



## APPENDIX C

# Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Milpitas. This includes an evaluation of the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs. It also describes programs to improve the quality and efficiency of housing.

# Availability of Infrastructure and Services

The General Plan of Milpitas anticipates new growth of 11,186 dwelling units and an additional 19 million square feet of nonresidential uses at buildout over a twenty-year horizon, exceeding the City's 6<sup>th</sup> Cycle Regional Housing Needs Allocation. The General Plan Environmental Impact Report (EIR) found that the City had sufficient water resources and infrastructure capacity to serve the City – new growth having a less than significant impact on utilities.<sup>1</sup> Likewise, the City has funding sources, including building permit fees for waste, sewer, storm drain connection, and wastewater treatment plant fees for the upkeep and maintenance of existing infrastructure, ensuring infrastructure meets the needs of existing and future residents and businesses. Existing water service and wastewater collection infrastructure is available to all Housing Element inventory sites.

Of the 11,186 net new residential units, approximately 7,700 units are planned in the two specific plan areas of the city that allow higher densities. The Housing Element reflects similar trends in its residential sites inventory with the highest concentration of units in the Metro (formerly TASP) and Gateway-Main Street (formerly Midtown) Specific Plan areas. Currently, the Metro Specific Plan area has policies and measures, such as impact fees and a community benefit district in place to ensure the infrastructure is upgraded and maintained to support the additional residential and commercial uses. [Overall, the General Plan buildout is sufficient to accommodate the total RHNA of 6,7143 housing units for the 6th Cycle Housing Element.](#)

[State law also grants water and sewer priority to proposed housing developments on sites identified in the Housing Element that help meet the housing needs of lower-income households \(Government Code 65589.7\). This requirement has been incorporated into Housing Program 16: Affordable Housing Development.](#)

## Water

The City of Milpitas 2020 Urban Water Management Plan (UWMP) provides a framework for long-term water planning and informs the public of the City's plans to ensure adequate water supplies through the year 2045.<sup>2</sup> According to the City's General Plan Environmental Impact Report (EIR), water demands are projected to increase to 7,462 million gallons (MG) per year by 2040, and the estimated water supply is projected to increase to 9,100 MG/year by 2040. In the year 2040, the city should have sufficient water resources, with a surplus of 1,458 MG/year. Thus, according to the General Plan EIR, the city has ample

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<sup>1</sup> Milpitas General Plan Environmental Impact Report. 2021. Retrieved from [https://static1.squarespace.com/static/57277b461d07c02f9c2f5c2c/t/5fa094bab97246713f3e4e9a/1604359401370/Milipitas\\_Public\\_Draft\\_EIR\\_reduced.pdf](https://static1.squarespace.com/static/57277b461d07c02f9c2f5c2c/t/5fa094bab97246713f3e4e9a/1604359401370/Milipitas_Public_Draft_EIR_reduced.pdf)

<sup>2</sup> City of Milpitas 2020 Urban Water Management Plan, 2021. Retrieved from [https://www.ci.milpitas.ca.gov/\\_pdfs/Milpitas\\_2020\\_%20UWMP\\_FINAL.pdf](https://www.ci.milpitas.ca.gov/_pdfs/Milpitas_2020_%20UWMP_FINAL.pdf)

water supply to account for buildout of the proposed General Plan accounting to less than significant impact, and no mitigation is required.

The City's 2020 Water Shortage Consistency Plan is a strategic planning document designed to prepare for and respond to water shortages to prevent catastrophic service disruptions through proactive, rather than reactive management in case conditions of drought persist.<sup>3</sup>

## Wastewater

Currently, all wastewater collected from the City is treated at the RWF (San Jose-Santa Clara Regional Wastewater Facility), which has a wastewater treatment capacity of 167 million gallons per day (MGD). The 2013 Wastewater Treatment Plant Master Plan indicates the cost of capital improvements through 2040 will be \$2.2 billion. Despite a steady increase in the population served by the RWF, influent wastewater flows have decreased over the past 15 years due to the loss of industry and increased water conservation. This same trend is common throughout the Bay Area. However, flows are expected to increase in the future as new homes are built to house the 400,000 new residents in San José over the next 30 years. While the RWF has over 70 MGD of remaining capacity, it is expected to reach capacity between 2035 and 2040, according to the Wastewater Treatment Plant Master Plan.<sup>4</sup>

The City's most recent Sewer Master Plan Update included revisions to projected land use including nineteen General Plan amendments throughout the city and the Metro Plan. According to the General Plan EIR, the projected wastewater generation volumes associated with General Plan buildout would not exceed the projected wastewater generation volumes described in the City of Milpitas 2014 Sewer System Management Plan and 2015 UWMP, this impact would be less than significant, and no mitigation is required.

## Dry Utilities (Electricity and Natural Gas)

According to the Milpitas General Plan EIR, at buildout, the City of Milpitas' electricity and natural gas consumption would be used primarily to power buildings (all types of buildings, including residential, commercial, office, industrial, public, etc.). Electricity would primarily come from the electricity utility provider (Silicon Valley Clean Energy or PG&E), though on-site solar generation would generate a substantial source of energy for the community at General Plan buildout. Developers of individual projects within the ~~Planning Area~~city would be responsible for conserving energy, to the extent feasible, and would rely heavily on reducing per capita energy consumption to achieve this goal, including through ~~S~~statewide and local measures. Buildout of the General Plan would be in compliance with all applicable federal, state, and local regulations regulating energy usage.

As a result, the proposed General Plan buildout would not result in any significant adverse impacts related to project energy requirements, energy use inefficiencies, and/or the energy intensiveness of

<sup>3</sup> City of Milpitas 2020 Water Shortage Consistency Plan, 2021. Retrieved from [https://www.ci.milpitas.ca.gov/\\_pdfs/Milpitas\\_2020%20\\_WSCP\\_FINAL.pdf](https://www.ci.milpitas.ca.gov/_pdfs/Milpitas_2020%20_WSCP_FINAL.pdf)

<sup>4</sup> The Plant master Plan, 2013. Retrieved from <https://www.sanjoseca.gov/home/showpublisheddocument/206/636611441889800000>

materials by amount and fuel type for during General Plan buildout, including during construction, operations, maintenance, and/or removal. Silicon Valley Clean Energy, the local CCA, and/or PG&E, the electricity and natural gas provider to the site, maintains sufficient capacity to serve the ~~Planning~~ ~~Areacity~~. The City of Milpitas would comply with all existing energy standards, and would not result in significant adverse impacts on energy resources. This Housing Element plans for 6,713 units in the City over the next eight years, lower than the General Plan's 11,186 additional units in the City over its planning horizon.

# Financial Resources

Milpitas has access to a variety of funding sources available for affordable housing and the unhoused population. They include programs from federal, State, and local resources. This section summarizes federal, State, regional, and local resources anticipated to be available in Milpitas during the planning period. These include Community Development Block Grants (CDBG), HOME grants, affordable housing fees, and others described below.

## Federal Programs

### COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of housing and community development activities for low- and moderate-income individuals and households. Cities with at least 50,000 residents, including Milpitas, are designated Community Development Block Grant (CDBG) entitlement communities and receive annual allocations directly from HUD.

CDBG funding fluctuates based on congressional appropriation and the jurisdiction's socioeconomic conditions. As of FY 2022, the City of Milpitas receives an annual allocation of approximately \$660,000. Milpitas typically uses CDBG funds for site acquisition, rehabilitation, first-time homebuyer assistance, development of emergency and transitional shelters, and fair housing/housing counseling activities. Additional activities in support of the new construction of affordable housing include site clearance and the financing of related infrastructure and public facility improvements. The 2022-2023 Annual Action Plan describes the eligible programs, projects and activities to be undertaken with funds that are expected to be made available during the fiscal year 2022-2023 and their relationship to the City's priorities and needs for housing, homelessness and community development laid out in the three-Year Consolidated Plan.<sup>5</sup> The 2022-2023 Annual Action Plan will be the first year action plan under the new three year Consolidated Plan.<sup>6</sup>

### HOME INVESTMENT PARTNERSHIP ACT (HOME)

The HOME Investment Partnership Program (HOME) provides grants to support a broad range of housing activities. Eligible activities include home purchase or rehabilitation financing for eligible homeowners and first-time buyers, site acquisition, and construction or rehabilitation of affordable housing. Milpitas does not receive HOME funds directly from HUD; the City, however, can compete for funds that are

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<sup>5</sup> City of Milpitas Consolidated Plan, Fiscal Year 2022-2025. Retrieved from: <https://www.ci.milpitas.ca.gov/wp-content/uploads/2022/03/Attachment-3-FY-2022-25-draft-Consolidated-Plan.pdf>

<sup>6</sup> City of Milpitas Annual Action Plan, Fiscal Year 2022-2023. Retrieved from: <https://www.milpitas.gov/wp-content/uploads/2022/03/Attachment-4-FY2022-23-draft-Annual-Action-Plan.pdf>



allocated by the State of California and can work with affordable housing developers to support applications for these funds.

## SECTION 8 RENTAL ASSISTANCE PROGRAM

The Section 8 program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. Tenant-based Section 8 Assistance allows households to find housing in the private market, provided that the housing meets the program requirements. The program provides a rent voucher that pays the difference between the current fair market rent and what the household can afford to pay (defined as 30 percent of household income). The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8). There are 21,256 households in the County on the Section 8 waiting list. The Sunnyhills Apartments is a 171-unit development in which 149 units receive project-based rental assistance.

# State Programs

## CALIFORNIA HOUSING FINANCE AGENCY (CALHFA)

The California Housing Finance Agency operates several programs that help to create affordable rental and ownership housing opportunities for low- and moderate-income households. These programs, funded by the sale of tax-exempt bonds, provide permanent financing of affordable housing developments, as well as financing for homebuyers. CalHFA makes below market loans to first-time homebuyers allowing a down payment of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.

## LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC)

Created by the 1986 Tax Reform Act, the Low-Income Housing Tax Credit (LIHTC) Program is one of the primary sources of financing for affordable housing. Although enabling legislation for LIHTC was passed at the federal level, allocations of the tax credits are made by the State of California.

Affordable housing developers utilize this program in combination with City and additional funding sources to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets affordable income requirements. The tax credit is typically sold to large investors at a syndication value.

To be eligible for a tax credit, 20 percent of the units in a housing development must rent to very low-income households earning less than 50 percent of area median income, or 40 percent of the units must rent for incomes under 60 percent of the median. Under federal law, credit projects must remain affordable for at least 30 years. However, California generally requires a 55-year extended use period for 9% tax credit projects. Also, 4% tax credit recipients frequently access significant boosts to their basis limits by agreeing to 55-year extended use restrictions.<sup>7</sup>

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<sup>7</sup> California Tax Credit Allocation Committee – Program Overview. Retrieved from <https://www.treasurer.ca.gov/ctcac/program.pdf>

## MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM

The Mortgage Credit Certificate Program (MCC), authorized by Congress in 1984, provides financial assistance in the form of a tax credit to first-time homebuyers. Similar to the LIHTC Program, the MCC Program was authorized by the federal government, but is administered by the State. The MCC Program provides income tax credits to first-time homebuyers to buy new or existing homes creating additional net spendable household income.

The State has implemented changes in both the MCC and LIHTC Programs that have shifted scarce housing resources from high-cost-urban areas like Milpitas to rural low-cost areas like the Central Valley.

## LOCAL EARLY ACTION PLANNING (LEAP) GRANTS

In the 2019-20 Budget Act, Governor Gavin Newsom allocated \$250 million for all regions, cities, and counties to do their part by prioritizing planning activities that accelerate housing production to meet identified needs of every community. With this allocation, HCD established the Local Early Action Planning Grant Program (LEAP) with \$119 million for cities and counties. LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their 6<sup>th</sup> cycle RHNA much like the SB2 Planning Grants.

The City of Milpitas was awarded the Local Early Action Planning (LEAP) grant to implement Housing Opportunity Zones, to utilize incentive-based zoning in its specific plan updates, and to provide incentives (permit streamlining, CEQA streamlining, objective design standards, and financial incentives) for affordable developers and mixed-income housing.

# County and Regional Programs

## BAY AREA COMMUNITY SERVICES

Bay Area Community Services (BACS) provides housing solutions for unhoused populations. BACS services include prevention, permanent and time-limited rental assistance, transitional and ongoing tenant support, mediation for landlord/tenant relationships, and a 24/7 hotline for housing emergencies, among other services.

## HOUSING TRUST SILICON VALLEY

Housing Trust Silicon Valley is a non-profit that has raised money to help with affordable housing projects and program through the County. As of March 2016, the Housing Trust has raised over \$104 million and has leveraged over \$1.88 billion to create over 13,553 housing opportunities for families and individuals within the County. Housing Trust Silicon Valley provided financial support for 86 affordable housing projects of \$55.7 million, which funded over 5,059 affordable rental units. In addition, it has made 2,306 loans to homebuyers, totaling over \$44.9 million. Lastly, Housing Trust of Silicon Valley provided homeless grants of over \$3.4 million to assist over 5,954 individuals.<sup>8</sup>

For the City of Milpitas, a total of fifty-five (55) low interest loans in the amount of \$536,620 were approved for Milpitas first-time homebuyers. The Housing Trust also provided loans for affordable housing projects. The organization provided \$500,000 to MidPen Housing to develop Devries Place Senior Housing, a 103-unit rental development for very low-income seniors. Lastly, Housing Trust, provided \$200,000 in funding to 1170 N. Park Victoria and 751 Vasona Ave. homes, two houses that comprise of ten individual rooms that houses ten extremely low-income seniors.<sup>9</sup>

## Local Programs

### AMERICAN RESCUE PLAN ACT FUNDS

The American Rescue Plan Act (ARPA) of 2021 is a \$1.9 trillion economic stimulus bill passed by the 117<sup>th</sup> United States Congress and signed into law by President Joe Biden on March 11, 2021. The City of Milpitas received \$16,736,815. The ARPA allocation to the City was available in two tranches, with the first half received on June 1, 2021 and the second half in June 2022. Funds need to be either expended or encumbered by December 31, 2024, with all funds to be expended by December 31, 2026. The City anticipates \$1.1 million in ARPA funding for the rent and mortgage relief program, incentivizing ADUs, and more. The City is applying for its 2019, 2020, and 2021 Permanent Local Housing Allocation (PLHA) entitlement of \$1,017,554. The draft plan includes \$200,000 to continue funding the HEAT team and the remaining to go to workforce housing rental assistance program and will be addressed by City Council in Fall 2022. For more information on the City's ARPA investment areas, visit the [Milpitas ARPA portal](#).<sup>10</sup>

### HOMELESS SUPPORT

On November 10, 2020, the City Council approved and authorized staff to enter into an agreement for homeless outreach, assessment, and street-based case management services with Santa Clara County. The assessment will place our residents in the Santa Clara County community queue, which is the pathway towards being placed in rapid rehousing, transitional or permanent affordable housing. On March 16, 2022, the City Council approved allocating \$100,000 from the Federal American Rescue Plan Act funding to the Homeless Engagement and Access Team (HEAT) to extend the homeless outreach, assessment, and street-based case management services contract for an additional year.

Assemblymember Alex Lee granted the City a one-time funding of \$1.5 million for homeless prevention and unhoused services. Of the \$1.5 million, \$700,000 is for rent relief. The City is currently drafting a plan to utilize this funding.

On September 6, 2022, the Milpitas City Council extended the agreement with WeHOPE Dignity on Wheels (mobile shower and laundry services) through January 15, 2023, for an additional \$15,000.

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<sup>8, 9</sup> Milpitas 5-Year Consolidated Plan (2017-2022), 2017. Retrieved from [http://www.ci.milpitas.ca.gov/pdfs/council/2017/062017/item\\_03B.pdf](http://www.ci.milpitas.ca.gov/pdfs/council/2017/062017/item_03B.pdf)

<sup>10</sup> Milpitas ARPA Portal. <https://arpa.ci.milpitas.ca.gov/>



## INCLUSIONARY HOUSING ORDINANCE

The City of Milpitas' Affordable Housing Ordinance (AHO) came into effect in July 2018 and was recently amended in February 2022. The AHO requires all new residential projects with ten or more units to develop 15% of the total number of units as affordable units.

The Ordinance provides incentives to developers to provide affordable housing units on site; however, a developer may satisfy the affordable housing requirement in other ways. Ownership housing projects must request and secure approval from the City Council for paying fees in lieu of construction. Rental projects, however, do not need special approval for this option. The affordable housing fees are adopted by City Council Resolution and adjusted annually for inflation. Thus far, the City has succeeded in approving all projects with on site development of inclusionary housing units.

**TABLE C-1: BUILDING PERMIT AFFORDABLE HOUSING FEES BY DATE FOR COMMERCIAL AND INDUSTRIAL USES**

Building Permit Application Date	Ownership	Ownership	Ownership	Rental
	Single Family (Fee/Sq Ft)	Townhome (Fee/Sq Ft)	Condominium (Fee/Sq Ft)	Apartment (Fee/Sq Ft)
July 1, 2019 – June 30, 2020	\$33.00	\$33.00	\$33.00	\$33.00
July 1, 2020 – June 30, 2021	\$35.13	\$35.13	\$35.13	\$35.13
July 1, 2021 – June 30, 2022	\$37.11	\$37.11	\$37.11	\$37.11
Each Subsequent Fiscal Year	Adjusted by Rate Index per Affordable Housing Ordinance			

Source: Affordable Housing Fees, City of Milpitas<sup>11</sup>

## MILPITAS RENT RELIEF PROGRAM

At the October 15, 2019 City Council meeting, the Milpitas City Council approved a Pilot Rent Relief Program, intended to provide various forms of financial assistance to Milpitas residents and families experiencing emergency housing needs.

The Rent Relief Program provides relief funding to eligible recipients for emergency housing needs such as rent, deposit relief, emergency hardship, eviction prevention, domestic violence relocation, child homelessness relief, and Section 8 Good Faith Deposit assistance. As of early February 2021, the program has assisted over 100 households with a total of over 300 residents.<sup>12</sup> The City anticipates \$1.1

<sup>11</sup> Affordable Housing Fees Resolution 8852. Retrieved from <http://www.ci.milpitas.ca.gov/wp-content/uploads/2020/07/R8852-Affordable-Housing-Fees-6-30-2020.pdf>

<sup>12</sup> Milpitas Rent Relief Program. Retrieved from <https://www.milpitas.gov/milpitas/departments/building-and-safety-department/rent-relief-program/>

million in ARPA funding for the Rent Relief Program. For rent relief, the City has allocated \$200,000 in City Funds, over \$650,000 in CDBG funding, and \$120,000 from an Emergency Food and Shelter Program (EFSP) grant for rent relief. An additional grant application for \$70,000 was approved in May 2022.

## Administrative Resources

### GREATER AFFORDABLE HOUSING DEVELOPMENT COMMUNITY

The City of Milpitas has a strong network of nonprofit agencies working towards providing affordable housing. The services and resources offered by these agencies help in meeting the housing needs of the community. Examples include:

- **BRIDGE Housing.** Since 1983, BRIDGE has been a mission-driven nonprofit working to strengthen communities and improving lives of residents by providing quality affordable housing. Montevista and Summerfield Homes, located close to transit in Milpitas and Silicon Valley jobs, offers 306 apartments, about half of which are affordable for working families with low incomes and the balance at market prices. (<https://bridgehousing.com/properties/montevista/>)
- **Charities Housing.** Charities Housing develops, preserves, and manages high quality, affordable housing for low-income individuals and their families. In Milpitas, they have developed Senior Group Homes in N. Park Victoria Drive. (<https://charitieshousing.org/senior-group-homes/>)
- **Core Companies.** Established in 1989, the Core Companies' vision is to create vibrant new home communities by focusing on enhancing the quality of life of its customers. Currently, the Core Companies is developing a 220-unit mixed-use residential and retail complex on South Main Street in Milpitas. (<https://thecorecompanies.com/project/south-main-street-plaza/>)
- **Jamboree Housing.** Jamboree is an affordable housing developer that builds affordable housing with services throughout California. Located in Milpitas, CA, Hillview Court is an example of Permanent Supportive Housing by Jamboree. Formerly an Extended Stay America, this motel conversion has been renovated into studio apartments for those experiencing homelessness or at risk of experiencing homelessness. Residents must qualify for this type of housing through the Santa Clara County Health Care Agency. Supportive housing is quality affordable apartment living with stabilizing services. (<https://www.jamboreehousing.com/blogs/affordable-housing-developer-partner/hillview-court-milpitas-santa-clara-county>)
- **MidPen Housing Corporation.** MidPen is a regional non-profit organization involved in the development, and acquisition and rehabilitation of affordable rental housing. MidPen also provides professional management services and on-site coordination of services to residents. DeVries Place in Milpitas, CA provides affordable rental homes for low-income seniors and integrates new construction with the historic rehabilitation of one of the oldest standing buildings in Milpitas. (<https://www.midpen-housing.org/property/devries-place/>)

# Opportunities for Energy Conservation

State law (Government Code Section 65583[a][8]) requires Housing Elements to contain an analysis of opportunities for energy conservation in residential development. In addition to aiding in the attainment of environmental goals, reducing energy consumption often leads to lower gas and electricity bills, thereby reducing housing costs.

Local governments can play an important role in encouraging energy conservation whether through policy, programs, regulations, education, and sometimes, financial incentives. For this Housing Element, opportunities for energy conservation in Milpitas are focused on residential energy conservation and the ability to reduce housing costs. As this analysis shows, Milpitas has taken numerous steps, often exceeding State mandates, to encourage energy conservation.

## Planning for Energy Conservation

### GENERAL PLAN

The Milpitas General Plan, adopted in 2021, includes the Conservation and Sustainability Element that balances the overall vision for preserving and improving Milpitas' high living standards and natural resources while simultaneously providing for economic development, balanced growth, sustainability, improved air quality and reduced energy use. Some policies within the General Plan that further Milpitas's vision include:

- **CON 1-3** Support innovative green building best management practices including, but not limited to, LEED certification, and encourage project applicants to exceed the most current "green" development standards in the California Code of Regulations (CCR), Title 24, as feasible.
- **CON 1-11** Consider incentive programs such as reduced fees, and permit expedition for projects that exceed mandatory energy requirements, incorporate alternative energy technologies, or support the City's energy objectives.
- **CON 1-13** Support projects and programs such as appliance upgrades and the use of electric appliances, and energy storage options that reduce the use of and reliance on natural gas.

### CLIMATE ACTION PLAN

A Climate Action Plan (CAP) is a strategic planning document that identifies how the community can achieve greenhouse gas (GHG) reduction targets consistent with Assembly Bill (AB) 32 and Senate Bill (SB) 32 goals. CAPs are short-term implementation documents that help ensure the more general goals and policies in the General Plan are enacted.

The May 2022 Public Review CAP identifies reduction measures and implementation actions that the City of Milpitas will use to achieve the State-recommended greenhouse gas (GHG) emissions reduction target of 40% below 1990 emissions levels by 2030. Building efficiency (BE) measures specify actions to reduce building energy use, improve local renewable generation, and increase building efficiency through Zoning Code updates, education, and partnerships with PG&E and Silicon Valley Clean Energy (SVCE). Relevant actions include:

- **Action BE-2.3.1:** Develop additional incentives, above and beyond expedited building permit processing, for projects that incorporate sustainable design approaches and/or elements that exceed local, regional, and State requirements.
- **Action BE-2.4.2:** Connect building owners to funding resources and financing options, such as Energy Upgrade California, for energy efficiency retrofits and improvement projects.
- **Action BE-2.5.1:** Work with PG&E, SVCE, and other agencies to provide free energy audits of existing residential and nonresidential buildings.

The CAP also establishes implementation programs and a framework to monitor and report progress.

## SPECIFIC PLANS

The City of Milpitas facilitates energy conservation through its residential development and zoning standards by encouraging high-density residential development near transit amenities, e.g., transit-oriented development. Through implementation of the Midtown and Metro Specific Plans, Milpitas has supported a significant amount of ongoing multifamily residential development in areas within walking distance to the city's BART and VTA light rail stations. As a result, the Specific Plans encourage transit use among occupants of new developments in the city thereby reducing car trips and the associated energy usage.

Additionally, the Metro Plan promotes walking and biking for short internal trips. For example, the Metro Specific Plan requires new development to install sidewalks, and the City intends to provide pedestrian bridges over major streets, such as Great Mall Parkway and Capitol Avenue which will be constructed using funding generated by the impact fees. The City also recently completed the completed the Montague Expressway which is now open to public. The Metro Specific Plan is planned for adoption in winter 2022, and the Gateway-Main Street Specific Plan (new name for Midtown Specific Plan) is currently underway with anticipated adoption by the end of 2024.

## Green Building Program

Milpitas further promotes energy conservation in new construction through implementation of the City's Green Building Ordinance (adopted in 2008 and updated in January 2014 and 2019). The Green Building Program applies to both residential and nonresidential construction and also implements these additional green building policies:

- The U.S. Green Building Council's LEED rating system for non-residential buildings and Build It Green's GreenPoint Rated system for residential buildings have been adopted as the official green building standards for the City of Milpitas.
- Planning applications for new buildings must include a completed LEED or GreenPoint Rated checklist for informational purposes.

The Milpitas 2019 Energy Reach Codes, local amendments to the 2019 California Energy Code, incorporated amendments related to building electrification, mixed fuel construction, electric vehicles, and solar photovoltaic systems. The code mandates all future newly constructed mixed fuel buildings and additions to comply with electric appliances, including but not limited to the fireplace, oven, heater, water heater, clothes dryer, etc. The code also requires new buildings to have solar panels and electric vehicle charging infrastructure installed.

# Energy Conservation

Silicon Valley Clean Energy and the Bay Area Regional Energy Network (BayREN) offer rebates to residents to help electrify, improve efficiency, and reduce energy use. Residents can apply for rebates from both providers. A list of services and rebates is available on the City's website. (<https://www.milpitas.gov/incentive-corner/#1647888006930-f10e66e4-dda7>)

## SILICON VALLEY CLEAN ENERGY (SVCE)

Silicon Valley Clean Energy is a public, not-for-profit agency that provides clean electricity across thirteen Silicon Valley communities, including Milpitas. Residents and businesses in the SVCE service area with existing PG&E accounts are automatically enrolled in SVCE's GreenStart electric generation service. SVCE's GreenStart service provides carbon-free electricity at costs below PG&E. SVCE customers can participate in financial assistance programs administered by PG&E.

Additionally, SVCE supports residential customers switch from natural gas to clean energy through educational services and financial incentives. Customers interested in energy efficiency can, with a valid library card and at no charge, take advantage of the Do-It-Yourself (DIY) Home Energy Saving Toolkit that includes materials (e.g., LED light bulbs, low-flow faucet aerators, low-flow shower head, weatherstripping) and tools (e.g., thermal detector, water flow rate bag, Kill-A-Watt Meter). SVCE also offers guidance on home electrification through the e-hub, an online assistant that SVCE often couple with rebates.

## BAYREN

BayREN is the Bay Area Regional Energy Network, a collaboration of local governments representing the nine Bay Area counties plus the Association of Bay Area Governments that works to support communities to equitably achieve state and local climate and energy goals. BayREN provides outreach, training, technical assistance, funding, and resources to the Bay Area's nine counties.

One service provided by BayRen is the BayREN Home+ program, which provides homeowners with rebates and technical assistance to make energy-efficiency home improvements. BayREN programs for single-family and multi-family developments are listed below.

### Single Family Home Upgrade program

- Provides rebates up to \$5,000 for energy efficient upgrades
- Provides rebates up to \$300 for a home energy assessment

### Single Family Home Energy Score program

- Provides \$200 for a home score evaluation

### Bay Area Multifamily Building Enhancements (BAMBE)

- Provides rebates up to \$700 per property for energy and water upgrades that reduce water and energy by at least 15%
- Offers free energy consulting



## PROPERTY ACCESSED CLEAN ENERGY PROGRAM (PACE)

The Property Accessed Clean Energy Program (PACE) is a financing program that allows residents to finance a wide range of energy and water efficiency upgrades by making payments through property tax bills. Energy efficient upgrades help lower utility bills and improve comfort and local air quality. PACE programs are available to help residents and businesses save energy and water while improving the quality of their home or building. Eligible upgrades include heating and cooling, solar panels, insulation, roofing, windows, grey water systems, and plumbing. PACE financing partners include Dividend and PACEfunding.

## LOCAL UTILITY PROGRAMS

In addition, the City provides outreach on an ongoing basis to inform residents about the Pacific Gas & Electric's Energy Savings Assistance Program. This program provides income-qualified customers with services to help reduce energy use and decrease energy costs, including minor home improvements, replacement of old appliances, and information on energy conservation.