



APPENDIX D

Review of Past Accomplishments

Pursuant to Government Code Section 65588(a), each jurisdiction must evaluate the effectiveness of the previous housing element goals, policies, and programs and their appropriateness in contributing to the attainment of the State's housing goals. The City's progress in implementing the housing element programs is also documented in this section, including recommendations on program continuance, modification, or elimination.

Based on State law, a housing program should have specific actions, timeline for implementation, and measurable outcomes. Ongoing implementation of the City's Municipal Code or an adopted Specific Plan without specific actions is not included in this 2023-2031 Housing Element as a housing program.

Effectiveness in Addressing Special Housing Needs

The City of Milpitas has extensive housing needs among its lower income households, especially those with special needs. The City, however, has limited resources to address those needs. Between 2015 and 2021, the City was able to achieve the following to benefit the special needs populations:

- **Affordable Housing Development.** 355 Sango Court is an affordable housing project consisting of 102 apartments (23 studios, 40 one-bedroom units, 27 two-bedroom units, and 12 three-bedroom units.) Some of the units will be for formerly homeless veterans.
- **Housing Rehabilitation.** Through the City's funding for Rebuilding Together Silicon Valley, 203 households were assisted with rehabilitation assistance. Specifically, 148 senior households received assistance and 106 households received assistance to make accessibility improvements for household members with disabilities.
- **Housing and Services for the Homeless.** In 2021, the City convened an ad hoc homelessness task force with the objective to expand resident participation in addressing homelessness issues within the City and provide solutions, feedback, and input that will contribute to improving the quality of life of the Milpitas community, neighborhoods, and residents. On March 16, 2022, the City Council approved allocating \$100,000 from the Federal American Rescue Plan Act funding to extend the homeless outreach, assessment, and street-based case management services contract for an additional year. In 2022, the City Council received the task force report and recommendations, further research on homelessness program and project options, and directed staff to conduct a feasibility study for a tiny home village with case management services.
- **Permanent Supportive Housing.** [In 2020, 1000 Hillview Court, formerly an Extended Stay America was converted into Permanent Supportive Housing for those experiencing homelessness or at risk of experiencing homelessness. The motel was converted into 132 studios using funds from the HCD's Homekey grant, County of Santa Clara's Measure A bridge loan, and Santa Clara County Housing Authority \(SCCHA\) HUD-VASH vouchers. To increase community support, the developer and Santa Clara County worked closely with partners such as local housing advocates and held several online neighborhood workshops to hear local concerns and engage the community as well as provide insightful information about the success of Permanent Supportive Housing.](#)

Progress Towards Implementation of the 2015-2023 Housing Element

Table D-1 summarizes the housing programs adopted in the 2015-2023 Housing Element, including program objectives and accomplishments. An evaluation of the effectiveness and appropriateness of each program is included to aid in the development of the 2023-2031 Housing Element programs. For programs combined or carried over to 2023-2031, it also references the new Housing Element Program number.

TABLE D-1: 2015-2023 HOUSING PROGRAM ACHIEVEMENTS

2015-2023 Housing Element Program	2015-2023 Achievements	Appropriateness for 2023-2031 Housing Element
Goal A. Provide Adequate Sites. Maintain adequate sites to accommodate the City's share of the regional housing needs, including sites that are appropriate for the development of housing affordable to very low-, low-, moderate- and above moderate-income households.		
Policy A-1: Facilitate land acquisition and assembly.		
Program A.1.1: The City will continue to work with local property owners to assemble small sites for future developments.	<p>In 2018, the City of Milpitas, in conjunction with the County of Santa Clara County, and Resources for Community Development began coordinating the purchase of 355 Sango Court by Sango Court L.P. While the land purchase closed escrow in early 2019, the property was entitled in 2018 and will go towards the development of 102 deeply affordable units. The building permit was issued in 2021. Construction of this project began in February 2022 and is anticipated to be complete by Fall 2023.</p> <p>As of 2020, City staff is working with property owners to assemble small parcels, with a focus on the Gateway-Main Street Specific Plan area (former Midtown Specific Plan) and Milpitas Metro Specific Plan area (former Transit Area Specific Plan, or TASP). As staff undertakes updates to both the Milpitas Metro and the Gateway-Main Street Specific Plan in 2020 - 2023, staff will work closely with property owners to incentivize and identify other sites for lot assemblage to allow greater residential densities in close proximity to public transit.</p>	Ongoing Program 2023-2031, HE Program 3.
Policy A-2: Consider land use re-designation as needed		
Program A.2.1: Consider land use re-designations as needed in order to accommodate specific residential projects.	The City identified areas for redesignation for either greater residential densities or mixed uses that allow residential in the General Plan Update. The General Plan Update was adopted on March 9, 2021.	Program was completed through the General Plan Update and is not included in the 2023-2031 Housing Element.

2015-2023 Housing Element Program	2015-2023 Achievements	Appropriateness for 2023-2031 Housing Element
Goal B. Maintain and Preserve Housing Resources. Maintain high-quality residential neighborhoods and preserve existing housing resources, including units affordable to extremely low-, very low-, low-, and moderate-income households and market rate units.		
Policy B-1: Enforce housing codes and regulations to correct code violations while minimizing the displacement of residents.		
Program B.1.1: Continue to enforce existing codes through Code Enforcement Program, specifically through the Neighborhood Beautification Ordinance (NBO).	The City's code enforcement officers continue to enforce the Neighborhood Beautification Ordinance and the following subsections of the Milpitas Municipal Code: Solid Waste, Graffiti, Animal, Zoning Signs, Noise, Junk Car, and Administrative Citations.	Ongoing Program 2023-2031, HE Program 5
Program B.1.2: Assist any households displaced by code enforcement activities to relocate to other suitable housing, affordable to the displaced households, through the Replacement/Relocation Program.	Code enforcement activities did not displace any households during the planning period and therefore no replacement or relocation assistance was needed. The City established the Milpitas Rent Relief Program in 2019 to provide short-term assistance and prevent displacement of residents.	Ongoing Program 2023-2031, HE Program 5. This program is part of the City's Affirmatively Furthering Fair Housing (AFFH) actions on tenant protection and anti-displacement efforts.
Policy B-2: Provide assistance for the rehabilitation of housing units occupied by very low-income and low-income households.		
Program B.2.1: Assist between 16 and 24 very low- and low-income owner households through the Housing Rehabilitation Program during the planning period.	The City continues to refer these projects to Rebuilding Together Silicon Valley and uses CDBG funds to support the program. As of May 2022, 203 households have been assisted through Rebuilding Together Silicon Valley.	Ongoing Program 2023-2031, HE Program 6
Program B.2.2: Provide CDBG funds to Rebuilding Together to provide safety, accessibility, and mobility repairs to mobile and single-family homes owned by very low- and low-income households.	The City continues to provide funding support to Rebuilding Together, assisting 203 households: 2021-22 - \$173,970 2020-21 - \$245,205 2019-20 - \$175,000 2018-19 - \$120,000	This program is combined with Program B.2.1 above and is HE Program 6 in 2023-2031
Program B.2.3: Support Project Sentinel, which provides fair housing assistance, landlord-	The City continues to provide funding support to Project Sentinel for fair housing and recently also for COVID-19 related rent relief/reduction services through	On-Going Program 2023-2031, HE Program 7. This

2015-2023 Housing Element Program	2015-2023 Achievements	Appropriateness for 2023-2031 Housing Element
tenant mediation services, and mortgage default counseling to Milpitas residents.	negotiations with tenants, property owner, mortgage holder, and mediators. An estimated 150-200 persons are assisted with fair housing and tenant/landlord services annually. And 1,115 persons have been assisted to date.	program is part of the City's Affirmatively Furthering Fair Housing (AFFH) actions on fair housing outreach and enforcement.
Policy B-3: Monitor the need to replace infrastructure as needed to conserve older neighborhoods.		
Program B.3.1: Allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure is approaching obsolescence when updating the Capital Improvement Program.	The Public Works Utility Engineering Division completed new master plans for water, sewer, and stormwater along with an all utility financial master plan in January 2021. This assessment evaluates the infrastructure of the City as a whole (versus looking at only older neighborhoods) to determine the likelihood of failure and the potential impact. Staff is reviewing draft master plan reports and capital improvement recommendations. These master plans will inform the City's financial master plan. The City began drafting the financial master plan in January 2022.	On-Going Program 2023-2031, HE Program 10. Further public infrastructure and park improvements are planned in lower resource areas as part of the City's Affirmatively Furthering Fair Housing (AFFH) actions on place-based strategies for neighborhood improvements.
Policy B-4: Collaborate with other public and private entities to ensure that no extremely low-, very low-, or low-income residents are adversely impacted by the conversion of existing affordable housing projects to market rate rents.		
<p>Program B.4.1: Monitor the status of the 149 units at-risk of conversion to market rate at Sunnyhills Apartments. If units convert to market-rate:</p> <p>Establish contact with public and non-profit organizations to inform them of the potential conversion status of Sunnyhills Apartments and to determine interest in purchasing and/or managing units at-risk.</p> <p>Provide technical assistance and support to these organizations with respect to financing to acquire or replace these units.</p>	<p>In March 2018, the City and the owner reached an agreement to renew the HUD contract for an additional five years, with the City reimbursing the owner for \$250,000 per year for 5 years, for improvements and repairs completed on the property.</p> <p>The owner is renewing the HUD contract for five years, extending to February 2028. The City submitted a support letter to HUD.</p>	<p>On-Going Program 2023-2031, HE Program 11 to continue to monitor the affordable rental housing stock for at-risk units.</p> <p>This project will continue to be monitored for extension of the HUD contract, including to renew the contract beyond 2028.</p>

2015-2023 Housing Element Program	2015-2023 Achievements	Appropriateness for 2023-2031 Housing Element
<p>Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures, Section 8 vouchers available, and other housing opportunities in the City for low-income households.</p> <p>Assist tenants to obtain priority status on the Section 8 Waiting List.</p>		
<p>Policy B-5: Maintain the existing stock of housing affordable to extremely low-, very low-, low-, and moderate-income households that is provided through the private market and provide tenant protections for apartment units at risk of condominium conversion.</p>		
<p>Program B.5.1: Continue to administer its condominium conversion ordinance to minimize the negative impacts of conversions on the rental market.</p>	<p>No condominium conversions were proposed during the 2015-2023 Housing Element Update cycle.</p>	<p>The City will continue to implement the condominium conversion ordinance. However, this routine function is not included in the 2023-2031 Housing Element as a specific housing program.</p>
<p>Program B.5.2: Continue to administer its mobile home rent control ordinance, which regulates rental rates and the rights and responsibilities of tenants and property owners for the three mobile home parks in Milpitas.</p>	<p>Milpitas continued to administer the ordinance throughout the planning period.</p> <p>The City conducted meetings with the Housing Subcommittee, developed the Rent Review Ordinance, and took it to Council in 2019, just as AB 1482 was signed into law. Due to AB 1482, the program has had inquiries, but has not been used. In 2019, the City awarded Project Sentinel a \$50,000 contract to administer the Milpitas Rent Review Ordinance. The program helps tenants and landlords resolve rent increase disputes, prohibits discrimination based on a tenant's source of income, and prohibits landlord retaliation.</p>	<p>Ongoing Program 2023-2031, HE Program 13 (Mobile Home Control). This program is part of the City's Affirmatively Furthering Fair Housing (AFFH) actions on tenant protection and anti-displacement efforts.</p> <p>Ongoing Program 2023-2031, HE Program 14 (Rent Review) is part of the City's Affirmatively Furthering Fair Housing (AFFH) actions on tenant protection and anti-displacement efforts. As AB 1482 has a</p>

2015-2023 Housing Element Program	2015-2023 Achievements	Appropriateness for 2023-2031 Housing Element
		sunset date of 2030, the City's own Rent Review Ordinance would become a relevant tool should AB 1482 not be extended.
Goal C. Facilitate New Housing Production. Promote new housing development and remove public infrastructure constraints to new housing development.		
Policy C-1: Continue to facilitate housing production through implementation of the TASP and Midtown Specific Plan (renamed Milpitas Metro Specific Plan and Gateway-Main Street Specific Plan, respectively)		
Program C.1.1: Continue to expedite environmental review in the TASP area by utilizing the Specific Plan EIR for projects that are consistent with the TASP.	When possible, the City is tiering off the Metro (TASP) EIR to streamline the required CEQA analysis for development projects in the Metro (TASP) area that are consistent with the Metro (TASP).	Ongoing Program 2023-2031, HE Program 20. A program has been included in to adopt the specific plans to facilitate the production of housing.
Program C.1.2: Continue to implement the planning and design guidelines specified in the Midtown and Transit Area Specific Plans, including minimum densities, intensive land utilization, and mixed-use zoning.	<p>As of 2022, the City is in the process of updating the Metro (TASP) and Gateway-Main Street Specific Plans with new design guidelines, densities, and land use designations. The City is also preparing <u>adopted</u> Objective Design Standards for residential and mixed-use developments to establish clear and implementable design criteria <u>in November 2022</u>. The Metro Plan is expected to be completed and adopted by <u>winter-spring 2022-2023</u>.</p> <p>The City kicked off an update of the Midtown Specific Plan in late 2021. The Plan will be renamed as the Gateway-Main Street Specific Plan. Consultants have completed work on the Existing Conditions and Market Analysis, and the City Council received an initial presentation on May 17, 2022. Public engagement meetings and stakeholder interviews are underway. Development of plan policies and strategies for future development will continue into 2023. Adoption of the update is expected by the end of 2023.</p>	Ongoing Program 2023-2031, HE Program 20. A program has been included in to adopt the specific plans to facilitate the production of housing.
Policy C-2: Address public infrastructure constraints to housing production where feasible.		
Program C.2.1: Coordinate sanitary and storm sewer improvements with the Cities of	The City updated the Urban Water Management Plan (UWMP) and Water Storage Contingency Plan (WSCP) in 2020. Both were adopted on June 15, 2021. The Plan	Program was completed through the 2020 UWMP and 2020

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San Jose and Santa Clara and other relevant agencies if needed to acquire sufficient wastewater capacity to serve residential development.	update was coordinated with the Metro (TASP) and Midtown Plan updates to ensure that there will be adequate water and sewer infrastructure to support the City's development potential.	WSCP and is not included in the 2023-2031 Housing Element.
Program C.2.2: Continue to work with the Santa Clara Valley Water District to reduce the extent of the flood plain on the housing sites identified in the Midtown Specific Plan in accordance with the Safety Element Update currently in progress.	The City's Safety Element was updated as part of the General Plan Update, adopted on March 9, 2021. The City is in the process of updating the Gateway-Main Street Specific Plan.	This program is removed from the 2023-2031 Housing Element as a separate program.
Program C.2.3: On an ongoing basis, explore alternatives to the on-site retention of stormwater on each housing site, including the development of an area-wide retention pond or allowances for porous pavement and other surfaces that can absorb runoff.	As of 2022, City staff has not begun coordinating efforts with the Engineering Department.	Ongoing coordination with City departments is a routine staff function and not considered a housing program in the 2023-2031 Housing Element.
Program C.2.4: Continue to pursue State and federal grants and other financing to reduce the cost of off-site traffic improvements for housing developers in the city.	Staff collaborates with the Engineering Department on any financing options and/or grants to reduce off-site traffic improvement costs to developers.	Ongoing coordination with City departments is a routine staff function and not considered a housing program in the 2023-2031 Housing Element.
Program C.2.5: Continue to monitor additional infrastructure improvements needed for access to the Union Pacific Site.	The Union Pacific site will be identified as an "Urban Reserve" area in the Gateway-Main Street Specific Plan, and the plan document will provide guiding principles for future development should the market support change. Otherwise, this area will not be treated as a potential growth area.	This is removed from the 2023-2031 Housing Element.
Policy C-3: Facilitate the development of executive-luxury style housing to support the City's economic development strategy.		
Program C.3.1: Continue to work with builders developing high-rise buildings and with custom homebuilders to assist in the	In 2019, Lyon Living applied for building permits for their 7-story, 355 for-sale luxury apartment, mixed-use development.	Market conditions have changed, and the City has a need for workforce housing.

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creation of additional executive-luxury style housing within the city.	The City has approved high-density residential projects on all four of the Lyon Living sites in the Metro area. Two of the buildings are complete, one is almost complete, and the fourth and final building will break ground soon. All have amenities, including rooftop pools, but are not necessarily considered “luxury” housing.	Luxury housing is no longer a priority of the City and is not included in the 2023-2031 Housing Element.
Goal D: Support Housing Diversity and Affordability. Support the development of a diverse range of housing types, including rental and ownership units, housing affordable to all economic segments of the community, and housing for individuals with special housing needs.		
Policy D-1: Seek out new funding sources to support the development and preservation of housing that is affordable to extremely low-, very low-, low-, and moderate- income households and housing for individuals with special housing needs.		
Program D.1.1: Advocate for policies and legislation at the State and Federal level that increase the funding available to support the development and preservation of housing that is affordable to extremely low-, very low-, low-, and moderate-income households.	<p>The City did not advocate for any specific policies or legislation at the state or federal level in 2020 or 2019 but did receive periodic updates on COVID-19 response and on the Federal CARES Act. The City is using CARES Act funding to provide rent relief to prevent homelessness and to prevent further spread of COVID-19 among vulnerable populations. Milpitas received additional federal dollars due to the higher risk of eviction in this area.</p> <p>In 2019, the Council was briefed on many important housing bills including Assembly Bill 1482 (The Tenant Protection Act) and several bills relating to streamlining the development of Accessory Dwelling Units.</p> <p>The City of Milpitas has been working closely with developers and the County of Santa Clara to secure Measure A funds to help build affordable housing. One such project, 355 Sango Court, was entitled in 2018 and will lead to the construction of 102 deeply affordable rental units. Another project, 1000 Hillview Court, formerly an Extended Stay America was converted into Permanent Supportive Housing for those experiencing homelessness or at risk of experiencing homelessness using Homekey grants, Measure A loan, and HUD-VASH vouchers.</p> <p>In addition, the City facilitated the conversion of 1380-1400 South Main Street from market-rate housing to 100 percent affordable housing.</p> <p>The City is also using CARES Act funding to provide rent relief to prevent homelessness and to prevent further spread of COVID-19 among vulnerable populations.</p>	Advocating for legislation that can further the City’s housing goals is a routine City staff function and not included in the 2023-2031 Housing Element as a separate housing program. However, the 2023-2031 Housing Element includes actions within specific program to pursue additional resources to finance affordable housing development, including HE Programs 4, 6, 11, 16, and 22.

2015-2023 Housing Element Program	2015-2023 Achievements	Appropriateness for 2023-2031 Housing Element
<p>Program D.1.2: Monitor federal, State, and other public and private funding sources that support the development and preservation of housing that is affordable to extremely low-, very low-, low-, and moderate-income households and submit applications for funding as appropriate.</p>	<p>In 2020, productivity on a package of state housing bills was limited due to COVID-19 and other challenges. Staff will continue to monitor how Milpitas can help avoid mass evictions and prevent homelessness as the pandemic continues. The City received a Regional Early Action Planning (REAP) Grants to assist in preparing the 6th cycle Housing Element and AFFH assessment. Staff will continue to pursue Priority Development Area Planning (PDA) Grants from ABAG/MTC for housing planning. In 2019, the City applied for one-time SB2 planning grant funding to prepare for expedited plan review and to facilitate the construction of Accessory Dwelling Units (backyard cottages). The City continues to monitor federal appropriations that may impact Community Development Block Grant program funding for Milpitas. The City also continues to monitor and seek County and state housing grants for planning, financing, and construction,</p>	<p>Continue to monitor and pursue funding sources, 2023-2031, included in HE Programs 4, 6, 11, 16, and 22.</p>
<p>Policy D-2: Facilitate the development of at least 565 new housing units affordable to moderate-income households, 570 units affordable to low-income households and 1,004 new housing units affordable to very low-income households.</p>		
<p>Program D.2.1: Continue to operate its Below-Market Rate Financing Program for new construction.</p>	<p>The City anticipates the construction of approximately 300 new affordable units over the next few years. These will be built as stand-alone affordable housing and as mixed-income housing in compliance with the City's on-site inclusionary ordinance.</p> <p>308 Sango and 355 Sango are both 100% affordable projects. Finch Hollow, 2001 Tarob Court, 600 Barber Lane, and Sunnyhills (infill) and other projects included on-site below-market rate (BMR) units.</p>	<p>Ongoing 2023-2031, HE Program 16, with the goal of pursuing additional funding sources.</p>
<p>Program D.2.2: Promote affordable units in residential projects. Aim for a minimum percentage (20 percent) of units in all housing developments to be affordable to lower and/or moderate-income households.</p>	<p>On June 19, 2018, the City of Milpitas passed Ordinance 297. The Ordinance created a 15% Inclusionary Housing requirement requiring any new project of 10 units or more to build at least 15% of the total units as affordable or pay a fee in lieu of building the units. In 2022, the City amended administrative guidelines to assist with implementation and is exploring additional ways to encourage on-site compliance rather than in-lieu fees.</p>	<p>Ongoing 2023-2031, HE Program 16, with the emphasis on encouraging on-site affordable units.</p> <p>This program is part of the City's Affirmatively Furthering Fair Housing (AFFH) actions on tenant protection and anti-displacement efforts</p>

2015-2023 Housing Element Program	2015-2023 Achievements	Appropriateness for 2023-2031 Housing Element
Program D.2.3: Continue to provide density bonuses in accordance with the City's Density Bonus Ordinance.	The City worked with a number of developers to utilize the density bonus, including 308 Sango Court, 600 Barber Lane, the Sunnyhills apartments, and other proposed developments.	Ongoing 2023-2031, HE Program 21, and action to update the Zoning Code to reflect recent changes to SDBL.
Program D.2.4: Continue to provide fee reductions, waivers, or financial assistance to cover the cost of fees for housing developments that provide units that are affordable to lower or moderate-income households.	355 Sango Court received fee reductions.	This program is combined with other incentives to facilitate affordable housing development. 2023-2031, HE Program 16 and new Program 15.
Program D.2.5: Allow for deviations from development standards or provide other incentives to developers that agree to provide community benefits such as housing that is affordable lower and/or moderate- income households, when possible.	<p>In 2019, the City Council approved the development of 1005 N. Park Victoria Dr, a single-family development, with 4 duet style units of affordable housing.</p> <p>The City completed a Development Handbook and ADU Toolkit to clarify the City's development review process and ADU regulations. The City is also implementing a web based ADU tool to allow homeowners to visualize where an ADU can be located on their property and design their own ADUs by selecting or customizing pre-approved designs. These efforts are expected to improve customer service, reduce permit processing times, and streamline ADU production.</p> <p>All relevant changes made to California Law regarding secondary dwellings are reflected in the City's website in the general information section of the "ADU Corner" webpage that was added to the City's website in 2021.</p> <p>The City is studying the designation of a Housing Opportunity Zone (HOZ) and incorporating incentive-based zoning in its specific plan updates to provide incentives (permit streamlining, CEQA streamlining, relaxed development standards, and financial incentives) for affordable developers and mixed-income housing.</p> <p>Draft HOZ policy framework and test sites were presented to the City Council in August 2022 for initial discussion.</p>	<p>Ongoing program 2023-2031, HE Program 16 and new HOZ Program 15.</p> <p>City efforts on facilitating ADU development is included in the 2023-2031 Housing Element as a separate housing program (Program 4).</p> <p>City efforts on the HOZ development is included in the 2023-2031 Housing Element, Program 15.</p>
Policy D-3: Promote homeownership opportunities for low- and moderate-income households.		

2015-2023 Housing Element Program	2015-2023 Achievements	Appropriateness for 2023-2031 Housing Element
Program D.3.1: Continue to provide assistance to first-time homebuyers to purchase below market rate units.	The City placed \$50,000 in the FY 2020 budget and \$200,000 in the FY 2019 budget for first-time homebuyer down payment assistance. In 2020, the program assisted two households with down payment assistance.	Ongoing 2023-2031, HE Program 19.
Policy D-4: Support the development of housing for individuals and households with special housing needs.		
Program D.4.1: Encourage affordable housing developers to include units for extremely low-income households in future developments and provide its housing trust funds to subsidize development costs to achieve affordability targeting to extremely low-households.	Hillview and Sango are two projects that include extremely low-income units. In 2020, 1000 Hillview Court, formerly an Extended Stay America was converted into Permanent Supportive Housing for those experiencing homelessness or at risk of experiencing homelessness	This program is combined with other incentives to facilitate affordable housing development. Ongoing program 2023-2031, HE Program 16 and new Program 15 (HOZ).
Program D.4.2: Continue to facilitate the development of emergency and transitional housing through financial and/or other incentives.	In 2019, the City Council Housing Subcommittee heard agenda items regarding the development of emergency and transitional housing. In 2020, the City endorsed the County's 2020-2025 Community Plan to End Homelessness and two Councilmembers served on the County's Unhoused Task Force where development of emergency and transitional housing was discussed. No immediate action was taken.	The 2023-2031 Housing Element, Program 21, includes actions to amend the Zoning Code to comply with AB 2162 (Supportive Housing), AB 139 (Emergency Shelters), and AB 101 (Low Barrier Navigation Centers).
Program D.4.3: modify its Zoning Ordinance to allow transitional and supportive housing in all mixed-use zoning districts that allow residential uses, subject to the same requirements as other residential uses in the same zones.	Due to workload constraints, these actions will be implemented in the next Housing Element cycle. The City will implement Housing Opportunity Zones through overlay zoning districts to incentivize transitional and supportive housing. Ordinance 38.822 was amended in May 2015, permitting transitional and supportive housing in the mixed-use zoning district. The HOZ process is anticipated to be completed in 2023.	The 2023-2031 Housing Element, Program 21, includes actions to amend the Zoning Code to comply with AB 2162 (Supportive Housing), AB 139 (Emergency Shelters), and AB 101 (Low Barrier Navigation Centers).
Program D.4.4: Continue to support emergency services and housing resources consistent with the City's ongoing commitment to and participation	In 2020, the City endorsed the County's 2020-2025 Community Plan to End Homelessness and two Councilmembers served on the County's Unhoused Task Force. The City implemented mobile shower and laundry service in Milpitas, and homeless street	The 2023-2031 Housing Element, Program 22, includes specific actions for addressing

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in the Santa Clara County Continuum of Care Plan.	<p>outreach, assessment, and case management services in partnership with the County's Office of Supportive Housing.</p> <p>The City also moved to form a Homelessness Task Force which convened in 2021.</p>	homelessness in the city.
Program D.4.5: Continue to provide funds (through CDBG and other programs) to local non-profits such as Rebuilding Together to assist residents with home retrofits.	See Program B.2.1 and Program B.2.2.	This program is integrated with other programs, 2023-2031 HE Program 6.
Program D.4.6: Require units that are accessible to individuals with disabilities in new housing developments.	Milpitas continues to require accessible units in new housing developments as required by the governing laws such as those given in the response below, and any local requirements as stipulated by ordinance.	Ongoing 2023-2031 that address special needs housing, such as incentivizing affordable housing development for special needs groups, including 2023-2031 HE Programs 21, 22, and 23.
Program D.4.7: Enforce Title 24 of the California Building Code and the Americans with Disabilities Act (ADA) when reviewing proposed development plans.	Milpitas will continue to enforce Chapter 11A HOUSING ACCESSIBILITY, Chapter 11B ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMODATIONS, COMMERCIAL BUILDINGS, AND PUBLIC HOUSING of the California Building Code, Title 24 Part 2, and other accessibility laws such as the Unruh Civil Rights Act for units that are subject to its requirements. Refer to Division I, Part 2, of the California Civil Code for additional information regarding application and interpretation.	Enforcing Title 24 requirements is a routine City function and not included in the 2023-2031 Housing Element as a separate housing program.
Program D.4.8: Provide information on housing resources and suitable housing opportunities in Milpitas to individuals with disabilities.	The City provides information to residents on website and via responses to inquiries.	Ongoing for 2023-31 Housing Element, Program 22.
Program D.4.9: Work with the San Andreas Regional Center to implement an outreach program, including an informational brochure, City webpage update, and workshops, that informs residents on housing and services	In 2015, the City began offering informational brochures in the City Hall lobby. The City's Recreation and Community Services has continued to promote inclusive programming through its classes and programs with a more streamlined intake process with a single point of contact. In 2020, staff conducted a Families with Special Needs Focus group for feedback	This program is combined with Program D.4.8 above to address housing resources for persons with special housing needs.

2015-2023 Housing Element Program	2015-2023 Achievements	Appropriateness for 2023-2031 Housing Element
available for persons with developmental disabilities.	on current programs and ideas for new programming. RCS staff continue to work on offering programs that promote inclusiveness. Special Events now include quiet spaces and, in some cases, special adaptive sessions. Families with children with special needs are referred to San Andreas Regional Center if they are unaware of services for their family.	2023-31 Housing Element, Program 22.
Program D.4.10: During project review, encourage the inclusion of studio and four- bedroom units in new projects as feasible and provide financial and regulatory incentives when possible.	Staff worked with several developers, including 1380-1400 S. Main Street, to allow for greater numbers of studio units in Milpitas.	Ongoing 2023-2031 HE Programs 16 and 23.
Policy D-5: Support alternative housing types such as live/work lofts and manufactured housing.		
Program D.5.1: Consistent with the Midtown Specific Plan, the City will favorably consider applications for live-work units in zoning districts where live-work units are a permitted or conditionally permitted use.	The City kicked off an update of the Midtown Specific Plan in late 2021. The Plan will be renamed as the Gateway-Main Street Specific Plan. Consultants have completed work on the Existing Conditions and Market Analysis, and the City Council received an initial presentation on May 17, 2022. Next steps include public engagement meetings and stakeholder interviews. Development of Plan policies and strategies for future development will continue into 2023. Adoption of the update is expected in 2023.	This is combined with the Midtown Specific Plan update. 2023-2031, HE Program 20 has been included to adopt the specific plans to facilitate the production of housing.
Program D.5.2: Continue to permit manufactured housing in R1 zones subject to the same architectural requirements and development standards as other dwellings in the same zone.	Under current zoning, a single manufactured home may be permitted on lots zoned for single-family dwellings where it has been determined the lot and structure are compatible. In districts where site plan and architectural review is not generally required for single-family dwellings, the site plan and architectural review process shall be utilized to initially determine if a lot and structure is compatible for a manufactured home. Compatibility of a lot and structure shall be determined by such factors as height, bulk, and character of other structures in the neighborhood. If a lot and structure is determined to be compatible, site plan and architectural review is limited only to specifying roof overhang, roofing material and siding material based on the following standards.	Program is complete and is not included in the 2023-2031 Housing Element.
Program D.5.3: Modify the zoning ordinance to allow manufactured housing in all zoning districts where residential development is	The City will consider additional Zoning Code modifications during the 2024 Zoning Code Update. Ordinance 38.822, adopted in 2015, modified the	Ongoing for 2023-2031 Housing Element, Program 21.

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allowed, subject to the same architectural requirements and development standards as other dwellings in the same zone.	Zoning Code to permit manufactured housing in the R1 and R2 zones.	
Policy D-6: Support the inclusion of space for childcare facilities in new residential developments.		
Program D.6.1: Continue to encourage new residential developers to provide space for childcare facilities.	This program is being considered in both the Metro (TASP) and Midtown Plan updates. Both plans will include a policy to encourage the development of childcare facilities in each Specific Plan area.	This program is included with specific actions and incentives, 2023-2031 HE Program 20.
Goal E: Eliminate Housing Discrimination. Ensure equal housing opportunities for all households and equal access to the City's housing resources.		
Policy E-1: Work to eliminate all unlawful discrimination in housing with respect to age, race, gender, sexual orientation, marital or familial status, ethnic background, medical condition, or other arbitrary factors, so that all residents can obtain decent housing throughout the City.		
Program E.1.1: Work with appropriate local, State, and federal agencies to ensure that fair housing laws are enforced.	Milpitas continues to work with Project Sentinel to enforce fair housing laws. Annually, the City provides funding to support fair housing outreach and education, as well as tenant/landlord counseling services. An estimated 150-200 persons are assisted with these services annually. See Program E.1.4 for information multilingual outreach.	The 2023-2031 Housing Element, Program 8, includes an expanded set of meaningful actions to further fair housing.
Program E.1.2: Continue to implement its ordinances and policies prohibiting discrimination in housing practices.	In 2019, the City awarded Project Sentinel a \$50,000 contract to administer the Milpitas Rent Review Ordinance. The program helps tenants and landlords resolve rent increase disputes, prohibits discrimination based on a tenant's source of income, and prohibits landlord retaliation. In 2020 and 2021 the City awarded Project Sentinel \$56,290 annually. The City continues to implement policy prohibiting housing discrimination. See Program E.1.4 for information multilingual outreach.	The 2023-2031 Housing Element, Programs 7 and 14, include an expanded set of meaningful actions to further fair housing.
Program E.1.3: Carry out necessary actions to address any impediments to fair housing choice identified in the City's HUD-	In 2020 the City began the process of hiring a consultant to prepare an Assessment of Fair Housing or AFH. The AFH would replace the Analysis of Impediments and will ensure the City's new Housing	The 2023-2031 Housing Element includes an expanded set of meaningful

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mandated Analysis of Impediments to Fair Housing (AI).	Element is in compliance with Assembly Bill 686 (2019). As of July 2022, a draft is available.	actions to further fair housing.
<p>Program E.1.4: Continue to distribute information on fair housing laws through flyers, brochures, public service announcements, and other means.</p>	<p>Project Sentinel hosted two educational workshops in 2019 and two in 2020 to distribute information about fair housing laws and the local eviction moratorium. The promotion for the workshops included social media announcements and flyer distribution.</p> <p>Since the 2016 AI, the City of Milpitas has begun to produce housing brochures in a variety of languages. Brochures pertaining to the City's Rent Relief Program, the Santa Clara County Financial Assistance Program, and Santa Clara County Community Resources Directory are available on the City's website in English, Spanish, and Vietnamese. Flyers regarding the County's "Let's Talk Housing Santa Clara County" event were available on the City's website in English, Spanish, and Vietnamese as well. Additionally, the City provided information on available options for Sunnyhills residents in English, Vietnamese, Chinese, and Spanish; provided interpretation services in Vietnamese, Chinese, and Spanish at the City Council hearing at which Sunnyhills was discussed; translated the agenda packet for that hearing into those languages; and mailed the packet in those languages to Sunnyhills residents. It is important to note, however, that these brochures are not consistently available in Chinese (outside of the context of Sunnyhills), Tagalog, or any other language beyond those three. For instance, while the City of Milpitas' Rent Relief Program and First 5 Santa Clara County brochures offer Chinese translations of the material, the Santa Clara County Financial Assistance Program is not available in Chinese. Only the First 5 Santa Clara County brochure is available in Tagalog. Further, the City's Housing Resources brochure that is posted on the City's website is only available in English.</p> <p>Despite the City advising individuals to call Project Sentinel to investigate their complaints at no cost, there is no information as to what constitutes housing discrimination on the City's website. The City of Milpitas Housing Resources Brochure, found under the Housing Resources section of the City's website, contains no explicit information about discriminatory advertisements either. Brochures with information regarding what constitutes housing discrimination and discriminatory advertisements are instead found on Project Sentinel's webpage.</p>	<p>The 2023-2031 Housing Element, Programs 7 and 8, include an expanded set of meaningful actions to further fair housing.</p>

2015-2023 Housing Element Program	2015-2023 Achievements	Appropriateness for 2023-2031 Housing Element
	The City of Milpitas offers several brochures that target the City's Asian community. Brochures with information regarding the City's Rent Relief Program, the Santa Clara County Financial Assistance Program, and Santa Clara County Community Resources Directory are available on the City's website in Vietnamese and Chinese among other languages. Project Sentinel also offers brochures and presentations pertaining to a myriad of housing topics that are translated to Chinese, Vietnamese, and Korean. However, the City of Milpitas Housing Resource Brochure, found under the Housing Resources section of the City's website, is available only in English on the City's website.	
Program E.1.5: continue to fund an appropriate agency, such as Project Sentinel, to advocate for Milpitas households that may have experienced unfair or illegal housing practices.	See Program B.2.3 and Program E.1.2.	The 2023-2031 Housing Element, Programs 7 and 8, include an expanded set of meaningful actions to further fair housing.
Goal F. Promote Energy Conservation. Promote energy efficiency in residential development in Milpitas, including reduction of energy use through better design and construction in individual homes and energy-efficient urban design.		
Policy F-1: Promote energy efficiency in new and existing residential development.		
Program F.1.1: Continue to partner with local utility providers to promote participation of Milpitas' low-income residents in available energy efficiency programs, such as PG&E's Energy Partners Program.	<p>The City of Milpitas implemented its first Milpitas Assistance Program (MAP) which provides low-income residents subsidy for Recreation and Community Services programs, water utilities bill discounts, and reduction of building permit fees from Building Safety and Housing for replacement of a water heater, furnace, or air conditioner. The City also implemented a Residential Building Incentive Program (RBIP) that provides discounts on building permit fees for installation of solar photovoltaic or thermal systems.</p> <p>Between 2015 and 2021, 700 low-income households were assisted under this program. On average, the MAP program has about 350 households active in the program at any given time.</p>	Ongoing for 2023-2031 Housing Element, Program 6.
Program F.1.2: Continue to promote use of passive solar devices and promote energy audits of existing homes.	Passive solar devices and energy audits were addressed and included in the adopted 2019 California Energy and Green Building Standards (CALGreen) Codes.	Ongoing implementation of Municipal and Building Codes is not included in the 2023-2031 Housing Element as a

2015-2023 Housing Element Program	2015-2023 Achievements	Appropriateness for 2023-2031 Housing Element
		specific housing program.
Program F.1.3: Continue to implement the City's Green Building Ordinance.	The Milpitas Municipal Code Chapter 20, Green Building Regulations, was adopted on June 16, 2009, and revised November 19, 2013. It continues to provide requirements related to sustainability in building construction.	Ongoing implementation of Municipal and Building Codes is not included in the 2023-2031 Housing Element as a specific housing program.
Program F.1.4: Continue to encourage the incorporation of energy- and water-saving principles in the design and planning of new residential developments, including features such as solar orientation and the use of recycled water.	The Milpitas Municipal Code Chapter 20 Green Building Regulations are designed to achieve the following goals: 1.) increase energy efficiency; 2.) encourage water and resource conservation; 3.) reduce waste generated by construction products, and 4.) promote the health of residents, workers, and visitors to the City. The City continues to enforce Green Building Regulations.	Ongoing implementation of Municipal and Building Codes is not included in the 2023-2031 Housing Element as a specific housing program.
Program F.1.5: Continue to encourage mixed-use and transit-oriented development at transit nodes.	The Milpitas Metro (TASP) and Gateway-Main Street Specific Plan updates will continue to support mixed-uses and TOD at nodes near the new BART station, along key corridors (Great Mall Parkway, Main Street, etc.), and near commercial/ employment centers. Both specific plan updates will explore allowing higher densities in these areas. The Metro Specific Plan Update is expected to be completed and adopted in winter-spring 2022-2023 and the Gateway-Main Street Specific Plan is expected to be completed and adopted by the end of 2023.	This program will be combined with the Gateway-Main Street Specific Plan and Milpitas Metro Plan updates, 2023-2031 HE Program 20
Program F.1.6: Continue to require that planning applications for new buildings include a completed LEED checklist.	Staff will explore the option of requiring a completed LEED checklist during the next Green Building Standards Code update and Zoning Code update to be completed in 2024.	Ongoing implementation of City processes is not included in the 2023-2031 Housing Element as a specific housing program.