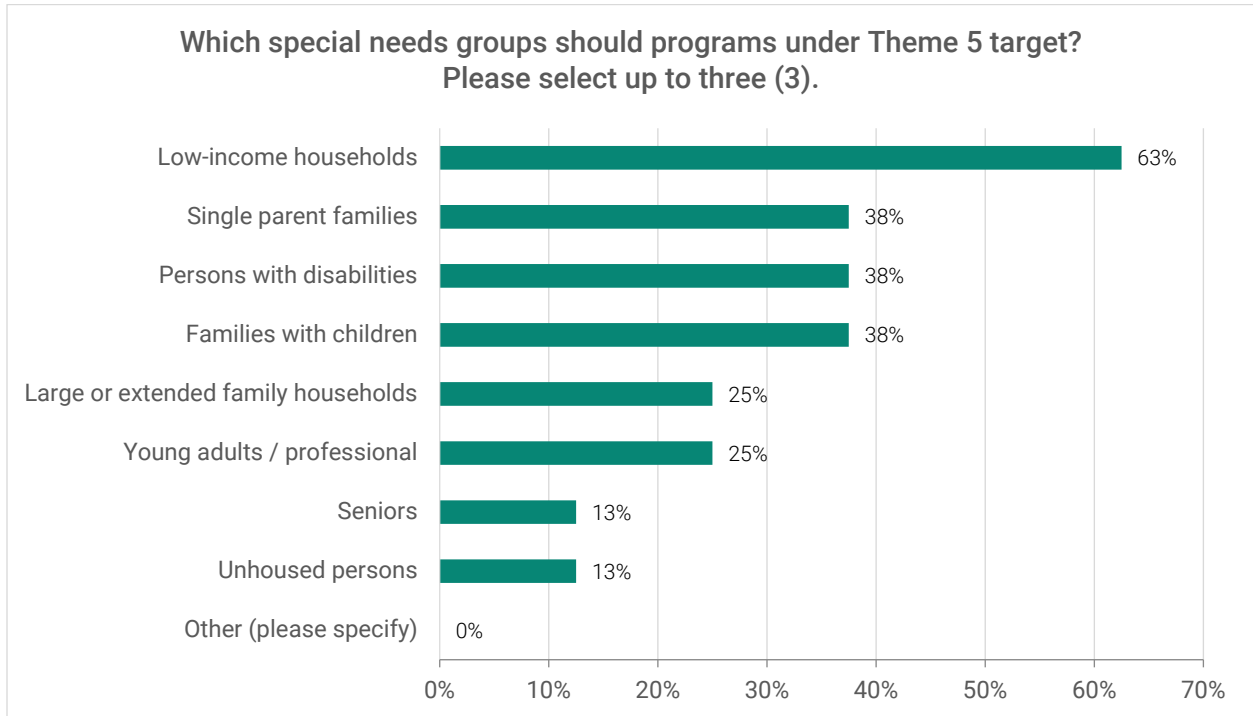
The neighborhood areas identified as top priorities for implementing Theme 5 programs were citywide and Town Center.



Survey #3

Group Prioritization

The special group identified as top priorities for Theme 5 programs was low-income households.



Write-in Responses for New Program Ideas

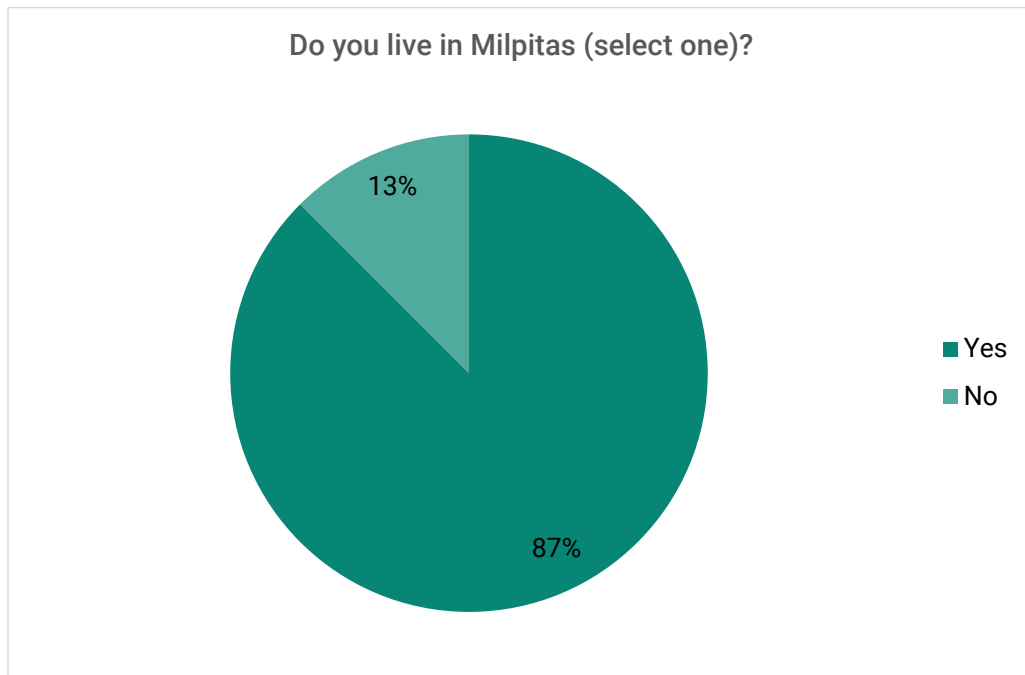
Some write-in responses were slightly modified to improve clarity and grammar.

There is a dire need for integrated housing communities for developmentally disabled population and it's really important the City work on partnering with individuals and organizations like PRAGNYA to see how such communities can be built.

Demographics

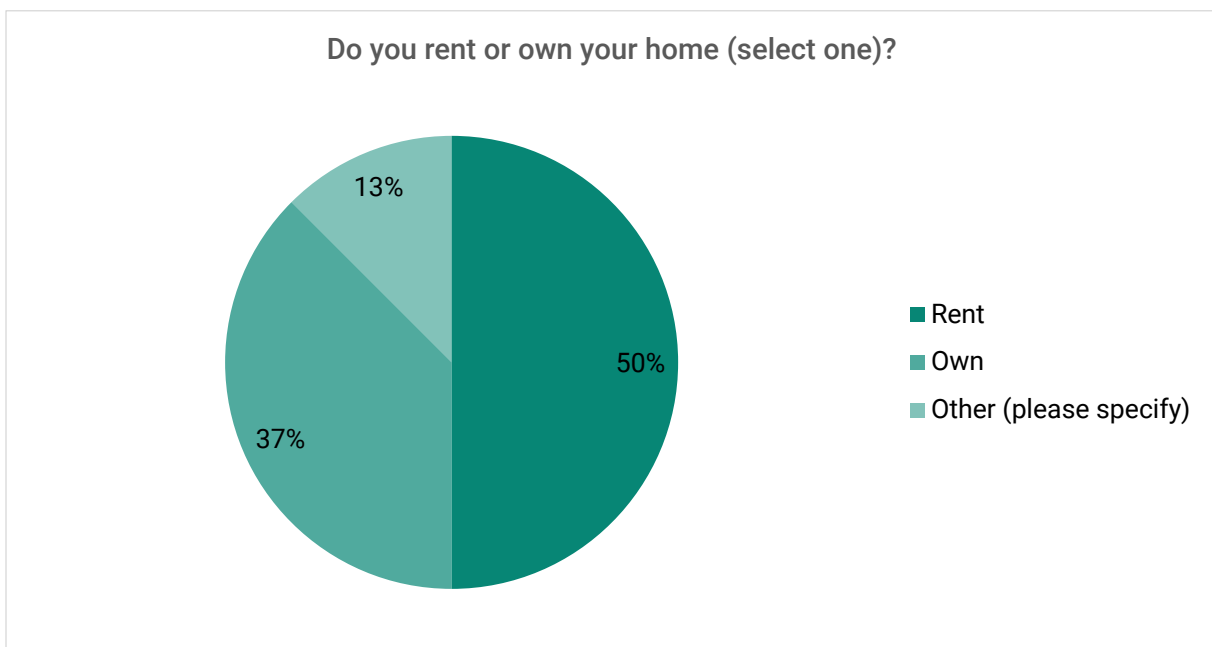
Residency

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



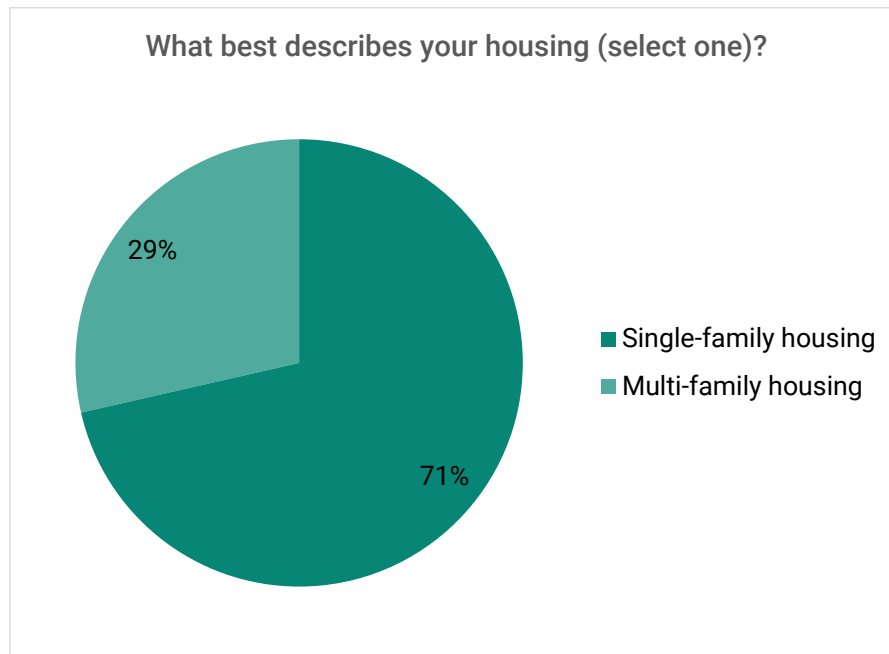
Housing Tenure

8 participants responded to this question, with half indicating that they are renters.



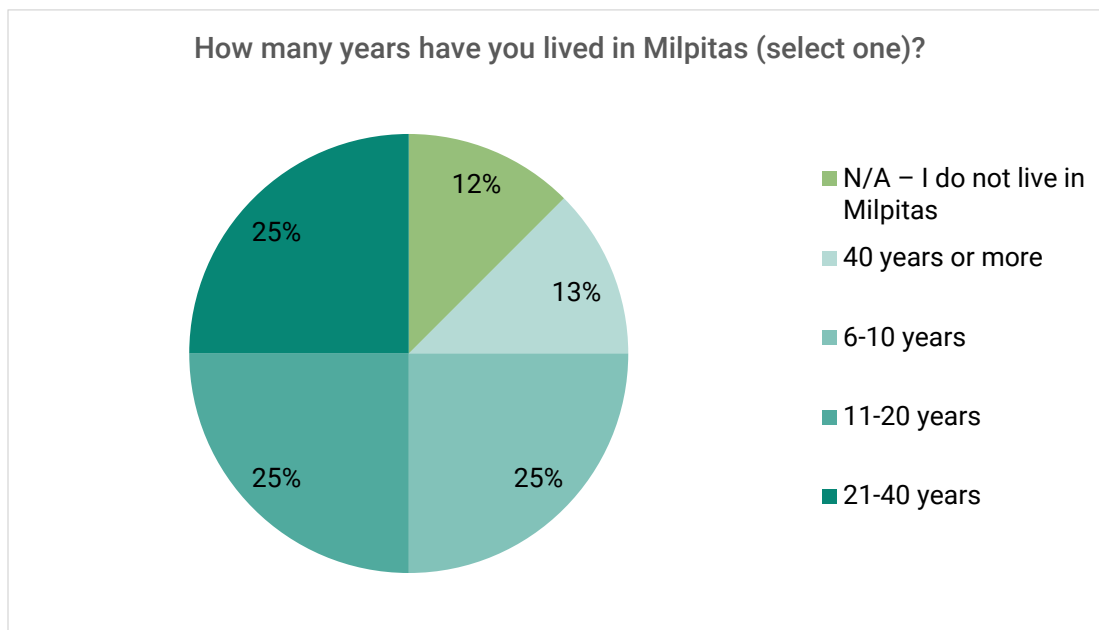
Housing Type

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



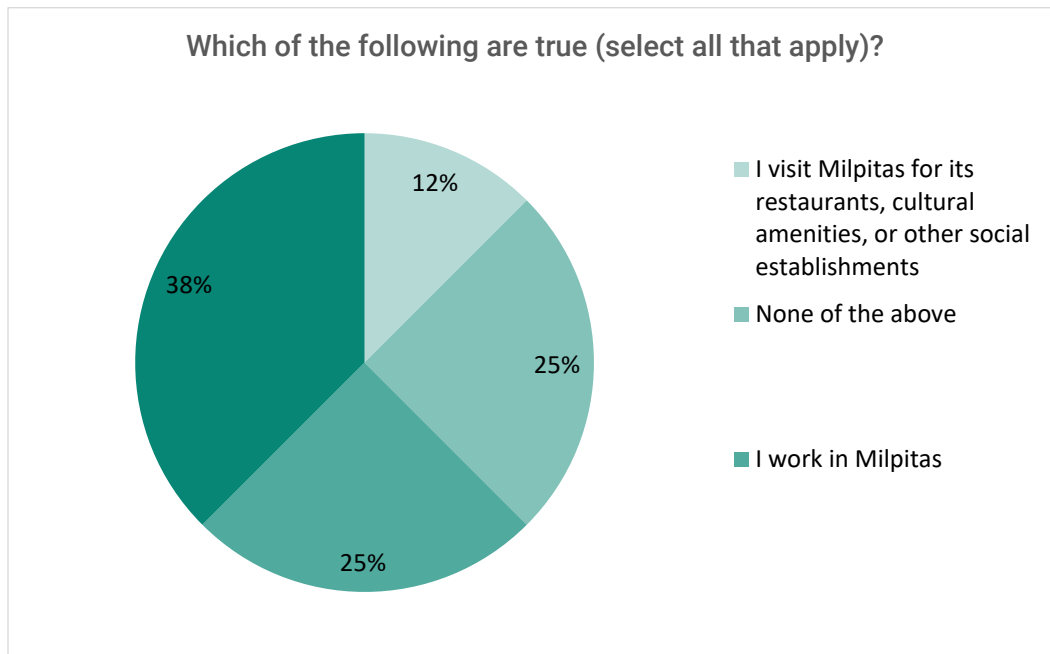
Residency Duration

8 participants responded to this question, with a quarter indicating that they have lived in Milpitas for both 21-to-40 years and 11-20 years.



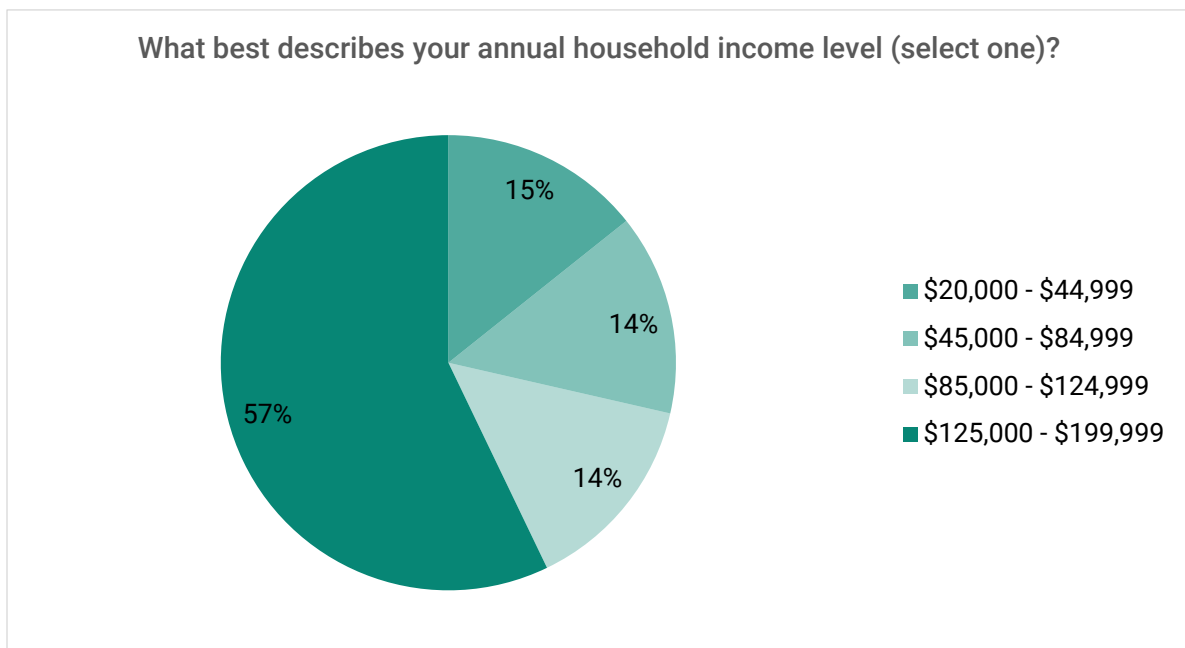
Relation to Milpitas

8 participants responded to this question. Over a third of participants said that their child goes to school in Milpitas.



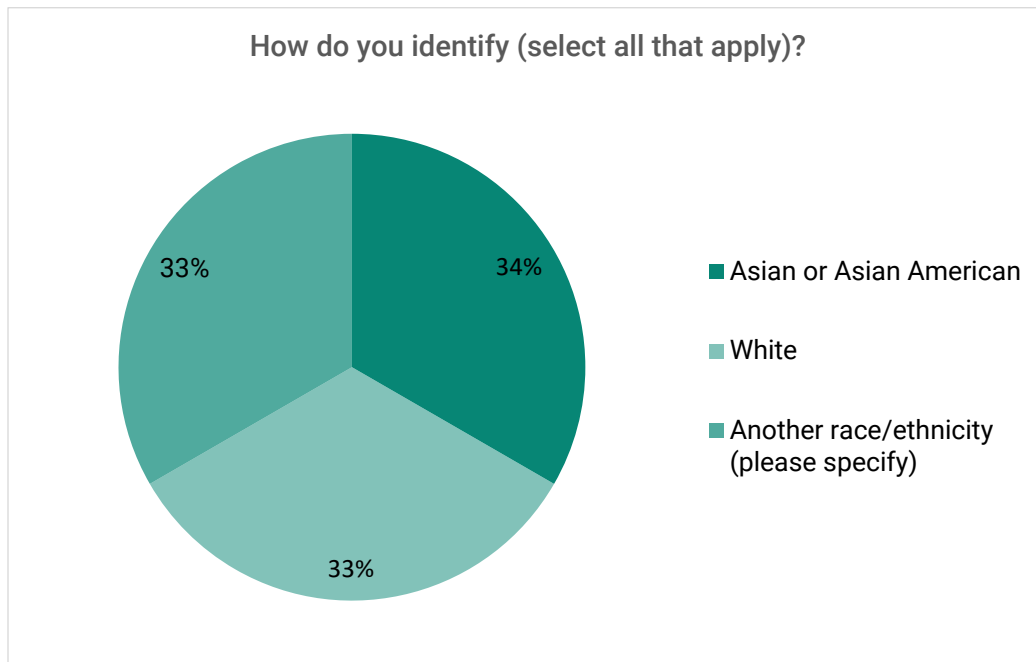
Household Income

7 participants shared their annual household income, with 57% reporting to earn \$125,000-\$199,000.



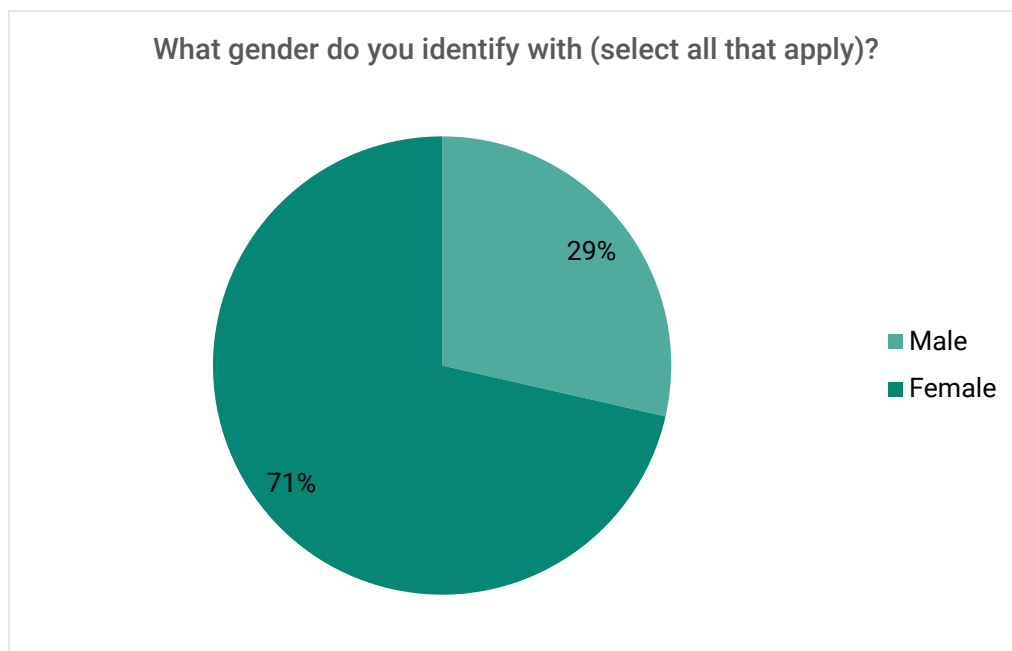
Race/Ethnicity

7 participants shared how they self-identify. Participants could select all that applied. About a third self-identified for each Asian or Asian American, white, and another race/ethnicity.



Gender

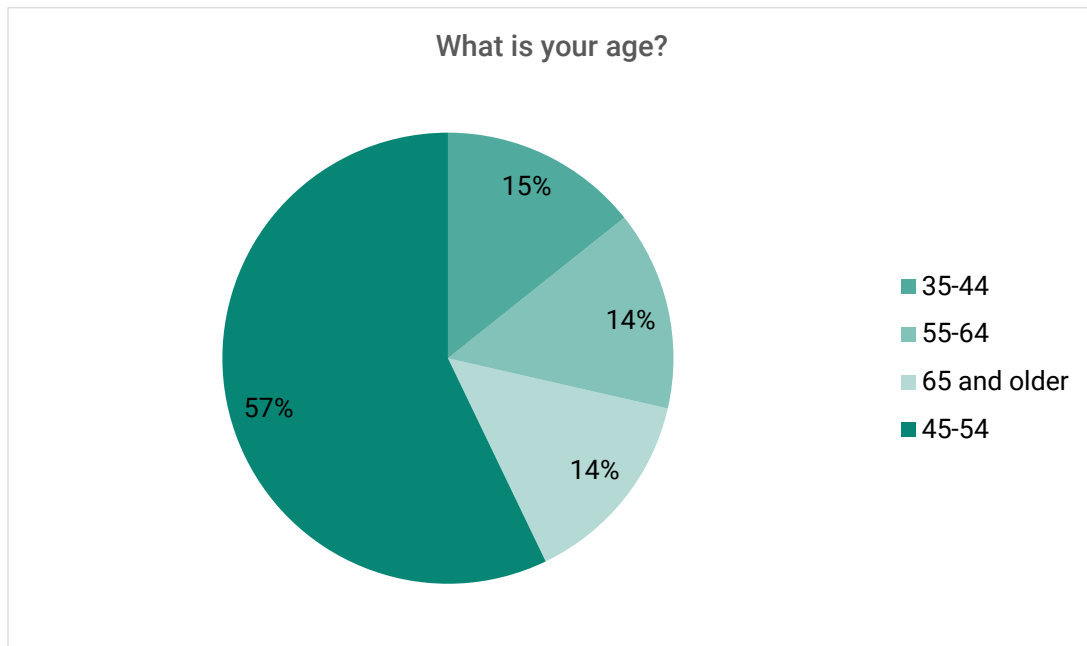
7 participants shared their gender. Participants could select all that applied. A vast majority of participants self-identified as female.



Survey #3

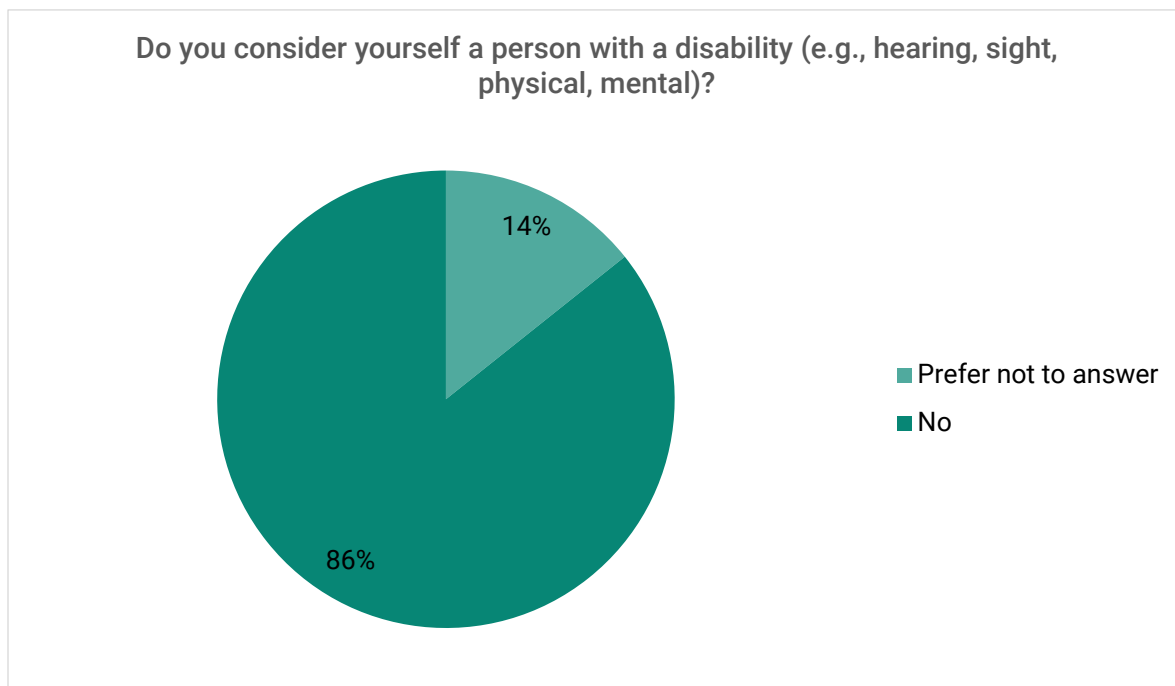
Age

7 participants shared their age, with over half being 45-54 years old.



Disability

7 participants shared whether they considered to have a disability or not. No one indicated having one.



Residency

The graph below indicates where respondents reside in the City.

