

## APPENDIX E

# Future Housing Needs

California housing element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups, as determined by the jurisdiction’s council of governments. The Regional Housing Needs Allocation (RHNA) is the share of housing assigned to each jurisdiction by the Association of Bay Area Governments (ABAG) in the Bay Area for the eight-year planning period (January 31, 2023 to January 31, 2031). This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for its share of projected regional housing growth across all income categories and demonstrates capacity to accommodate its housing share.

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning and is one of the primary threshold criteria necessary to achieve State certification of the Housing Element.



# Regional Housing Needs Allocation

In December 2021, ABAG approved the Final RHNA Plan. Milpitas must plan for a RHNA of 6,713 units, a substantial increase from the last cycle, accommodating not only future needs but also factoring in the unmet demand of the previous cycles. Milpitas' RHNA is categorized by household income level (i.e., very low, low, moderate, and above moderate) as shown in Table E-1 below.

**TABLE E-1: 6TH CYCLE REGIONAL HOUSING NEEDS ALLOCATION FOR MILPITAS**

	Units by Income Group				Total
	Extremely Low*/Very Low	Low	Moderate	Above-Mod	
City RHNA	1,685	970	1,131	2,927	6,713
	25%	14%	17%	44%	100%
*The RHNA does not include the extremely low category. It is estimated to be ½ of the very low income need, per Government Code §65583.a.1. The total very low income RHNA is 1685 units; therefore, 842 units are designated as extremely low income and 842 units are designated as very-low-income. However, for the sites inventory purposes, no separate accounting is required for the extremely low-income category					

Source: Final Regional Housing Needs Allocation Plan: San Francisco Bay Area, 2023-2031, Association of Bay Area Governments

## Housing Sites Inventory Summary

Table E-2 provides a summary of the total, realistic development capacity of all sites in the land inventory compared to the City's 6<sup>th</sup> Cycle RHNA. The total realistic capacity shown is 2,369 units as ADUs and pipeline units and 7,028 units on additional opportunity and rezone sites, which exceeds the net target of 6,713 units the City is required to accommodate for its RHNA. Additional sites are included in the inventory to provide an additional buffer, particular for very low and low- income housing units. Each of these categories, Credits, and Opportunity Sites are described in further detail in the following section.

TABLE E-2: SUMMARY OF HOUSING SITES INVENTORY

	Units by Income Group				Total
	Very Low	Low	Moderate	Above-Mod	
RHNA	1,685	970	1,131	2,927	6,713
Credits	300176	338253	148	1,5841,793	2,369
Potential ADUs	53	53	53	18	176
Pipeline Projects	123247	200285	95	1,775566	2,193
Remaining RHNA	1,509385	717632	983	1,134343	4,344
Opportunity Sites	233	233	14	159	639
Vacant Sites	35	35	-	18	87
Parking Lots	101	101	-	27	229
Underutilized sites	98	98	14	114	323
Rezone Sites	1,081	1,081	1,881	2,346	6,389
Vacant Sites	177	177	92	311	756
Parking Lots	499	499	1,154	1,154	3,306
Underutilized sites	406	406	635	881	2,327
Total Capacity	1,614 1,490	1,6521,567	2,043	4,0894,298	9,397
Surplus (+) / Deficit (-) (Opportunity Sites and Rezone Sites vs. Remaining RHNA)	+611402		+912	+1,162371	+2,684
Buffer* (Remaining RHNA)	3018%		93%	86121%	62%
*Buffer percentage was calculated by dividing the Surplus/Deficit by the Remaining RHNA					

Overall, the City has the ability to accommodate up to 639 units on vacant and underutilized sites across the City under current General Plan policies and local zoning regulations and 6,389 units on sites that are anticipated to be rezoned. Combined with the applications pending approval and the credits towards RHNA, the City has adequate capacity to meet its total RHNA numbers.

# Credits towards RHNA

Since the RHNA uses June 30, 2022, as the baseline for growth projections for the Housing Element planning period, jurisdictions may count the number of new units issued building permits or certificates of occupancy since June 30, 2022 toward their RHNA. This section describes the applicability of the credits, while later sections discuss the inventory of available sites to address the remaining RHNA.

With the anticipated ADUs and approved projects, the city can accommodate 2,369 units (Table E-3). The City must accommodate the remaining RHNA of 4,344 units with vacant and non-vacant sites that are appropriately zoned and have near-term development potential as well as sites that can be rezoned to allow residential uses or greater residential densities.

**TABLE E-3: RHNA CREDITS AND REMAINING NEED**

Credits	Units by Income Group				Total
	Very Low	Low	Moderate	Above-Mod	
Potential ADUs	53	53	53	18	176
Pipeline Projects	<del>123</del> <u>247</u>	<del>200</del> <u>285</u>	95	<del>1,775</del> <u>566</u>	2,193
Total Credits	<del>176</del> <u>300</u>	<del>253</del> <u>338</u>	148	<del>1,793</del> <u>1,584</u>	2,369
<b>Remaining RHNA</b>	<b><del>1,509</del> <u>385</u></b>	<b><del>717</del> <u>632</u></b>	<b>983</b>	<b><del>1,134</del> <u>1,343</u></b>	<b>4,344</b>

Source: City of Milpitas

## Accessory Dwelling Units

Pursuant to State law, the City may credit potential accessory dwelling units (ADUs) to the RHNA requirements by using recent trends in ADU construction to estimate new production. Between 2019 and 2021, the City issued 65 building permits for ADUs with an average of 22 ADUs per year over this period (Table E-4). Specifically, ADU applications and permit activities accelerated significantly within the last two years. Assuming this trend continues, the City anticipates permitting around 22 ADUs per year or 176 ADUs over the eight-year planning period.

ABAG has issued guidance on the anticipated affordability of ADUs in order to determine which RHNA income categories they should be counted toward. Based on ABAG's ADU rent survey, the affordability distribution of ADUs in the region is: 30% very low income; 30% low income; 30% moderate income; and 10% above moderate income. This income distribution has been applied to Milpitas's anticipated ADU growth over the eight-year planning period.

**TABLE E-4: ACCESSORY DWELLING UNIT TREND**

Year	2019	2020	2021	3-Year Average
Permits Issued	16	17	32	22

Source: City of Milpitas Building Safety and Housing Department

## Pipeline Projects

While the 6<sup>th</sup> Cycle Housing Element planning period covers from January 31, 2023 through January 31, 2031, the RHNA projection period begins June 30, 2022. Housing units that have been proposed and entitled for construction but are not anticipated to issue building permits until after the start of the projection period can be credited against the 6<sup>th</sup> Cycle RHNA. Active entitlement projects are separate from the Opportunity Sites Inventory (described below) and are counted as credit units and not as potential sites.

As shown in Table E-5, the City has recently entitled or has received applications for 2,193 units across 18 projects (~~123-247~~ very low, ~~200-285~~ low, 95 moderate, and 1, ~~775-566~~ above-moderate), that are expected to be constructed during the 6<sup>th</sup> Cycle planning period. The affordability of the units was determined based on the affordability specified on the project proposal as approved by the City. The total number of affordable units, level of affordability, and distribution across the project site are all established through a Condition of Approval on entitlements granted for these projects. The Affordable Housing Ordinance also requires the recordation of an affordability covenant and guarantees affordability to households at the specified income levels for the designated units. Units affordable to lower or moderate income households are based on either funding with deed-strictions or through the City's Affordable Housing Ordinance.

These projects have been reviewed to the best of staff knowledge and reflect up to date project status and unit numbers. Currently, there are no known barriers that might preclude the development of these projects. Dropout rates for projects in Milpitas are rare and are not anticipated for any of the projects listed in this section. The City often sees new applications come in promptly in case the previous ones fall through. As such, these units are expected to be completed within the timeframe of the Housing Element. Program 1 of the Housing Element builds in a contingency for no net loss in case any pipeline project gets delayed or does not complete construction in the next eight years.

**TABLE E-5: ENTITLED AND PROPOSED PROJECTS**

	APN	Zoning	General Plan or Specific Plan Land Use Designation	Area	Street Address	Project Name	Planning Entitlement Status	Building Permit Status	Expected completion	Project Description	Total Units	ELI	VLI	LI	Mod	Above Mod	Prior Use, Prior FAR, Qualitative description
P-1	2605024	MXD	NCMU	0.37	1880 N Milpitas Blvd	Aim Development	Planning Entitlements Approved	Building Permits Pending; Plan check in process	2025-2031	15,000sf mixed-use project; ground floor commercial, 2F dental office, 3F three one-bedroom units with mezzanines, 32 parking spaces.	3			0		3	Site is currently vacant; former site of dental office and restaurant; previous Bldgs. destroyed by fire in 2005.
	2605023	C1	NCMU	0.33													
P-2	2606009	R3	HDR	12.6	1724 Sunnyhills Ct	Sunnyhills Infill	Planning Entitlements Approved	Building Permits approved; Project under construction	2023-2024	Infill project that will add 44 new two- and three-story units, a new leasing office, and 87 parking spaces within an existing multi-family apartment complex	44	7		0		37	Existing 171-unit multi-family complex was built in 1971 and is 100% affordable through a contract between the private owners and HUD.
P-3	8342002	R4	Midtown Specific Plan	1.84	91 Montague Expwy	Granite Ridge Properties	Planning Entitlements pending	Bldg. permit application not yet submitted	2025-2028	New property owner is now conducting due diligence and preparing conceptual	56			8		48	Site is currently vacant. Previous planning entitlements

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										designs for new project.							ts have expired.
P-4	2824025	MXD	Milpitas Midtown Specific Plan	0.14	82-86 North Main St.	86 North Main St.	Planning Entitlements Approved	Building Permits Pending; Plan check in progress	2025-2028	Three-story mixed-use bldgs. with ground floor commercial and three units in upper stories	3			0		3	Site at 86 N. Main is vacant. Project will new construction with existing Bldgs. at N. Main St.
	2824032			0.32													
	2824024			0.14													
P-5	8625027	MXD	Milpitas Midtown Specific Plan	1.64	612 S Main St	True Life – SB 330	Planning Entitlements Pending; PC hearing scheduled in Feb. 2023	Building Permits Pending	2024-2025	57-unit townhome project; submitted under SB330	57			0	14	43	Existing 2-story office Bldgs. and adjacent vacant lot. Project is consistent w/ Midtown Specific Plan.
	8625028			0.69													
P-6	8336002	R4	TASP – Milpitas Metro Specific Plan	0.93	1300 S Main St	AMG – SB35 (Fold)	SB35 Project; Ministerial Approval in 2022	Building Permits Pending; Plan check in progress	2025-2028	Two, 5-story apt. Bldgs.. With 112 units – 100% affordable; 38 studios, 14 1BR, 30 2BR, 30 3BR	112			90	22	0	Site is currently used for storage of Bldgs. materials; one small structure used as office.
P-7	8336003	R4	TASP – Milpitas Metro Specific Plan	0.37	1316 S Main St	Main Street Palace	Planning Entitlements Approved	Building Permits Pending; Plan check in progress	2024-2026	Four-story podium-style condo. 18 units over ground floor parking garage	18			0		18	Site is vacant; no known obstacles to develop
P-8	8336009	R5	TASP – Milpitas Metro	2.14	1380 S Main St	The Mil on Main by Core	Planning Entitlements Approved	Building Permits Pending;	2024-2026	Six-story wrap project; 220 units – developer	220	55	1079	85		2101	Vacant Bldgs. and parking lot; Santa

			Specific Plan					Plan check in progress		(Core Cos.) <del>may convert to</del> 100% affordable.							Clara County has approved Measure A funds
P-9	8636013	R4	TASP – Milpitas Metro Specific Plan	1.26	355 Sango Ct	Sango Court Apartments	Planning Entitlements Approved	Building Permits approved; Project under construction	Fall 2023	102-unit apt Bldgs.; 23 studios, 40 1BR, 27 2BR and 12 3BR.	102	71	20	10		1	100% affordable; modular construction
P-10	8636036	MXD3	TASP – Milpitas Metro Specific Plan	1.11	308 Sango Ct	Pacific West Communities	Planning Entitlements Approved	Building Permits approved; Project under construction	2024-2025	Six-story, 85-unit apt. Bldgs. podium-style with 48 parking spaces on ground floor	85			51	34	0	100% affordable; central courtyard on 2 <sup>nd</sup> floor
P-11	8641010	MXD3	TASP – Milpitas Metro Specific Plan	1.05	1752 and 1810 Houret Ct	Pinnacle by City Ventures – SB 330	Planning Entitlements Approved	Building Permits Pending; Plan check in progress	2024-2025	Eight 4-story Bldgs.. With 56 townhomes and 24 ground-floor ADUs integrated into the project: 84 parking spaces	56			0	8	48	Two existing light industrial Bldgs.; no known obstacles to develop
	8641011			1.24													
P-12	8636033	R3	TASP – Milpitas Metro Specific Plan	2.54	675 Trade Zone/195 1Tarob Ct.	Toll Bros. – SB 330	Planning Entitlements Pending; PC hearing scheduled in Feb. 2023	Building Permits Pending; Plan check in progress	2024-2025	13 three-story Bldgs.. With 78 townhomes and 12 ground floor ADUs integrated into the project: 191 parking spaces	78			0	12	66	Two existing light industrial Bldgs.; no known obstacles to develop
	8636045			1.35													
P-13	8636034	R3	TASP – Milpitas Metro Specific Plan	1.44	2001 Tarob Ct	Townhomes – KB Home	Planning Entitlements Approved	Building Permits Pending; Plan check in progress	2024-2025	Two four-story Bldgs.. With 32 townhomes in zipper format. Tandem parking	32			0	5	27	One existing light industrial Bldgs.; no known

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																	obstacles to develop
P-14	8303013	MXD3	VHDMU	3.00	600 Barber Lane	Adept Development	Planning Entitlements Approved	Bldg. permit application not yet submitted	2025-2031	Four 5-story towers over podium parking for 533 vehicles 372 units – 165 studios, 118 1BR, 89 2BR; 5,500sf retail + 12,800sf office	372		15	41		316	Site is vacant; former car dealership – all Bldgs.. Removed; no known obstacles to develop
P-15	8625021	MXD	Milpitas Midtown Specific Plan	0.67	808 Main St.		Planning Entitlements Approved	Building Permits approved; Project under construction	2023-2024	Four 3-story Bldgs.. Mixed use with 27 townhomes and 1,800sf of ground-floor commercial.	27			0		27	Project was in bankruptcy until new developer purchased in early 2022; entitled prior to adoption of the City's Affordable Housing Ord.
	8625020			0.40													
P-16	8633109	MXD2	TASP – Milpitas Metro Specific Plan	5.69	1463 Centre Pointe Dr	The District Lot 3: Elion	Planning Entitlements Approved	Building Permits Pending; Plan check in progress	2024-2028	Two 7-story Bldgs.. Mixed use format with 357 rental units, 162 long-term stay hotel rooms, 25,179sf retail. Wrap garage w/ 1,080 parking spaces	357					357	Vacant site; three prior phases built and occupied Entitled prior to adoption of the City's Affordable Housing Ord.
P-17	8633110	MXD3	TASP – Milpitas Metro Specific Plan	5.48	228 Great Mall Pkwy	Summerhill Eleanor: Phase 2	Planning Entitlements Approved	Building Permits Pending; Plan check in progress	2024-2028	Phase 2 of mixed-use project; Phase 1 with 333 units completed and occupied in 2020; ground floor retail	361					361	Entitled prior to adoption of the City's Affordable Housing Ord.

P-18	8694014	R4	TASP – Milpitas Metro Specific Plan	1.61	1250 Piper Dr	Barry Swenson Tower	Planning Entitlements Approved	Bldg. permit application not yet submitted	2028-2031	12-story mixed use tower approved in 2016; 210 apt. units over 2,937sf ground-floor retail. 2 <sup>nd</sup> phase of larger project near BART station	210					210	Vacant site 1 <sup>st</sup> phase with 98 townhome s completed in 2019; Entitled prior to adoption of the City's Affordable Housing Ord
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Source: City of Milpitas Planning Dept. and Building Safety and Housing Dept.

# Additional Opportunity Sites

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential to accommodate new housing growth considered physical and regulatory constraints, including lot area and configuration, environmental factors (e.g., slope, sensitive habitat, flood risk), allowable density, existing density, building age, and improvement to land ratio among others.

Based on the current General Plan and objective criteria and local knowledge used to identify available sites with near-term development potential pursuant to State adequate sites standards, combined with credits and pending projects, the City's sites inventory offers capacity for 9,397 units (3,057 lower income, 2,043 moderate income, and 4,298 above moderate income). This capacity can fully accommodate the City's remaining RHNA of 4,344 units for the 6<sup>th</sup> Cycle along with an additional buffer for low- and moderate-income units.

Prepared in line with the General Plan's guidance on directed growth in transit-rich neighborhoods and mixed-use corridors in mind, the housing sites inventory for the 2023-2031 planning period demonstrates that new housing growth in the city of Milpitas over this eight-year period will largely conform to these patterns. The 6<sup>th</sup> Cycle Sites Inventory is made up of two types of sites:

- **Opportunity Sites.** Vacant or underutilized sites, currently zoned for residential, and are likely to redevelop during this eight-year planning period based on City staff knowledge of expression of interest by the property owner or potential developer. The sites that do not have any known owner or property developer interest are included if they have characteristics that increase the likelihood of redevelopment, e.g., including older properties, lot size, underutilized land, and the value of improvements on the site. In total, 639 total units can be accommodated on 23.6 acres of Opportunity Sites.
- **Rezone Sites.** Sites currently zoned 'C2 General Commercial' located within the Gateway-Main Street Specific Plan area or designated NCMU in the General Plan and all sites located in the Metro Specific Plan. An update of these policy documents is currently underway and will be completed in 2023. It includes the Great Mall anticipated to develop at 25% of full capacity assumed under the Metro Specific Plan's RRMU land use designation (up to 85 du/ac). Based on the updated Gateway-Main Street Specific Plan, sites will be rezoned to MXD Mixed Use (up to 30 du/ac) or MXD2 High-Density Mixed-Use (up to 40 du/ac). The NCMU sites are currently under discussion as part of the Housing Overlay Zone to allow 21-30 du/ac. In total, 6,389 units can be accommodated on 104.8 acres of Rezone Sites. Out of this, approximately 50 acres (5,145 units) lie within the Metro Specific Plan and 31 acres (809 units) lie within the Gateway-Main Street Specific Plan.

Combined, the City estimates up to 7,028 units in these two categories, creating a total buffer of 2,684 units (62%) and lower-income buffer of 402 units (18%).

The sites inventory includes a large number of sites in the Metro Specific Plan and Gateway-Main Street Specific Plan areas, consistent with the areas of growth identified in the General Plan. These sites are conducive to producing additional housing, specifically affordable housing for a variety of factors. First, the Specific Plan areas are considered moderate to high resource areas with access to transit, retail services, and other amenities. Second, the two Specific Plans allow greater residential densities favorable for developing affordable units. And finally, a vast majority of recent project applications and approvals have been in the Metro Specific Plan in the City. The City anticipates that the Gateway-Main Street

Specific Plan will also offer incentives to developers such as lot consolidation, fee deferrals, density bonuses, and concessions to incentivize developers to produce more housing in the area.

The City also recognizes the need to provide additional opportunities for housing across the city. Three housing programs included in this Housing Element specifically target increasing opportunities outside of the specific plan areas:

- 1) **Program 4.** Facilitates the continued implementation of the City's ADU programs.
- 2) **Program 15.** Adopts a Housing Overlay Zone to incentivize affordable housing beyond the requirements of the City's Affordable Housing Ordinance, particularly in the TC and NCMU designations, to be completed in 2023.
- 3) **Program 24.** A new program, facilitates smaller-scale multi-unit and workforce housing to encourage and promote a mix of dwelling types and sizes in lower-density, high-resource residential neighborhoods.

**TABLE E-6: OPPORTUNITY AND REZONE SITES**

	Units by Income Group				Total
	Very Low	Low	Moderate	Above-Mod	
Remaining RHNA	<del>1,509</del> 385	<del>717</del> 632	983	<del>1,134</del> 343	4,344
Opportunity Sites	233	233	14	159	639
Rezone Sites	1,081	1,081	1,881	2,346	6,389
<b>Opportunity Sites + Rezone Sites</b>	<b>1,314</b>	<b>1,314</b>	<b>1,895</b>	<b>2,505</b>	<b>7,028</b>
Surplus (+) / Deficit (-) (Opportunity Sites and Rezone Sites vs. Remaining RHNA)	<del>-711</del> 95	<del>+597</del> 682	+912	<del>+1,371</del> 162	+2,684
Buffer* (Remaining RHNA)	<del>18</del> 30%		93%	<del>121</del> 86%	62%

## Methodology and Guiding Assumptions for Selection of Sites

To identify additional capacity for residential development, the City underwent a thorough review and analysis of the City's vacant and underutilized sites. The site selection process adopted an objective approach by establishing a selection criterion determined by realistic parcel sizes, improvement to land ratio, age of building structure on the site, and existing density with respect to potential for redevelopment for different zoning designations. Additionally, any parcels with recent developer interest to redevelop known to the City were included in the site selection process. These assumptions were derived looking at city-specific trends for existing developments and projects in the pipeline in each zoning designation that allowed residential development. The selection was conducted using GIS and information from the

County Assessor's database to determine all sites that fulfilled the established criteria. The selection criterion was revised and refined at different stages to arrive at a realistic selection of potential sites.

This first step in the process resulted in a long list of eligible sites that were then further scrutinized parcel by parcel using aerial photography, site visits, and local knowledge of the neighborhoods. Each parcel was either included or excluded if it seemed viable with respect to the surrounding context and on-ground conditions like street access, existing land use, lot dimensions, the age and condition of the property. Many of the sites have been identified in the General Plan and specific plans as sites with potential for redevelopment to accommodate residential use.

At multiple stages of the process, City staff reviewed and verified the selected sites through an interactive online web mapping platform, annotating existing use and providing additional justification for consideration which was integrated into the list of feasible sites that could be counted towards meeting the RHNA goals. This iterative process was repeated until the City arrived at a satisfactory final list of potential additional sites reflective of the ground reality and zoned or expected to be zoned to allow residential development. A full list of the Potential Opportunity Sites is listed as an appendix at the end of this section.

## Evaluation Criteria

While sites not included in the sites inventory can also be developed for housing to meet RHNA targets, those sites identified in the inventory are considered optimal and most likely to develop and contribute to housing production in the 6<sup>th</sup> Cycle Housing Element.

Many sites included in the 6<sup>th</sup> Cycle land inventory are recycled 5<sup>th</sup> Cycle sites. The re-use sites, however, were scrutinized against all the other criteria, similar to the new sites, and only the sites likely to redevelop in the 6<sup>th</sup> Cycle were included. The following considerations were evaluated:

- **Infrastructure Availability.** As much of Milpitas already has existing public infrastructure, sites located near transit, including VTA bus, light rail, and regional BART service, were prioritized to reduce dependence on single-occupancy vehicle use and to create compact, walkable neighborhoods.
- **Environmental Constraint.** All parcels were screened for environmental constraints, and parcels located in known flood hazard areas were not included in the inventory. Similarly, parcels located in the hillsides were excluded from the sites inventory to reduce seismic risk. Where housing development on parcels with environmental constraints may be unavoidable to accommodate the City's housing need, risks would be mitigated through building codes and other measures.
- **Site Status and Capacity.** All vacant or underutilized sites zoned for residential or mixed-use development were identified as potential buildable sites for new housing and evaluated for future development capacity and adequacy.

In some cases, parcel-level data on existing conditions (such as building age, existing square footage, and existing use) is incomplete or unavailable to the public. Therefore, each parcel is evaluated based on multiple factors. A visual survey of existing uses via Google Earth was conducted on every parcel to confirm existing uses and conditions, underutilization status, and potential for redevelopment due to similar characteristics to areas nearby that have experienced recycling activities.

Sites with historic resources, or that support community-serving uses (parks, utilities, transportation, schools, hospitals), with structures that were recently built or modified, and sites generally built out to their allowed density were removed from the inventory. Broadly, sites were reviewed and *excluded* from potential reuse if:

- Parcel is not State- or county-owned; and

— Parcel is developed with condos or large apartment buildings.

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Sites were considered for reuse if the site met (any/at least one of) the following criteria:

- **1a. Vacant.** Parcel is vacant or with minimal improvements
- **1b. Developer Interest.** The City has received a recent application for residential development on the parcel or is aware of potential interest by owner or developer to redevelop the site.
- **1c. Vacant building or parking lots.** Some underutilized shopping centers in the city are zoned for residential and have large surface parking lots that can accommodate new housing. Only a portion of these sites was included in the capacity calculation to allow property owners to retain the commercial shopping centers.
- **1d. Parcels with underperforming hotels/motels.** Parcels with hotels or motels with low Transient Occupancy Tax (TOT), in need of repair, or currently being used to house unsheltered individuals in the city.

OR, if the site is non-vacant, the site met at least two of the following criteria:

- **2a. Parcel is underutilized based on existing Floor Area Ratio (FAR).** Parcels with FAR lower than 0.35.
- **2b. Buildings on the parcel are older.** The team used a threshold of buildings older than 40 years. Buildings older than 40 years typically require significant systems upgrades and often do not meet ADA requirements. Any significant improvements would require these buildings to become ADA-compliant, which could be cost and/or physically prohibitive.
- **2c. Parcel has a low improvement-to-land assessed value ratio (ILR).** Low improvement to land ratio indicates improvements on site is worth less than the land, an indication of underutilized land and lack of significant improvements in recent years. Projects developed or proposed between 2013 and 2021 (when data on pre-existing conditions is available) also indicate that properties with higher ILR (over 1.0) have been recycled in Milpitas. Buildings with declining uses may still be assessed at high ILR for property tax purposes. Such properties become a financial liability to owners when declining uses do not generate adequate revenues or incomes. An old building with a low base value would also show an ILR that appears artificially high.
- **2d. Parcels with non-conforming uses.** Parcels with non-conforming uses on site were included in the sites inventory as these sites would need to be redeveloped and their current zoning allows residential use.
- **2e. Parcels with common owners can be consolidated.** Parcels with common owners can be consolidated to achieve the 0.5-acre minimum threshold and accommodate low-income units.

Per State law, sites smaller than half an acre or larger than ten acres are not considered adequate to accommodate lower-income housing needs unless it can be demonstrated that sites of equivalent size were successfully developed during prior planning periods, or other evidence is provided that the site can be developed as lower income housing.

- **Large Sites (>10 acres).** Three sites that are greater than ten acres are included in the sites inventory. The City would require all future developments on these parcels to fulfill their Affordable Housing Ordinance requirement of 15% affordable units.
  - **The Great Mall Site (Site R-29).** The Great Mall is a 99-acre regional shopping mall located within the Milpitas Metro Specific Plan. The Metro Plan recognizes the importance of maintaining retail uses, but also supports introducing mixed-use development and proposes changing the land use designation from commercial to mixed-use to allow for new residential and office development. Only 25% of the Great Mall site is expected to redevelop in the next eight years. 20% of the units are counted towards low-income for this site. The City, in consultation with the property owner, is

conducting design studies on the site to accommodate mixed use and residential development as part of the Metro Specific Plan. The owner of the mall has previously expressed interest in introducing residential development on the property. Through a REAP grant from ABAG, staff is exploring with the owner the feasibility of residential mixed-use development on the southern portion of their property, which is located within close proximity to the Milpitas Transit Center.

- South Bay Tech Center Site (Site R-3). Currently listed under sites to be rezoned, 20% of the units are included as low-income units. There is strong developer interest in redeveloping this parcel and the property owner is regularly in touch with the City.
- BAPS Temple Site (R-9). Currently designated NCMU in the General Plan, this site is included under sites to be rezoned. 20% of the units are included as low-income units. With applications for residential development on adjacent parcels under consideration at the City, this underutilized site is likely to be redeveloped over the next eight years.
- **Small Sites.** Most parcels less than 0.5 acres were only counted towards above-moderate units and not counted towards low-income units. Some parcels smaller than 0.5 acres are also considered for lot consolidation if they have the same owner. Three parcels with areas between 0.45 to 0.5 acres (O-9, R-15, R-17) were counted towards low income (74 units) based on potential for redevelopment in the Specific Plan areas. These sites can also be candidates for lot consolidation since adjacent parcels are also included in the sites inventory but have not been classified for lot consolidation under this analysis yet because of different ownership.
  - Site O-9. Underutilized parcel with existing childcare center located on Main Street. The parcel is 0.45 acres and includes 11 low-income units in the Sites Inventory. This site can be consolidated with adjacent parcels (Site O-8), but currently these sites have different owners.
  - Site R-15. Underutilized older building, zoned for high density residential in Metro Specific Plan. The site is 0.42 acres and includes 34 low-income units in the Sites Inventory. This site can be consolidated with adjacent parcels (Site R-16), but currently these sites have different owners.
  - Site R-17. Underutilized older building, zoned for high density residential in Metro Specific Plan. The site is 0.49 acres and includes 29 low-income units in the Sites Inventory. This site can be consolidated with adjacent parcels (Site R-16, Site R-18), but currently these sites have different owners.

## Development Trends and Realistic Capacity

Recent market studies<sup>1</sup> analyzing construction activity, net absorption, and rent trends in the cCity demonstrate continued strong demand for rental housing in Milpitas, with the Specific Plan areas offering many attractive sites. The studies also attest to the densities assumed in the site capacity calculation by demonstrating existing maximum densities in the Main Street Gateway Specific Plan area ranging from

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<sup>1</sup> Milpitas Gateway Main Street Specific Plan Market Study, April 2021 and Fiscal Benefits of Employment Lands Study Phase II: Innovation District Action Plan, June 2022

30-40 du/acre and 60-120 du/acre for larger sites. This is consistent with the Housing Element's proportionate distribution of sites in the two Specific Plan Areas to accommodate additional RHNA.<sup>2</sup>

Likewise, Regarding mixed use and commercial areas in the city, the studies demonstrate a weak office market based on low office rents in the city. The potential for significant new office space may be limited to a select number of well-located parcels. Additionally, existing office uses also generate a net fiscal deficit for the City's General Fund. This is primarily a reflection of the age of the office building stock (average age of office buildings in Milpitas is over 30 years) that limits the property tax revenue generation. The criteria for site selection also looks at the age of buildings and includes sites with buildings older than 40 years as potential sites for redevelopment.

The rapid pace of redevelopment witnessed in the Milpitas Metro Specific Plan area is evidence of the high demand for the transition of light industrial uses to residential. Two most recent examples of such projects are 2001 Tarob Court and 675 Trade Zone. Also in the past three years, the City has approved two 100% affordable projects in the same general vicinity, and both are under construction. Based on these trends, there is a high likelihood of residential development in Milpitas on the sites identified in the Housing Element.

## Evidence Supporting the Evaluation Criteria for Non-Vacant Sites

Existing conditions and uses on sites with pipeline projects approved by the City were used to provide evidence for and determine support realistic trends in the city where development is likely to occur. To the extent possible, each pipeline project was described and then categorized using the "Evaluation Criteria" defined above, including existing land use at time of application, improvement to land ratio, year built, and existing FAR. Data was collected from development applications, historical aerial photos, and GIS data on existing site conditions. The existing conditions on pipeline project sites is detailed in Table E-7.

**Table E-7 Existing Conditions on Sites with Pipeline Projects**

	Zoning	General Plan or Specific Plan Land Use Designation	Project Name	Site Criteria and Prior Use, Prior FAR, Qualitative description	Existing Use	I/L Ratio	Year Built	FAR
P-1	MXD	NCMU	Aim Development	1a; 1c 2e Site is currently vacant; former site of dental office and restaurant; previous Bldgs. destroyed by fire in 2005.	Office	0	1981	0.23
	C1	NCMU			Vacant			
P-2	R3	HDR	Sunnyhills Infill	Existing 171-unit multi-family complex was built in 1971 and is 100% affordable through a contract between the private owners and HUD.	Multi family apartments	2.3	1971	0.25
P-3	R4	Midtown Specific Plan	Granite Ridge Properties	1a	Vacant	0	-	0

<sup>2</sup> Milpitas Gateway-Main Street Specific Plan Market Study, April 2021 and Fiscal Benefits of Employment Lands Study Phase II: Innovation District Action Plan, June 2022

Appendix E: Future Housing Needs

				Site is currently vacant. Previous planning entitlements have expired.				
P-4	MXD	Milpitas Midtown Specific Plan	86 North Main St.	<u>1a</u>	Vacant	2.02	2000	0.58
				<u>2e</u>	Warehouse			
				Site at 86 N. Main is vacant. Project will be new construction with existing Bldgs. at 86 N. Main St.	Office			
P-5	MXD	Milpitas Midtown Specific Plan	True Life – SB 330	<u>2e</u>	Office	0.86	1985	0.41
				Existing 2-story office Bldgs. and adjacent vacant lot. Project is consistent w/ Midtown Specific Plan.	Vacant			
P-6	R4	TASP – Milpitas Metro Specific Plan	AMG – SB35 (Fold)	<u>1c</u> Site is currently used for storage of Bldgs. materials; one small structure used as office.	Storage	0	1986	0.03
P-7	R4	TASP – Milpitas Metro Specific Plan	Main Street Palace	<u>1a</u> Site is vacant; no known obstacles to develop	Vacant	0	1962	0.09
P-8	R5	TASP – Milpitas Metro Specific Plan	The Mil on Main by Core	<u>1c</u> Vacant Bldgs. and parking lot; Santa Clara County has approved Measure A funds	Single family	0	1980	0.18
P-9	R4	TASP – Milpitas Metro Specific Plan	Ango Court Apartments	100% affordable; modular construction	Multi-family	0	1983	0.22
P-10	MXD3	TASP – Milpitas Metro Specific Plan	Pacific West Communities	100% affordable; central courtyard on 2 <sup>nd</sup> floor	Industrial	1.14	1980	0.30
P-11	MXD3	TASP – Milpitas Metro Specific Plan	Pinnacle by City Ventures – SB 330	<u>2d; 2e</u> Two existing light industrial Bldgs.; no known obstacles to develop	Industrial	4.4	1980	0.39
					Industrial			
P-12	R3	TASP – Milpitas Metro Specific Plan	Gold Bros. – SB 330	<u>2d; 2e</u> Two existing light industrial Bldgs.; no known obstacles to develop	Industrial		1985	0.34
					Industrial			
P-13	R3	TASP – Milpitas Metro Specific Plan	Rowhomes – KB Home	<u>2d; 2e</u> One existing light industrial Bldgs.; no known obstacles to develop	Industrial	1.14	1981	0.30
P-14	MXD3	VHDMU	Adapt development	<u>1a</u> : Vacant since 2016 <u>2a</u> : Site is vacant; former car dealership – all Bldgs.. Removed; no known obstacles to develop	Vacant	0	=	0
P-15	MXD	Milpitas Midtown Specific Plan		<u>1b, 2e</u> Project was in bankruptcy until new developer purchased in early 2022; entitled prior to adoption of the City's Affordable Housing Ord.		0	=	0
P-16	MXD2	TASP – Milpitas Metro Specific Plan	The District Lot 3: Elion	<u>1a</u> Vacant site; three prior phases built and occupied Entitled prior to adoption of the City's Affordable Housing Ord.	Vacant	0	=	0
P-17	MXD3	TASP – Milpitas Metro Specific Plan	Summerhill Eleanor: Phase 2	Entitled prior to adoption of the City's Affordable Housing Ord.	Vacant	0	=	0

P-18	R4	TASP – Milpitas Metro Specific Plan	Barry Swenson Tower	<u>1a</u> Vacant site 1 <sup>st</sup> phase with 98 townhomes completed in 2019; Entitled prior to adoption of the City's Affordable Housing Ord	<u>Vacant</u>	<u>0</u>	<u>-</u>	<u>0</u>
AVERAGE						<u>2.2</u>	<u>1980</u>	<u>0.27</u>

Based on these recent pipeline projects (trends), the criteria for the selection of additional opportunity sites in the 6<sup>th</sup> Cycle Housing Element are generally consistent with the pipeline projects that are likely to be redeveloped in this cycle. Based on recently approved pipeline projects in the city tended to be vacant, had lower sites with improvement to land (I/L) ratios between 0 and 4.4 (generally less than 2.0), had sites with buildings built around 1980 (approximately 40 years old), and had parcels with an average existing FAR of 0.27 at the time of the development application. are being redeveloped.

## 'No Rezone Required' Density Assumptions

As stated above, the City expects to augment its housing stock primarily through ongoing infill and redevelopment within its two specific plan areas and where zoning allows high-density residential uses in conjunction with mixed-use development. Government Code Section 65583.2 (c) requires the calculation of projected residential development capacity of the sites identified in the housing element that can realistically be achieved.

Consistent with its focus on preparing a conservative sites inventory that identifies adequate capacity for feasible future housing development, the draft site inventory calculates site capacity as 70% of maximum allowed density across all zones. However, where density trends could be determined, they were calculated and applied to specific zones. Recently built or pipeline projects are listed in Table E-78, and Table E-8-9 shows the densities applied for each district. A typical residential development builds at 80% of maximum capacity in Milpitas. These assumptions do not consider density bonuses available to developers who provide inclusionary units in the development. The City anticipates exceeding these projected densities in future residential and mixed-use project applications enough to meet the RHNA goals.

**TABLE E-87: PIPELINE PROJECTS – PERCENT OF MAXIMUM DENSITY**

#	Project Name	Address	Status	Zone	Area (acres)	Units	Density (du/acre)	% of Max Density
1	AMG Apts - SB 35	1300 S Main St	Pipeline	R4 Metro	0.93	112	119.25	140.0
2	Main Street Palace	1316 S Main St	Approved	R4 Metro	0.37	18	48.61	57.1
3	Sango Court Apartments	355 Sango Ct	Approved	R4 Metro	1.26	102	80.50	94.1
<b>R4 Metro Average</b>							<b>82.79</b>	<b>97.4</b>
1	The Mil on Main	1380 S Main St	Pipeline	R5-Metro	2.14	220	102.78	85.0
<b>R5 Metro Average</b>							<b>102.78</b>	<b>85.0</b>

1	True Life - SB 330	612 S Main St	Pipeline	MXD	2.34	57	24.39	81.3
2		808 Main St	Pipeline	MXD	1.08	27	24.9	83.0
<b>MXD Average</b>							<b>24.64</b>	<b>82.1</b>
1	District Lot 1 (Turing)	1355 McCandless Dr	Built	MXD2 Metro	4.96	371	74.79	87.9
2	District Lot 2 (Graham)	1415 McCandless Dr	Built	MXD2 Metro	2.55	207	81.17	95.4
3	District Lot 4 (Gideon)		Built/Under Construction	MXD2 Metro	2.68	213	79.47761	93.34
<b>MXD2 Metro Average</b>							<b>78</b>	<b>91.7</b>
1	Aim Development	1880 N Milpitas Blvd	Pipeline	*NCMU	0.71	3	4.21	20.0
2	Pulte Homes	1355 California Circle	Application submitted	*NCMU	6.69	44	30.75	146.4
<b>NCMU Average</b>							<b>17.48</b>	<b>83.2</b>

Source: City of Milpitas

**TABLE E-98: ASSUMED RESIDENTIAL DENSITY BY ZONING DISTRICT**

Zoning District	Maximum Residential Density (du/ac)	Max Assumed Capacity	Assumed Density in Sites Inventory (Du/ac)
<b>R3</b>	20	70%	14
<b>R3-TOD</b>	40	70%	28
<b>R3-Metro</b>	40	70%	28
<b>R4</b>	40	70%	28
<b>R4-TOD</b>	60	70%	42
<b>R4-Metro</b>	85	90%	82.79 (Based on 3 projects)
<b>R5</b>	60	70%	42
<b>R-5-TOD</b>	75	70%	52.5
<b>R5-Metro</b>	120	80%	102.78 (Based on 1 project)
<b>MXD</b>	30	80%	24.64 (Based on 2 projects)
<b>MXD- TOD</b>	40	70%	28
<b>MXD-Metro</b>		70%	
<b>MXD2</b>	40	70%	28
<b>MXD2-TOD</b>	50	70%	35
<b>MXD2-Metro</b>	85	90%	78 (Based on 2 projects)
<b>MXD3</b>	60	70%	42
<b>MXD3-TOD</b>	75	70%	52.5
<b>MXD3-Metro</b>	250	70%	175
<b>TC</b>	40	70%	28
<b>NCMU GP designation</b>	21	70%	17.48 (Based on 2 projects)

Almost all mixed-use zones in the City allow 100% non-residential development projects. The City, however, has not received any 100% non-residential projects in any of these zones in the past decade. Most projects are mixed-use with a minimal amount of non-residential use and primarily residential uses. Based on this trend, the likelihood of 100% non-residential projects on mixed-use sites is very small, and therefore, the maximum assumed density has not been discounted or adjusted downward to account for the likelihood of a 100% non-residential project.

## Sites Identified in Previous Housing Elements

Government Code Section 65583.2(c) states that non-vacant sites identified in the previous planning period and vacant sites included in two or more previous consecutive planning periods can only be used to accommodate the lower income RHNA if the housing element includes a policy requiring rezoning within three years of the beginning of the planning period to allow residential use by-right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Several sites included in the inventory for lower-income housing were included in the 5<sup>th</sup> cycle planning period. A total of 23 prior Housing Element sites have been identified as part of the 6<sup>th</sup> cycle inventory. These sites are identified in the inventory tables (Column “5<sup>th</sup> Cycle”). The Housing Element includes a policy that commits the City to by-right approval of projects on these sites when at least 20 percent of the units are affordable to lower income households.

## ‘Rezone Sites’ Density Assumptions

Currently, the C1, C2, and CO zoning districts do not allow residential uses. The Metro and Gateway-Main Street Specific Plans, however, define new land use designations for some parcels which will convert to mixed-use sites with a residential component. The sites inventory includes three such places within the city, each with multiple parcels described and analyzed below.

- **Sobrato Sites (R-1).** Anticipated to convert to MXD2 in the ongoing Gateway-Main Street Specific Plan update. The assumed maximum density on these sites is 40 du/ac. There is strong developer interest to redevelop this site as a housing development
- **Serra Center Sites (R-2).** Anticipated to convert to MXD2 in the ongoing Gateway-Main Street Specific Plan update. The assumed maximum density on these sites is 40 du/ac.
- **South Bay Tech Center Site (R-3).** Anticipated to convert to MXD in the ongoing Gateway-Main Street Specific Plan update. The assumed maximum density on these sites is 30 du/ac. There is owner interest to redevelop this site as a housing development.
- **NCMU GP Designation (R-4 to R-10).** The 2021 General Plan update established the new NCMU Designation, but the Zoning Ordinance has not been updated to reflect this change. As part of the Housing Opportunity Zone project (HE Program 15), the City is studying allowing 21-30 du/ac residential density in the NCMU district. For the Housing Element Sites Inventory, only vacant parcels or parcels with developer interest were considered with an assumed maximum density of 30 du/ac.
- **Metro Specific Plan (R-11 to R-29).** The Metro Specific Plan defines the land use designations and zoning districts for different parts of the Specific Plan area. The sites inventory applied the above defined percentage of the proposed maximum densities for each parcel in the proposed land use designations.

# Affordable Housing Project Development Trends

The sites inventory assumes that sites larger than 0.5 acres whose zoning allows 30 units per acre or more are feasible for lower income units. The following table illustrates the recent projects with affordable housing and the densities for each. Most of the recently approved affordable housing projects are in the Metro Specific Plan and Gateway-Main Street Specific Plan areas.

**TABLE E-910: RECENT PROJECTS WITH AFFORDABLE HOUSING BY INCOME LEVEL**

APN	Address	Project Description	Status	Approval Date	Area (acres)	VLI	LI	MI	AMI	Total Units	Zone	Proposed Density (DU / AC)
2606009	1724 Sunnyhills Ct	Sunnyhills Infill	Under Construction	November 17, 2020	12.6	7	-	-	37	44	R3	3.47
2238007	1355 California Circle	Pulte	Preapplication under Review	Under Review	6.69	-	62	-	144	206	MP	30.7
8625027, 8625028	612 S Main St	True Life SB 330	Planning Permit Application under review	Under Review	2.34	-	-	14	43	57	MXD	24.4
8336002	1300 S Main St	AMG Apts SB 35	Ministerial approval	Bldg. Permits pending	0.93	-	90	22	-	112	R4	119.25
8336009	1380 S Main St	The Mil on Main	Planning Permit Approved	October 16, 2018	2.14	-55	1079	-85	2101	220	R5-TOD	102.78
8636036	355 Sango Ct	Sango Court Apartments	Under construction	June 12, 2018	1.2	71	20	10	1	102	MXD3	80.50
8636036	308 Sango Ct	Pacific West Communities	Under construction	August 5, 2021	1.11	-	51	34	-	85	MXD3	76.42
8303013	600 Barber Lane	Adept Development	Planning Permit Approved	August 12, 2020	3.00	15	41	-	316	372	MXD3	124

## Affordability Assumptions

State law (Assembly Bill 2342/Government Code 65583.2) uses density as a proxy for income/affordability for the sites inventory. Table E-9 shows the site conditions used to determine affordability for the sites inventory. Generally, lower density zones are presumed to be affordable to moderate and above moderate households. Under state law, the “default density” for cities similar to Milpitas in urban counties is 30 units/acre. Default density refers to the density considered suitable to encourage and facilitate the development of affordable housing.

The sites inventory assumes residential development projects on sites with densities of at least 30 du/acre may be used to accommodate housing affordable to lower-income households. Table E-11<sup>10</sup> describes the affordability assumptions in more detail.

**TABLE E-11<sup>10</sup>: ASSUMED AFFORDABILITY LEVELS**

Income Level	Site Characteristics
Low	Density assumed is at least 30 du/ac AND Site area is greater than 0.5 acres AND 20% low-income units if site capacity is >150 units OR 40% low-income on three VTA owned parcels
Moderate	Density assumed is at least 30 du/ac AND 40% moderate-income units if site capacity is >150 units OR 30% moderate income on three VTA owned parcels
Above Moderate	Density assumed is less than 30 du/ac OR Site area is less than 0.5 acres OR 40% above moderate-income units if site capacity is >150 units OR 30% above moderate income on three VTA owned parcels OR Site Capacity <20 units

# Vacant Sites to Accommodate Lower Income RHNA

Table E-12 summarizes the inventory of vacant sites ~~in the sites inventory, parking lots, and parcels with vacant buildings for lower income units~~. Approximately ~~2173~~ percent of lower income units would be located on vacant ~~land or parking lots of shopping centers sites~~. A parcel-specific listing of sites is provided at the end of this appendix.

**TABLE E-121: SUMMARY OF OPPORTUNITY AND REZONE SITES**

	Very low	Low
Remaining RHNA	<del>1,509</del> <u>385</u>	<del>717</del> <u>632</u>
<b>Opportunity Sites</b>		
Vacant	35	35
<del>— Parking Lots or vacant buildings</del>	<del>101</del>	<del>101</del>
<b>Rezone Sites</b>		
Vacant	177	177
<del>— Parking Lots or vacant buildings</del>	<del>499</del>	<del>499</del>
<b>Total</b>	<del>811</del> <u>212</u>	<del>811</del> <u>212</u>
Percentage of Remaining RHNA	<del>72.8</del> <u>21</u> %	

To accommodate additional low income sites on non-vacant sites, the following resolution has been included in the adoption of the 6<sup>th</sup> Cycle Housing Element.

“WHEREAS, based on the building age and condition of non-residential structures on nonvacant sites, developer interest, adjacency to high-quality transit, and the likelihood of commercial uses on nonvacant sites converting to mixed-use residential developments, the existing uses on the sites identified in the Future Housing Needs (site inventory) to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore are not considered significant impediments to additional residential development during the period covered by the housing element”

## City Owned Sites

Three city-owned parcels have been identified as Site R-11 in the Sites Inventory. Milpitas Housing Authority owns Parcel #1 located at 1432-1446 S. Main Street. On December 7, 2021, the City Council directed staff to dispose the property, which is zoned for high-density residential. The sale of Parcel #1 is expected to take place in early 2023. The City of Milpitas owns Parcels #2 and #3 located at 1454-1466 S. Main Street and 1476-1488 S. Main Street, respectively. Parcels #2 and #3 are also zoned high-density residential. The City Council directed staff to bring back Parcels #2 and #3 upon adoption of the Milpitas Metro Specific Plan, which is expected in February 2023. Parcels 1, 2, and 3 are considered part of the

sites inventory toward RHNA. Disposition of Parcel #1 will be completed early in the implementation process of the Housing Element.

Parcel #1 went through Phase I and II Environmental Site Analysis and the result indicated TCE and other hazardous materials in the soil and ground water. However, Padre Associates determined that the hazardous material traces were not sufficiently harmful to humans. Parcel #1 also went through an Asbestos and Lead-Based Paint Survey. The Study resulted in traces of Asbestos and Lead-Based Paint, which will require protective best practices during demolition of the three buildings located on Parcel #1. Parcels #2 and #3 have not been environmentally tested to date.

TABLE E-123 OPPORTUNITY SITES

	APN	Zoning	GP	Street Add	Existing Use	Max Density	5th Cycle	Lot	I/L Ratio	Year Built	FAR	Area	Site Capac	Low	Mod	Above Mod	Notes	Site Criteria
O-1	2224008	MXD	MSP	31 S. Main St.	Surface parking lot - extra parking for KFC - rarely used and not required	30		A	0	0	0	0.18	4			4	Underutilized surface parking lot for overflow parking only. Can be consolidated with adjacent parcel	1c, 2e
	2224009	MXD	MSP	53 S Main St		30		A	0	0	0	0.17	4			4	KFC Parking can be consolidated with adjacent parcel	1c, 2e
O-2	2224012	MXD	MSP			30		B	0.12	1999	0	0.043	1	1			Surface parking lot that can be consolidated with adjacent parcel	1b, 1c 2a, 2e
	2224040	MXD	MSP	115 S. Main. St.	An-Jan Pet Supply	30		B	1.35	1898	0.28	0.76	18	18			Owner interested in redevelopment; Locally historic building that has been heavily modified/modernized; 75% of parcel is vacant or surface parking;	1b, 2a, 2b, 2e
O-3	2224017	MXD	MSP	99 S. Main St.	Vacant house	30		C	0.10	1910	0.10	0.22	5	5			Vacant and dilapidated single family home with no utilities	2a, 2b, 2e
	2224020	MXD	MSP	81-89 S. Main St.	Strip commercial	30		C	2.08	1967	0.24	0.40	10	10			Underutilized commercial buildings with two smaller tenant spaces (hair & nails, pet grooming) and two larger spaces (halal meat market, real estate office) and surface parking; Can be consolidated with adjacent parcel	2a, 2b, 2e
O-4	2224024	MXD	MSP	27 S. Main St.	vacant	30		D	0	0	0	0.33	8			8	Owner interest in selling or developing. Small city-owned parcel (APN:22-24-006) also zoned MXD.	1a, 1b
O-5	2606012	C1	HDR	no address	Vacant	20		E	0	0	0	0.85	12	12			Vacant + Owner interest in developing	1a

# Appendix E: Future Housing Needs

	APN	Zoning	GP	Street Add	Existing Use	Max Density	5th Cycle	Lot	I/L Ratio	Year Built	FAR	Area	Site Capac	Low	Mod	Above Mod	Notes	Site Criteria
O-6	2812021	TC	TWC	100 North Milpitas Blvd.	Office bldg.	40		F	18.85	1978	0.29	3.13	88	88			Owner interest in redeveloping with some housing on the site	1b, 2a, 2b
O-7	8306001	MXD	MSP	187 S. Main	Restaurant	30	Y	G	0.27	1915	0.43	0.06	1			1	Owner interest in redevelopment; Can be consolidated with adjacent parcel	1b, 2b, 2e, 2e
	8306002	MXD	MSP	167 S Main St	restaurant/bar (closed)	30		G	0.59	1915	0.11	0.42	9			9	Underutilized and old commercial building; current tenant (Red Chillies) on short-term lease. Can be consolidated with adjacent parcel	2a, 2b, 2c, 2e
O-8	8306003	MXD	MSP	195 S. Main	surface parking lot	30	Y	H	0	1962	0.20	0.63	15	15			Surface parking lot. Can be consolidated with adjacent parcel	1c, 2a, 2b, 2e
	8306004	MXD	MSP	209 S. Main	surface parking lot	30	Y	H	0	1967	0.08	0.33	8	8			Surface parking lot. Can be consolidated with adjacent parcel	1c, 2a, 2b, 2e
O-9	8306005	MXD	MSP	227 S. Main	childcare center	30	Y	I	1.14	1964	0.12	0.45	11	11			Underutilized site with approx. half of site as surface parking;	2a, 2b
O-10	8306006	MXD	MSP	50 Serra Way	Vacant lot	30	Y	J	0	0	0	0.42	10			10	Vacant parcel - property owner of adjacent parcel (APN: 083-06-002) interested in purchasing for redevelopment.	1a
O-11	8306008	MXD	MSP	[265] S. Main	vacant	30	Y	K	0	0	0	1.32	94		14	80	City Council gave strong support to Prelim application for high-density, mixed-use project (The Junction) at this site.	1b
O-12	8307011	MXD	MSP	66 S. Main	Motel	30		L	5.84	1986	0.55	0.91	22	22			Older motel; Currently functioning as Roomkey/Homekey project units rented to homeless as emergency shelter; amenities (e.g., pool) in disrepair.)	1d

	APN	Zoning	GP	Street Add	Existing Use	Max Density	5th Cycle	Lot	I/L Ratio	Year Built	FAR	Area	Site Capac	Low	Mod	Above Mod	Notes	Site Criteria
O-13	8307012	MXD	MSP	96 S. Main.	Retail	30		M	0.66	1957	0.31	0.13	3			3	Owner interest in redevelopment	1b, 2a, 2b, 2c
O-14	8307013	MXD	MSP	100 S. Main	Automotive	30		N	2.03	1979	0.39	0.54	13	13			Owner interest in redevelopment	1b, 2b
O-15	8307014	MXD	MSP	114 S. Main	Vacant	30		O	0.00	1953	0.33	0.12	3			3	Zoned Mixed-use; Property owner interest in redevelopment	1b, 2a, 2b, 2c
O-16	8307015	MXD	MSP	126 S. Main St.	Vacant	30		P	0	0	0	0.41	10	10			Vacant parcel with strong owner interest in redevelopment. Can be consolidated with adjacent parcels	1a, 1b, 2e
	8307016	MXD	MSP	134-158 S. Main	Strip retail, bar	30	Y	P	0.46	1962	0.19	0.95	23	23			Conceptual plans prepared for new mixed-use project	1b, 2a, 2b, 2c, 2e
	8307017	MXD	MSP	166 S. Main (b)	Vacant Parcel - land-locked	30	Y	P	0	0	0	0.14	3	3			Owner interest in redevelopment. Can be consolidated with adjacent parcels	1b, 2e
	8307018	MXD	MSP	166 S. Main (a)	Vacant bldg	30	Y	P	1.26	1953	0.34	0.19	5	5			Owner interest in redevelopment. Can be consolidated with adjacent parcels	1b, 2a, 2b, 2e
O-17	8307019	MXD	MSP	176 S Main St		30	Y	Q	0.60	1948	0.16	0.22	5			5	Underutilized site with older building	2a, 2b, 2c
O-18	8307020	MXD	MSP	174-176 S. Main	former comic store	30	Y	R	1.30	1960	0.09	0.56	14	14			Owner interest in redevelopment	1b, 2a, 2b
O-19	8307021	MXD	MSP	182-190 S. Main		30		S	0.31	0	0	0.60	14	14			Underutilized site	1b, 2c, 2e
	8307021	MXD	MSP	210 S. Main	Vacant Bldg.	30		S				0.33	8	8			Vacant bldg. - former church has been vacant 3+ years; surface parking at rear of site	1c, 2e
O-20	8313006	MXD	MSP	459 S. Main	motel	30		T	1.021	1987	0.51	1.05	25	25			Lowest TOT/room and lowest rent in the city. Frequent service call from PD.	1d

# Appendix E: Future Housing Needs

	APN	Zoning	GP	Street Add	Existing Use	Max Density	5th Cycle	Lot	I/L Ratio	Year Built	FAR	Area	Site Capac	Low	Mod	Above Mod	Notes	Site Criteria
O-21	8313008	MXD	MSP	531 S. Main	Former Bank (vacant)	30		U	0.15	1962	0.23	0.58	14	14			Vacant Commercial Bldg. (former church) has been vacant 8+ years. Temp. use as church – short-term lease.	1c, 2a, 2b
O-22	8322001	MXD	MSP	563 S. Main	Wholesale restaurant equipment sales	30		V	1.29	1972	0.17	0.31	8			8	Underdeveloped site with more than 80% developed as surface parking and driveways. Very old bldg.; non-conforming use.	1c, 2a, 2b, 2f
O-23	8322002	MXD	MSP	579 S. Main	Restaurant, large surface parking lot, and vacant (behind restaurant)	30		W	4.62	1954	0.17	0.27	7	7			Underutilized restaurant with large surface parking lot; approx. 80% of total parcel is surface parking or vacant. Can be consolidated with adjacent parcel	1c, 2a, 2b, 2e
	8322002	MXD	MSP	579 S. Main	restaurant	30		W	4.62	1954	0.17	0.63	15	15			Underutilized building. Can be consolidated with adjacent parcel	2a, 2b, 2e
O-24	8625011	MXD	MSP	526 S. Main	Vacant land	30	Y	X	0	1975	0.01	0.67	16	16			vacant parcel	1a, 2a, 2b
O-25	8625025	MXD	MSP	774 S. Main	Convenience Food Restaurant 2w/drive-thru	30		Y	0.78	1991	0.07	0.82	20	20			Underutilized convenience food restaurant with drive-thru, large outdoor seating area, and large surface parking area.	1c, 2a, 2c
O-26	8626003	MXD	MSP	344 S. Main	Strip Retail with 3 tenant spaces (2 vacant spaces (former restaurant), 1 occupied space (hair salon)	30		Z	0.61	1984	0.23	0.34	8			8	Underutilized strip retail with 3 tenant spaces (2 vacant spaces (former restaurant), 1 occupied space (hair salon); front 2/3 of site occupied by surface parking.	1c, 2a, 2c
O-27	8626016	MXD	MSP	312 South Main	Tire Shop - Great Mall Tire	30		AA	1.13	1975	0.30	0.56	14	14			Vacant industrial building with underutilized tire repair shop.	1c, 2a, 2b

	APN	Zoning	GP	Street Add	Existing Use	Max Density	5th Cycle	Lot	I/L Ratio	Year Built	FAR	Area	Site Capac	Low	Mod	Above Mod	Notes	Site Criteria
O-28	8626020	MXD	MSP	410-414 S. Main	Strip Retail with 4 tenant spaces (2 vacant spaces, 2 occupied spaces (dentist, small event space))	30		AB	1.11	1994	0.26	0.34	8			8	Underutilized small strip Retail with 4 tenant spaces (2 vacant spaces, 2 occupied spaces (dentist, small event space)); 60% of site developed as surface parking	1c, 2a
O-29	8626021	MXD	MSP	400 S. Main	Auto repair	30		AC	0.86	1982	0.31	0.34	8			8	Underutilized auto service use; legal non-conforming; more than 50% of site developed as surface parking	2a, 2c, 2d
O-30	8628021	TC	TWC	500 E. Calaveras Blvd	Vacant office bldg	40		AD	1.90	1985	0.56	2.09	59	59			Owner interest in redevelopment with some housing on the site	1b
O-31	8313001	MXD	MSP	16-20 Corning	United Center (multi-tenant office bldg.)	30		AE			0.6668	16	16				Underutilized and older multi-tenant office bldg; approx 75% of site developed with surface parking.	1c, 2a, 2b
Total													639	466	14	159		

TABLE E-134 REZONE SITES

	APN	Zoning	GP	Street Add	Existing Use	Max Density	5th Cycle	Lot	I/L Ratio	Year Built	FAR	Area	Site Capac	Low	Mod	Above Mod	Notes	Site Criteria
R-1	2228025	C2	GNC			40		AF	0.9	1985	0.34	1.42	40	8	16	16	Developer Interest	1b, 2e
	2228022	C2	GNC			40		AF	0.84	1977	0.127	3.18	89	18	36	36	Developer Interest	1b, 2a, 2b, 2e
	2228026	C1	MSP			40		AF	0	0	0	0.29	8	2	3	3	Developer Interest	1b, 2e
	2228024	C2	GNC			40		AF	2.17	1978	0.19	2.59	73	15	29	29	Developer Interest	1b, 2a, 2b, 2e
R-2	8305008	C2	MSP	200 Serra Way	Vacant	40		AG	0.00	1970	0.56	0.20	6			6	Vacant site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	1a, 2e
	8305006	C2	MSP		Vacant	40		AG	0.00	1970	0.3	0.74	21	21			Vacant site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	1a, 2e
	8305005	C2	MSP			40		AG	0.00	1986	0.1	1.18	33	33			Underutilized site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	2a, 2e
	8305013	C2	MSP		Vacant	40		AG	0.00	1967	0.77	0.59	17			17	Vacant site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	1a, 2e
	8305011	C2	MSP			40		AG	0	0	0	0.46	13			13	Underutilized site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	2a, 2e

	APN	Zoning	GP	Street Add	Existing Use	Max Density	5th Cycle	Lot	I/L Ratio	Year Built	FAR	Area	Site Capac	Low	Mod	Above Mod	Notes	Site Criteria
	8305017	C2	MSP			40		AG	0	0	0	0.43	12			12	Underutilized site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	2a, 2e
	8305012	C2	MSP			40		AG	0.00	1970	1.24	0.48	14			14	Underutilized site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	2b, 2e
	8305001	C2	MSP			40		AG	0.00	1967	0.08	1.11	31	31			Underutilized site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	2a, 2b, 2e
	8305015	C2	MSP		Vacant	40		AG	0	0	0	1.05	29	29			Vacant site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	1a, 2e
	8305016	C2	MSP		Vacant	40		AG	0	0	0	0.88	25	25			Vacant site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	1a, 2e
	8305003	C2	MSP			40		AG	0.00	0	0	0.96	27	27			Underutilized site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	2a, 2e
	8305002	C2	MSP			40		AG	0	0	0	0.49	14			14	Underutilized site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	2a, 2e
	8305014	C2	MSP		Vacant	40		AG	0.00	1967	0.75	0.70	20	20			Vacant site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	1a, 2e

## Appendix E: Future Housing Needs

	APN	Zoning	GP	Street Add	Existing Use	Max Density	5th Cycle	Lot	I/L Ratio	Year Built	FAR	Area	Site Capac	Low	Mod	Above Mod	Notes	Site Criteria
	8305007	C2	MSP			40		AG	0	0	0	3.68	103	103			Underutilized site part of Serra Center. Redevelop as part of Gateway-Main St Specific Plan	1c, 2e
R-3	8340044	C2	MSP	1661 S Main St	Offices	30		AH	0.69	1988	0.33	11.13	234	46	94	94	Developer Interest to redevelop South Bay Tech Center	1b, 2a
R-4	2605021	C1	NCMU	81 Dixon Rd	Small commercial bldg (closed liquor store)	21		AI	0.09	1972	0.12	0.32	7			7	Approx 80% of site is vacant - small commercial bldg (former liquor store) is vacant. Potential for redevelopment	2a, 2b, 2c
R-5	2605053	C1	NCMU	51-53 Dixon Road	Vacant Land	21		AJ	0	0	0	0.25	5			5	Vacant Land	1a
R-6	8804060	C1	NCMU	No address for vacant land - on Dempsey Rd.	Vacant	21		AK	0	0	0	1.2	25			25	Vacant Land. Can be consolidated with adjacent parcel	1a, 2e
	8804076	C1	NCMU	?? No address on Dempsey Rd.	Retail	21		AK	0	0	0	0.29	6			6	Vacant Land. Can be consolidated with adjacent parcel	1a, 2e
R-7	8804072	CO	NCMU	?? No address for vacant parcel - on Calaveras Rd.	Vacant	21		AL	0	0	0	0.96	20			20	Vacant Land. Can be consolidated with adjacent parcel	1a
R-8	8804065	C1	NCMU	95 Dempsey Road	Executive Inn			AM				0.95	20			20	Low TOT, High Police calls	1d
R-9	2237019	MP	NCMU	1430 California Circle	BAPS Temple	21		AN	0.98	1987	0.35	10.11	212	42	85	85	Existing religious temple (BAPS); Adjacent to existing residential on north and south and recently approved residential project in Cal Circle	2c

	APN	Zoning	GP	Street Add	Existing Use	Max Density	5th Cycle	Lot	I/L Ratio	Year Built	FAR	Area	Site Capac	Low	Mod	Above Mod	Notes	Site Criteria
R-10	2238007	MP	NCMU	1355 California Circle	Application from Pulte Homes			AO				6.69	140	28	56	56	Application pending: Pulte Homes	1b
R-11	8341001	R4	VHD	1432-1446 S. Main	industrial	85	Y	AP	0	1978	0.09	0.99	76	15		61	City-owned affordable housing site – Parcel 1	2a, 2b, 2e
	8341002	R4	VHD	1452-1466 S. Main	industrial	85	Y	AP	0	1975	0.15	0.86	66	13		53	City- owned parcel (Parcel 2)	2a, 2b, 2e
	8341003	R4	VHD	1474-1488 S. Main	industrial	85	Y	AP	0	1984	0.35	0.85	65	13		52	City- owned parcel (Parcel 3)	2a, 2b, 2e
R-12	8341004	R4	MSP	1504 S. Main	vacant	85	Y	AQ	0	1954	0.00		275	68		70	Vacant parcel	1a, 2a, 2b, 2e
	8341013	R4	MSP	1504 S. Main	vacant	85	Y	AQ	0	0	0		-	68	-	70	Vacant parcel	1a, 2e
R-13	8624059	C2	BVMU	Unk - Great Mall Parkway	VTA Bus Transfer	250		AR	0	0	0	4.59	803	161	321	321	Former Bus Station owned by VTA - to be redeveloped as affordable housing	1b, 1c
R-14	8636011	R4	VHD	?? Where is this located?		85		AS	0	0	0	0.44	34	34			Underutilized. Can be consolidated with adjacent parcel	2a, 2b, 2e
	8636037	MXD3	VHD	328 Sango	industrial	85		AS	0.30	1980	0.31	0.71	55	55			Can be consolidated with adjacent parcel	2a, 2b, 2e
R-15	8636014	R4	VHD	349 Sango	industrial	85		AT	1.18	1979	0.30	0.44	34	34			Underutilized older building. Zoned for high density residential in Metro Specific Plan	2a, 2b
R-16	8636015	MXD3	VHD	329 Sango	industrial	85		AU	0.74	1979	0.31	0.57	34	34			Underutilized older building. Zoned for high density residential in Metro Specific Plan	2a, 2b, 2c
R-17	8636016	MXD3	VHD	309 Sango	industrial	85		AV	0.01	1979	0.27	0.48	29	29			Underutilized older building. Zoned for high density residential in Metro Specific Plan	2a, 2b, 2c
R-18	8636017	MXD3	VHD	301 Sango	industrial	85		AW	1.08	1985	0.25	0.55	33	33			Underutilized older building. Zoned for high density residential in Metro Specific Plan	2a, 2c

Appendix E: Future Housing Needs

	APN	Zoning	GP	Street Add	Existing Use	Max Density	5th Cycle	Lot	I/L Ratio	Year Built	FAR	Area	Site Capac	Low	Mod	Above Mod	Notes	Site Criteria
R-19	9206027	C2	BVMU	777N. Capitol	Strip Commercial	250		AX	1.02	1966	0.42	1.16	205	41	82	82	Toll Bros is currently developing a project for this site. No application yet. Rear portion of lot will be high density residential. Capitol frontage will be commercial. Very likely to redevelop in 2023. To be rezoned with adoption of Metro Plan.	1b, 2b, 2e
	9206033	C2	BVMU	777 N. Capitol	Strip Commercial	250		AX	1.33	1966	0.28	0.83	146	29	58	58		1b, 2a, 2b, 2e
R-20	9207011	MXD3	BVMU	670 Montague Expwy	VTA vacant	250		AY	0	1976	0.07	1.76	308	62	123	123	Vacant parcel owned by VTA;	1a, 2b
R-21	9208003	R5	BPRD-R	unk - So Milpitas Blvd	VTA pkg	120	Y	AZ	0	1968	0.65	3.16	303	61	121	121	Owned by VTA	1c, 2b
R-22	8624043	C2	BPRD-R	1250 Great Mall Drive	pkg	250		BA	0	0	0	1.27	224	45	90	90	Surface parking	1c
R-23	8624045	C2	BPRD-R	1251 Great Mall Drive	pkg	250		BB	0	0	0	1.31	229	46	92	92	Surface parking	1c
R-24	8636044	MXD3	BVMU	370 Montague Expwy	church	85	Y	BC	0.69	1985	0.36	1.02	61	61			Older church	2c
R-25	8624044	C2	BPRD-R	1249 Great Mall Dr		250		BD	0.59	1998	0.065	1.54	270	54	108	108	Underutilized site; Potential for redevelopment	2a, 2c
R-26	8636046	R3	VHD	635 Trade Zone Blvd		85	Y	BE	0.73	1994	0.14	0.70	42	42			Underutilized site; Potential for redevelopment	2a, 2c
R-27	8341010	R4	MSP	1640 S. Main	Auto Repair uses	40	Y	BF	2.15	1987	0.37	1.42	40	40			Owner interest in redevelopment.	1b
R-28	8641015	MXD3	BVMU	1890 McCandless	Carl's Jr	250		BG	0.35	1994	0.076	0.97	171	34	68	68	Underutilized site; Potential for redevelopment	2a, 2c, 2d
R-29	8624063	MXD3	RRMU	1010 Great Mall Drive	Great mall site	85		BH	0	0		99.2	1,476	295	590	590	Large parking lot of Great Mall. Estimated 25% for redevelopment	1c
	Total												6,389	2,126	1,881	2,346		

**FIGURE E-1 SITES INVENTORY WITH PIPELINE PROJECTS, OPPORTUNITY SITES, AND REZONE SITES**

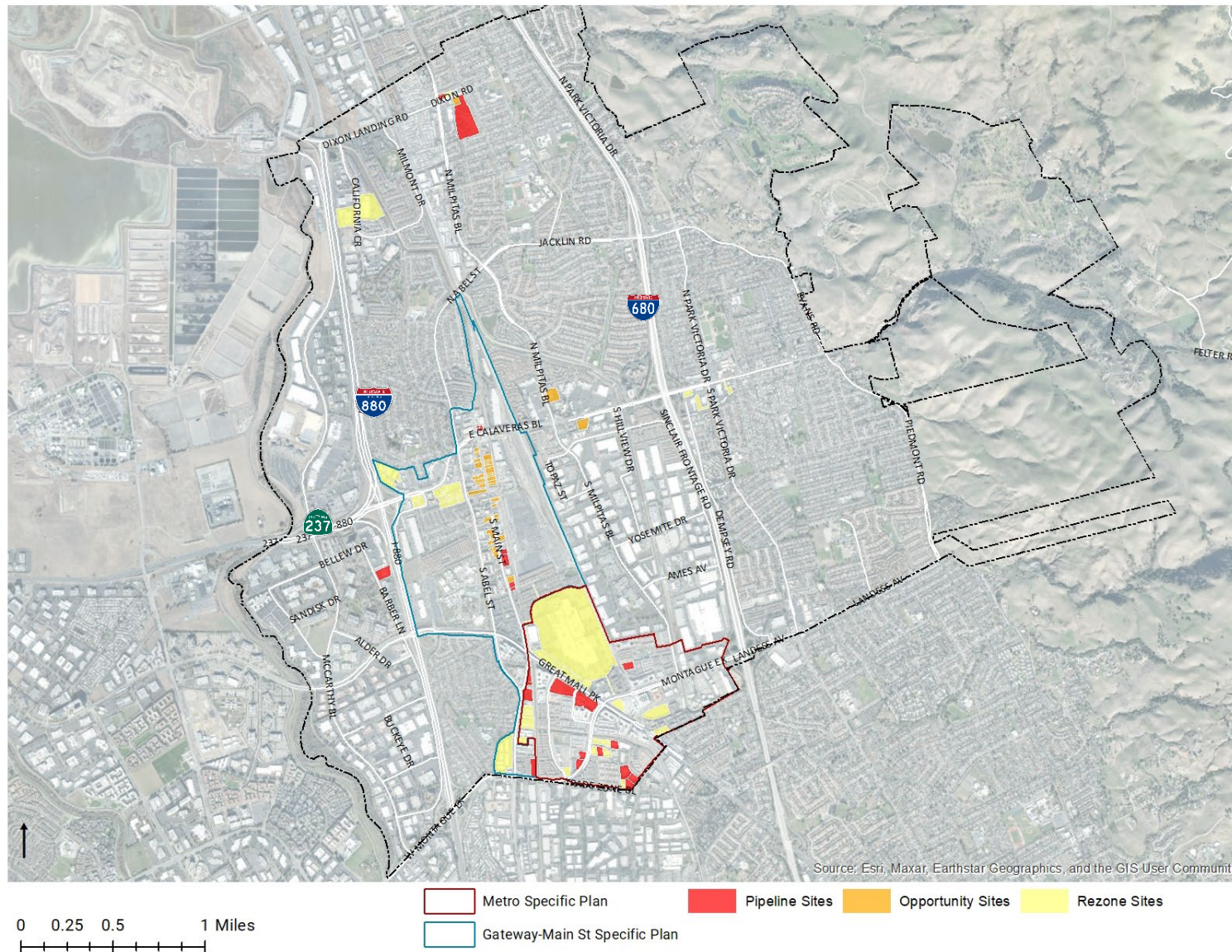


FIGURE E-2 CALIFORNIA CIRCLE AND DIXON ROAD

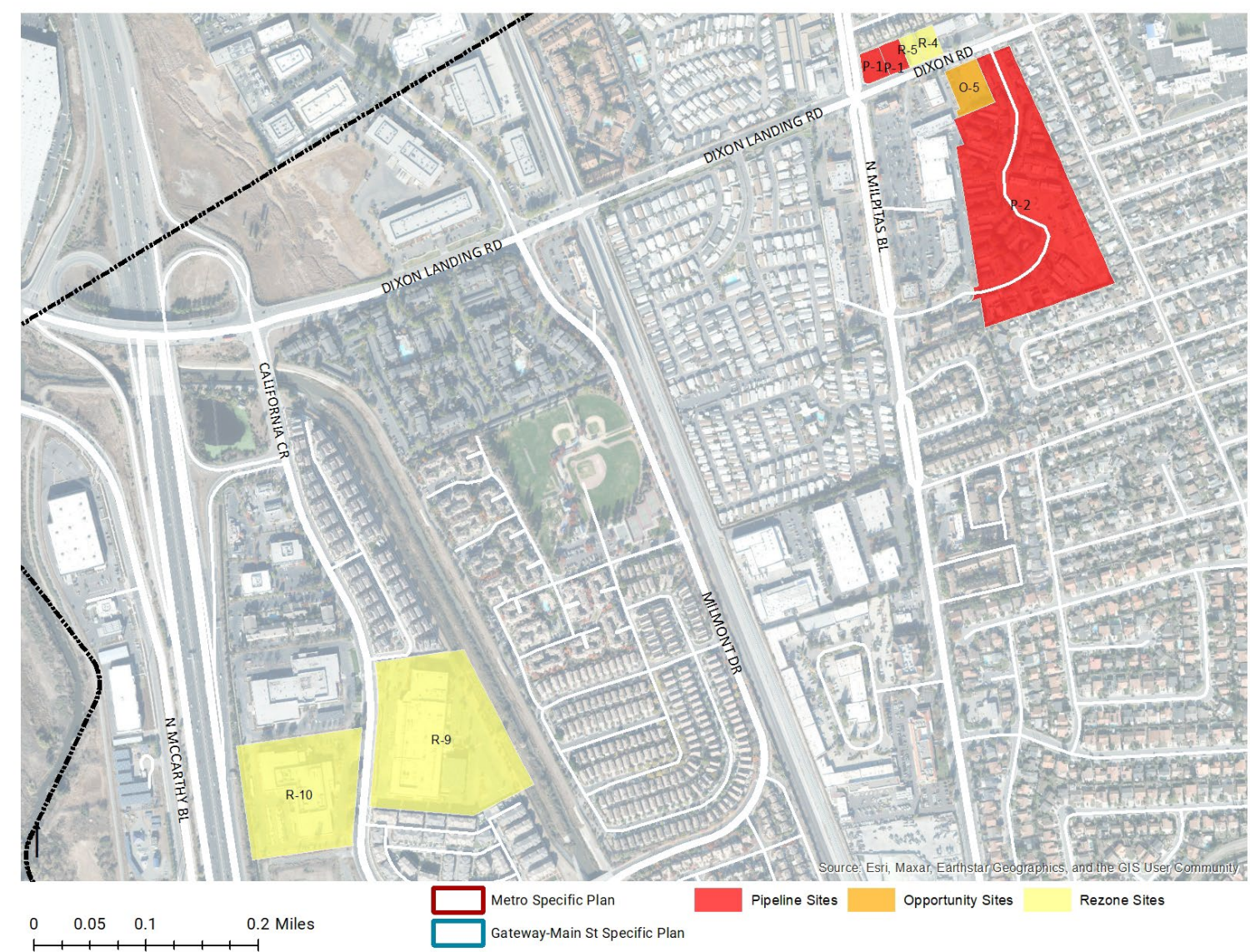


FIGURE E-3 TOWN CENTER AND CALAVERAS BLVD

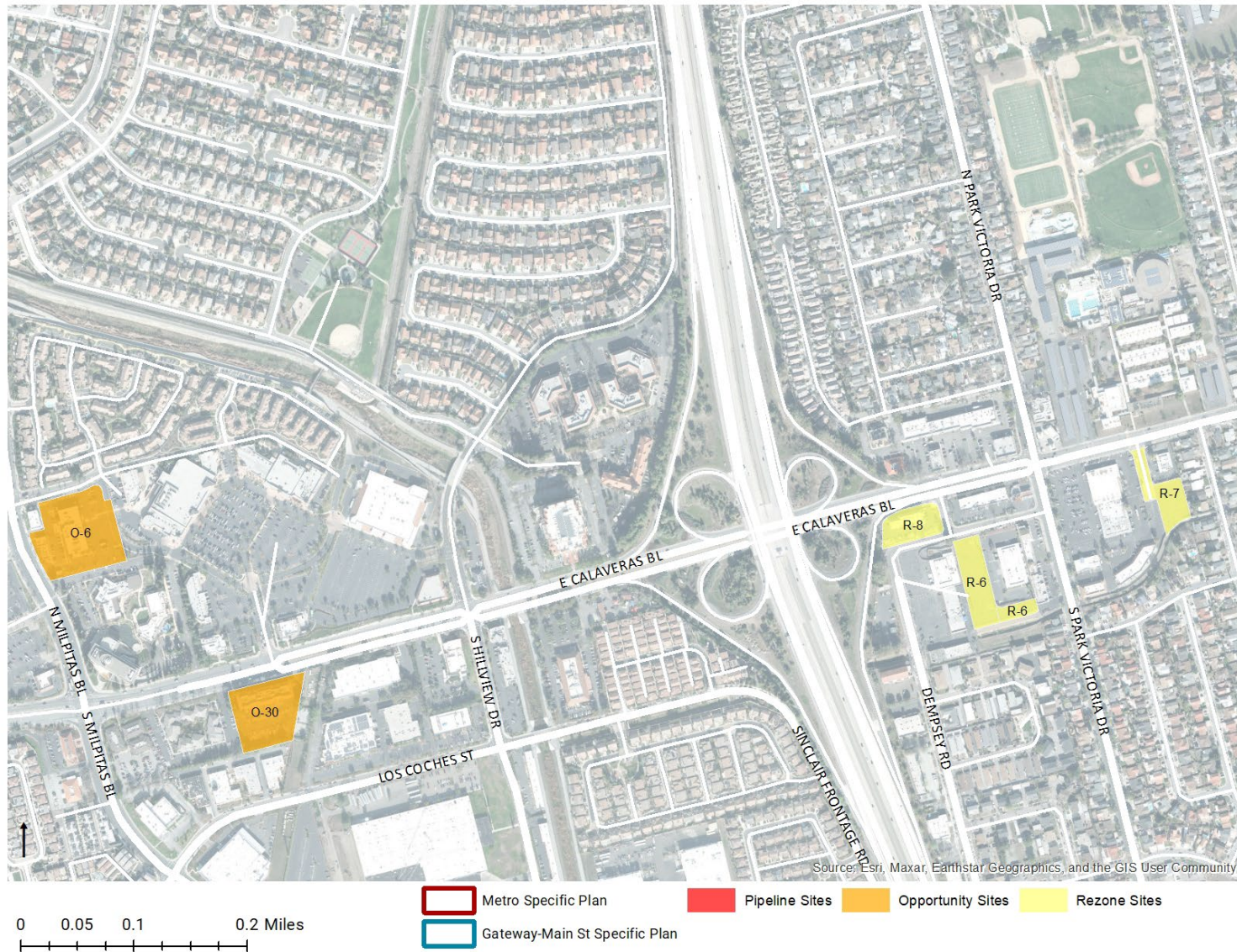


FIGURE E-4 METRO SPECIFIC PLAN

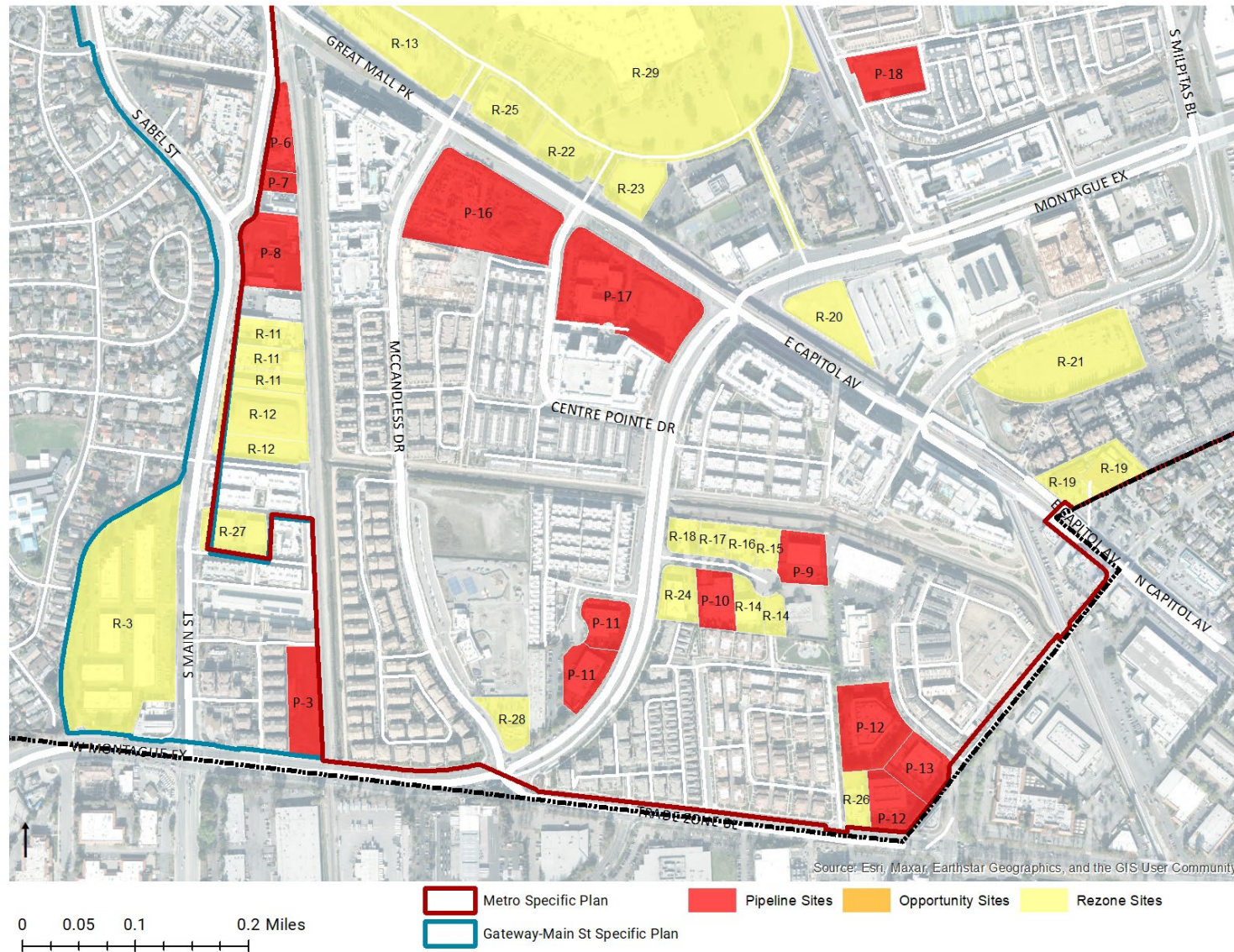


FIGURE E-5 METRO SPECIFIC PLAN AND GATEWAY-MAIN STREET SPECIFIC PLAN

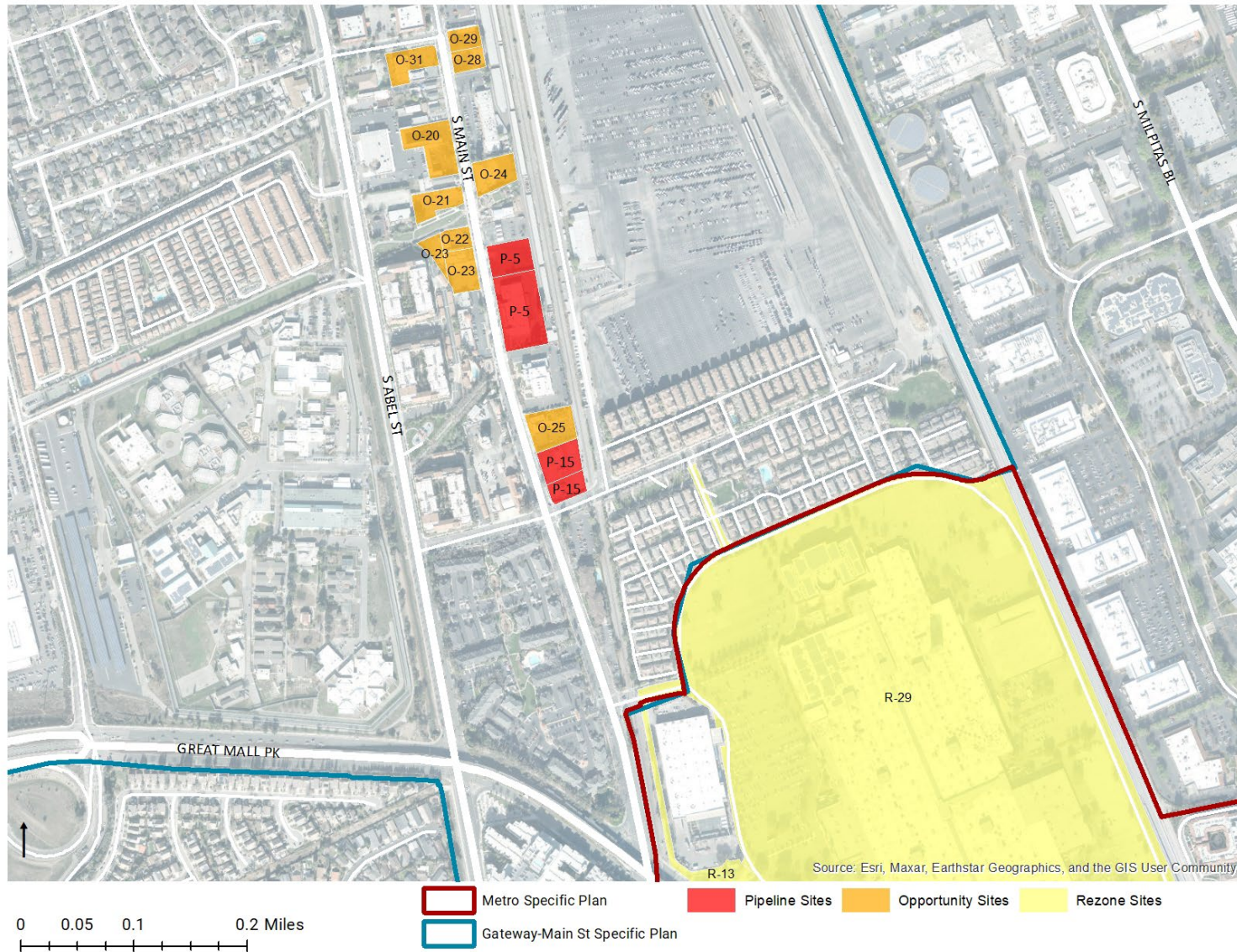


FIGURE E-6 GATEWAY-MAIN STREET SPECIFIC PLAN

