

Table A: Applications Submitted

Jurisdiction	Milpitas	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A																			
Housing Development Applications Submitted																			
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(d)(7) (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	2	0	10	0	82	94	94	0	0	
	2911021	507 Cesticar Dr	Garage conversion to ADU	P-ADU19-0001	ADU	R	2/4/2019								1	1	0	No	ADU streamlining used.
	2221070	283 N Abbott Av	450SQ FT GARAGE CONVERSION	P-ADU19-0002	ADU	R	2/25/2019								1	1	0	No	ADU streamlining used.
	2602055	2021 Conway St	2ND STORY ADDITION AND ADU	P-ADU19-0003	ADU	R	2/26/2019								1	1	0	No	ADU streamlining used.
	8628070	1630 Everglades Dr		P-ADU19-0004	ADU	R	3/14/2019								1	1	0	No	ADU streamlining used.
	8805034	320 Perry St	New ADU	P-ADU19-0005	ADU	R	4/4/2019								1	1	0	No	ADU streamlining used.
	2222017	402 Marilyn Dr	Garage to ADU	P-ADU19-0006	ADU	R	4/8/2019								1	1	0	No	ADU streamlining used.
	2611120	255 Hazen St	Attached ADU 470.36 SF	P-ADU19-0007	ADU	R	4/10/2019								1	1	0	No	ADU streamlining used.
	2943092	1667 Brinn Ct	Detached 478.4 SF ADU	P-ADU19-0008	ADU	R	4/12/2019								1	1	0	No	ADU streamlining used.
	2219047	491 Marilyn Dr	Detached ADU 594 SQ. FT	P-ADU19-0009	ADU	R	5/28/2019								1	1	0	No	ADU streamlining used.
	2929002	1789 View Dr	863 sf Detached 2-story ADU	P-ADU19-0010	ADU	R	6/27/2019								1	1	0	No	ADU streamlining used.
	2210034	806 Coyote St	560 sf Detached ADU	P-ADU19-0011	ADU	R	6/27/2019								1	1	0	No	ADU streamlining used.
	2624079	860 Nieves St	Attached ADU	P-ADU19-0012	ADU	R	7/15/2019								1	1	0	No	ADU streamlining used.
	2810060	470 Dundee Av	800 SQ FT ADU an addition to existing 475 ADU	P-ADU19-0013	ADU	R	7/19/2019								1	1	0	No	ADU streamlining used.
	2212001	658 Penitencia St	Garage conversion to ADU	P-ADU19-0014	ADU	R	8/14/2019								1	1	0	No	ADU streamlining used.
	2602062	1931 Conway St	425 S.Q.F.T ADU Attached in front	P-ADU19-0015	ADU	R	9/9/2019								1	1	0	No	ADU streamlining used.
	8620028	2118 Yosemite Dr	663 SF detached ADU	P-ADU19-0016	ADU	R	9/25/2019								1	1	0	No	ADU streamlining used.
	8803004	161 S Park Victoria Dr	New 750 SF detached ADU	P-ADU19-0017	ADU	R	10/16/2019								1	1	0	No	ADU streamlining used.
	8621072	2144 Shiloh Av	CONVERT EXISTING GRAGE TO ADU	P-ADU19-0018	ADU	R	10/24/2019								1	1	0	No	ADU streamlining used.
	8613018	225 Evening Star Ct	463 sf attached ADU	P-ADU19-0019	ADU	R	11/19/2019								1	1	0	No	ADU streamlining used.
	2603064	168 Callan St	AFU 576 SQ. FT	P-ADU19-0020	ADU	R	12/5/2019								1	1	0	No	ADU streamlining used.
	8803001	125 S Park Victoria Dr	New detached 800 sf ADU	P-ADU19-0021	ADU	R	12/9/2019								1	1	0	No	ADU streamlining used.
	2802079	817 Terra Bella Dr	556 SQFT Detached ADU	P-ADU19-0022	ADU	R	12/16/2019								1	1	0	No	ADU streamlining used.
	8634023	91 MONTAGUE EX	72 CONDOMINIUM UNITS	P-SD19-0003	5+	O	2/25/2019			2	0	10			60	72	0	No	
															0				
															0				

Jurisdiction	Milpitas	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

[illegible]

Table A2: Building Permits Issued (Page 1 of 2)

Jurisdiction	Milpitas
Reporting Year	2019 (Jan. 1 - Dec. 31)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits								
1					2	3	7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							0	0	0	0	0	0	141		141
	2911021	507 Cestaric Dr			ADU	R							1	2/8/19	1
	8805034	320 Perry St			ADU	R							1	5/1/19	1
	2943092	1467 Brian Ct			ADU	R							1	10/8/19	1
	2219047	491 Marylinn Dr			ADU	R							1	8/27/2019	1
	2624079	860 Nieves St			ADU	R							1	8/5/2019	1
	2611120	255 Hazen St			ADU	R							1	7/23/2019	1
	2221070	283 N Abbott Av			ADU	R									0
	2602055	2021 Conway St			ADU	R									0
	8828070	1630 Everglades Dr			ADU	R									0
	2222017	402 Marylinn Dr			ADU	R									0
	2929002	1789 View Dr			ADU	R									0
	2210034	806 Coyote St			ADU	R									0
	2810060	470 Dundee Av			ADU	R									0
	2212001	658 Penitencia St			ADU	R									0
	2602062	1931 Conway St			ADU	R									0
	8820028	2118 Yosemite Dr			ADU	R									0
	8803004	161 S Park Victoria Dr			ADU	R									0
	8821072	2144 Shiloh Av			ADU	R									0
	8613018	225 Evening Star Ct			ADU	R									0
	2603064	168 Callan St			ADU	R									0
	8803001	125 S Park Victoria Dr			ADU	R									0
	2802079	817 Terra Bella Dr			ADU	R									0
	8634023	91 MONTAGUE EX			5+	O									0
	2824025	86 N Main St			2 to 4	R									0
	8636034	2001 Tarob Ct			5+	O									0
	2906308	898 Calaveras Ridge Drive			SFD	O									0
	2906308	899 Calaveras Ridge Drive			ADU	R									0
	042-30-015	529 Vista Ridge Drive			SFD	O									0
	8641034	1773 Hazelnut Lane	Houret Townhomes		SFA	O							26	6/2/2019	26
	8632033	1487 Nightshade Road	Flats at Metro		5+	O							12	11/4/2019	12
	2237017	439 Snap Dragon Street	California Circle		SFA	O							48	4/6/2019	48
	8636040	1913 Joshua Tree Circle	Tarob Court Townhomes		SFA	O							38	10/15/2019	38

Table A2: Certificates of Occupancy (Page 2 of 2)

Jurisdiction	Milpitas	
Reporting Year	2019	(Jan. 1 - Dec. 31)

(CCR Title 25 §6202)

	2907013	1303 Countryside Court			SFD	O											0
	8808092	1470 Saturn Ct			ADU	R											0
	8827073	1720 Shenandoah Av			ADU	R											0
	2208028	198 Orion Ct			ADU	R											0
	8819020	431 Ferreira Ct			ADU	R											0
	8827004	1576 Edsel Dr			ADU	R											0
	8820117	707 Carlsbad St			ADU	R											0
	8806004	423 Carnegie Dr			ADU	R								1	10/21/2019		1
	8806004	421 Carnegie Dr			ADU	R								1	10/21/2019		1
	8832062	815 Platt Ct			ADU	R											0
	2624037	1272 Madalen Dr			ADU	R											0
	8632036	576 Clover Circle	Piper Drive Townhomes		SFA	O								67	11/26/2019		67
	8628050	372 Hearst Drive	PRYNT		SFA	O								16	11/8/2019		16
	8632051	752 Amalfi Loop	Sienna Townhomes		SFA	O								73	12/17/2019		73
	8637020	1630 Delano Street	450 Montague		5+	O								49	11/26/2019		49
	8633087	421 Montague Expressway	Center Pointe		5+	O								91	12/10/2019		91
	8804027	87 Carnegie			ADU	R								1	6/6/2019		1
	8804027	87 Carnegie			ADU	R								1	9/9/2019		1
	8815006	158 S Temple Dr			ADU	R								1	1/15/19		1
	8811073	145 Roswell Dr			ADU	R								1	5/13/19		1
	2625033	618 Manzano St			ADU	R								1	5/22/19		1
	2951017	680 Ann Pl			ADU	R								1	6/4/19		1
	2614045	121 Sudbury Ct			ADU	R								1	6/28/19		1
	8621039	56 Cedar Ct			ADU	R								1	8/15/19		1
	2950040	935 Hampton Ct			ADU	R								1	8/16/19		1
	2920052	1614 Ellis Av			ADU	R								1	10/16/19		1
	8806004	423 Carnegie Dr			ADU	R								1	10/21/19		1
	8806004	421 Carnegie Dr			ADU	R								1	10/21/19		1
	8810018	1699 Jupiter Dr			ADU	R								1	11/8/19		1

Jurisdiction	Milpitas	
Reporting Year	2019	(Jan. 1 - Dec. 31)

(CCR Title 25 §6202)

Project Identifier					Unit Types		Streamlining		Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes	
1					2	3	13		14	15	16	17	18	19	20			21
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,1 to 4.5+ ADU,MH)	Tenure R=Renters O=Owner	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*	
Summary Row: Start Data Entry Below							0	0						0	0	0		
					2911001	R	0	N	Y					0				
					8802034	R	0	N	Y					0				
					2943092	R	0	N	Y					0				
					2219047	R	0	N	Y					0				
					2624079	R	0	N	Y					0				
					2611130	R	0	N	Y					0				
					2221070	R	0	N	Y					0				
					2602055	R	0	N	Y					0				
					8828070	R	0	N	Y					0				
					2222017	R	0	N	Y					0				
					2529002	R	0	N	Y					0				
					2210034	R	0	N	Y					0				
					2810060	R	0	N	Y					0				
					2212001	R	0	N	Y					0				
					2602062	R	0	N	Y					0				
					8820028	R	0	N	Y					0				
					8803004	R	0	N	Y					0				
					8821072	R	0	N	Y					0				
					8613018	R	0	N	Y					0				
					2603064	R	0	N	Y					0				
					8803001	R	0	N	Y					0				
					2802079	R	0	N	Y					0				
					8634023	5+ O	0	N	Y		INC		45	0				
					2824025	86 N Main St 2 to 4 R	0	N	Y					0				
					8636034	2001 Tarob Ct 5+ O	0	N	Y		INC		45	0				
					2906308	898 Calaveras Ridge Drive SFD	0	N	N					0				
					2906308	899 Calaveras Ridge Drive ADU	0	N	N					0				
					042-30-015	529 Vista Ridge Drive SFD	0	N	N					0				
					8641034	1773 Hazelnut Lane Houret Townhomes SFA	0	N	Y					0				
					8632033	1487 Nightshade Road 5+ O	0	N	Y					0				
					2237017	439 Snap Dragon Street California Circle SFA	0	N	Y					0				
					8636040	1913 Joshua Tree Circle SFA	0	N	Y					0				
						1303 Countryside Court SFD	0	N	N					0				
					2907013													
					8896092	1470 Saturn Ct ADU	0	N	Y					0				
					8827073	1720 Shenandoah Av ADU	0	N	Y					0				
					2208028	198 Orion Ct ADU	0	N	Y					0				
					8819020	431 Ferreira Ct ADU	0	N	Y					0				
					8827004	1576 Edsel Dr ADU	0	N	Y					0				
					8820117	707 Carlsbad St ADU	0	N	Y					0				
					8806004	423 Carnegie Dr ADU	0	N	Y					0				
					8896004	421 Carnegie Dr ADU	0	N	Y					0				
					8613063	815 Platt Ct ADU	0	N	Y					0				
					2624037	1272 Madalen Dr ADU	0	N	Y					0				
					8632036	576 Clover Circle SFA	0	N	Y					0				
					8628050	372 Hearst Drive PRYNT SFA	0	N	Y					0				
					8632051	752 Amalfi Loop Sienna Townhomes SFA	0	N	Y					0				
					8637020	1630 Delano Street 450 Montague 5+ O	0	N	Y					0				
					8633087	421 Montague Expressway Center Pointe 5+ O	0	N	Y					0				
					8804027	87 Carnegie ADU	0	N	Y					0				

Table A2: Streamlining, Infill, Financial Assistance, Demolished/Destroyed (Page 2 of 2)

Jurisdiction		Milpitas														
Reporting Year		2019 (Jan. 1 - Dec. 31)														
(CCR Title 25 §6202)																
	8804027	87 Carnegie			ADU	R	0	N	Y						0	
	8815006	158 S Temple Dr			ADU	R	0	N	Y						0	
	8811073	345 Roswell Dr			ADU	R	0	N	Y						0	
	2625033	618 Manzano St			ADU	R	0	N	Y						0	
	2951017	680 Ann Pl			ADU	R	0	N	Y						0	
	2614045	121 Sudbury Ct			ADU	R	0	N	Y						0	
	8621039	56 Cedar Ct			ADU	R	0	N	Y						0	
	2950040	935 Hampton Ct			ADU	R	0	N	Y						0	
	2920052	1614 Ellis Av			ADU	R	0	N	Y						0	
	8806004	423 Carnegie Dr			ADU	R	0	N	Y						0	
	8806004	421 Carnegie Dr			ADU	R	0	N	Y						0	
	8810018	1699 Jupiter Dr			ADU	R	0	N	Y						0	

Table B: Regional Housing Needs Allocation Progress

Jurisdiction	Milpitas	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1004				10						10	994
	Non-Deed Restricted												
Low	Deed Restricted	570											570
	Non-Deed Restricted												
Moderate	Deed Restricted	565											565
	Non-Deed Restricted												
Above Moderate		1151	270	82	111	1776	141					2380	
Total RHNA		3290											
Total Units			270	82	111	1786	141					2390	2129

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Milpitas		
Reporting Year	2019	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program A.1.1: Facilitate land acquisition and site assembly.	The City will continue to work with local property owners to assemble small sites for future developments.	Report annually, ongoing	City staff is working with a few property owners to assemble small parcels, with a focus on the Midtown Specific Plan area and Transit Area Specific Plan (TASP). As staff undertakes both the TASP and the Midtown Specifi c Plan update in 2020, we will work closely with property owners to identify other sites for lot assemblage to allow greater residential densities in close proximity to public transit.
Program A.2.1: Consider land use re-designations as needed	The City will consider land use re-designations as needed in order to accommodate specific residential projects.	Ongoing	The City is updating the General Plan currently, and has identified areas that will need to be redesignated for either greater residential densities or mixed uses that allow residential. Adoption of the General Plan is anticipated in mid-2020.
Program B.1.1: Enforce housing code and regulations to correct code violations while minimizing the displacement of residents.	The City will continue to enforce its existing codes through code enforcement.	Ongoing	The City employs four employees in the code enforcement division to enforce the Neighborhood Beautification Ordinance and the following subsections of the Milpitas Municode: Solid Waste, Graffiti, Animal, Zoning Signs, Noise, Junk Car, and Administrative Citations.
Program B.1.2:	The City will assist any households displaced through code enforcement activities to relocate to other suitable housing that is affordable to the households that are displaced.	Ongoing	No activity to report in 2019.

Program B.2.1: Provide assistance for the rehabilitation of housing units occupied by very low-income and low-income households.	The City will provide funds to assist very low- and low-income owner households to undertake repairs to their homes to bring them up to standard.	Ongoing	The City refers such projects to Rebuilding Together Silicon Valley.
Program B.2.2:	The City will continue to 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.	Report annually, ongoing	In 2019, the City awarded Rebuilding Together Silicon Valley \$175,000 in CDBG funds to assist very low- and low-income owner households to undertake repairs to their homes to bring them up to standard.
Program B.2.3:	The City will continue to support Project Sentinel, which provides fair housing assistance, landlord-tenant mediation services, and mortgage default counseling to Milpitas residents.	Report annually, ongoing	In 2019, the City awarded Project Sentinel a total of \$10,000 in CDBG funds for Fair Housing assistance as well as an additional \$40,000 for tenant-landlord services.
Program B.3.1: Monitor the need to replace infrastructure as needed to conserve older neighborhoods.	The City will allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure has reached obsolescence.	Ongoing	This work is ongoing.
Program B.4.1: 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.	The City will continue to monitor the status of the 149 units at risk of conversion to market rates at Sunnyhills Apartments.	By the March 2018 expiration of the HUD contract	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 up to \$250,000 per year for 5 years, for improvements and repairs completed on the property.

Program B.5.1: Maintain the existing stock of housing affordable to ELI, VLI, and moderate-income households that is provided through the private market and provide tenant protections for apartmetns at risk of condo conversion	The City will continue to administer its condominium conversion ordinance to minimize the negative impacts of conversions on the rental market.	Ongoing	Ongoing, and the City currently sees very few condominium conversions for rental projects.
Program B.5.2:	The City will 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.	Ongoing	No activity to report in 2019.
Program C.1.1: Continue to facilitate housing production through implementation of the TASP and Midtown Specific Plan.	Continue to expedite environmental review in the TASP area by utilizing the Specific Plan EIR for projects that are consistent with the TASP.	Report annually, ongoing	Ongoing, and the City currently sees very few condominium conversions for rental projects.
Program C.1.2:	The City will continue to implement the planning and design guidelines specified in the Midtown and Transit Specific Plans, including minimum densities, intensive land utilization, and mixed-use zoning.	Ongoing	Ongoing, and staff will be updating the Midtown Plan in 2020 with new design guidelines, densities and land use designations.
Program C.2.1: Address public infrastructure constraints to housing production where feasible.	The City will continue to coordinate sanitary and storm sewer improvements with the Cities of San Jose and Santa Clara if needed to acquire sufficient wastewater capacity to serve residential development. Measures may include reduction of wastewater flows, and the purchase of surplus capacity.	Ongoing	This work is ongoing.

Program C.2.2:	The City will continue to work with Valley Water 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.	Ongoing	This work is ongoing.
Program C.2.3:	The City will 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 to absorb runoff.	Ongoing	Staff has not yet begun to coordinate on this effort with the Engineering Department, but is open to the exploration.
Program C.2.4:	The City will 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.	Ongoing	Staff collaborates with the Engineering Department on any financing options and/or grants to reduce off-site traffic improvement costs to developers.
Program C.2.5:	The City will continue to monitor additional infrastructure needed for access to the Union Pacific Site.	Ongoing	The Midtown Specific Plan update will explore options for the site.
C.3.1: Facilitate development of executive-luxury style housing to support the City's economic development strategy.	The City will continue to work with builders developing high-rise buildings and with custom homebuilders to assist in the creation of additional executive-luxury style housing within the City.	Ongoing	In 2019, Lyon Homes applied for building permits for their 7-story, 355 for-sale luxury apartment, mixed-use development
Program D.1.1: 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.	Advocate for policies and legislation at the state and federal level that increase funding available to support the development and preservation of housing that is affordable to ELI, VLI, LI and moderate income households.	Report annually, ongoing	The City did not advocate for any specific policies or legislation at the state or federal level in 2019. However, 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.

Program D.1.2:	The City will continue to 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.	Report annually, ongoing	In 2019, the Governor's budget included \$2.5B for housing and related infrastructure. Staff will continue to monitor how Milpitas can participate in forthcoming programs. In addition, 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.
Program D.2.1: 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.	The City will continue to operate its Below-Market Rate Financing Program for new construction.	Report annually, ongoing	The City anticipates the construction of approximately 133 new extremely-low and very-low income units, 188 low-income units, and 20 moderate-income units in 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.
Program D.2.2:	The City will continue to promote affordable units in residential projects. In conformance with Section XI-10-6.03 of the City's Zoning Ordinance, affordable housing requirements are negotiated on a project-by-project basis, aiming for a minimum percentage (20 percent) of units in all housing developments to be affordable to extremely low-, very low-, low-, and/or moderate-income households.	Report annually, ongoing	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.
Program D.2.3:	The City will continue to provide density bonuses in accordance to the City's Density Bonus Ordinance.	Report annually, ongoing	The City is working with a number of developers to utilize the density bonus, including 308 Sango, 600 Barber lane, the Sunnyhills apartments and other developments being proposed.

Program D.2.4:	When possible, the City will 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 extremely low-, very low-, low-, or moderate-income households.	Report annually, ongoing	The City Council authorized the creation of a Pilot Rent Relief Program, which allocated \$100,000 in financial assistance to Milpitas residents and families that have emergency housing needs such as rent, deposit relief, emergency hardship, eviction prevention, domestic violence relocation, child homelessness relief, and Section 8 Good Faith Deposit assistance. To date, the program has assisted ten households with a total of 36 residents.
Program D.2.5:	When possible, the City will allow for deviations from development standards or provide other incentives to developers that agree to provide community benefits such as housing that is affordable extremely low-, very low-, low-, and/or moderate- income households.	Report annually, ongoing	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.
Program D.3.1: Promote homeownership opportunities for low- and moderate-income households.	The City will continue to provide assistance to first-time homebuyers to purchase below market rate units.	Report annually, ongoing	The City placed \$200,000 in the 2019-2020 budget for first-time homebuyer down payment assistance.
Program D.4.1: Support the development of housing for individuals and households with special housing needs.	The City will encourage affordable housing developers to include units for extremely low-income households in future developments and will provide its housing trust funds to help subsidize development costs to achieve affordability targeting to extremely low-households.	Report annually, ongoing	No activity to report in 2019.
Program D.4.2:	The City will continue to facilitate the development of emergency and transitional housing through financial and/or other incentives.	Report annually, ongoing	In 2019, the City Council Housing Subcommittee heard agenda items regarding the development of emergency and transitional housing. No immediate action was taken.

Program D.4.3:	The City will 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.	Report annually, ongoing	Staff will be updating the Zoning Code in 2021-22, and will consider this option in the process.
Program D.4.4:	The City will continue to support emergency services and housing resources consistent with the City's ongoing commitment to and participation in the Santa Clara County Continuum of Care Plan.	Report annually, ongoing	No activity to report in 2019.
Program D.4.6:	Milpitas will require units that are accessible to individuals with disabilities in new housing developments.	Report annually, ongoing	Yes, Milpitas will continue 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.
Program D.4.7:	Milpitas will continue to enforce Title 24 of the California Building Code and the Americans with Disabilities Act (ADA) when reviewing proposed development plans.	Report annually, ongoing	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.
Program D.4.8	The City will provide information on housing resources and suitable housing opportunities in Milpitas to individuals with disabilities.	Report annually, ongoing	On-going.

Program D.4.9	Working with the San Andreas Regional Center, Milpitas will implement an outreach program that informs residents on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, updating the City's housing assistance resource web page to provide additional information on services, and providing housing-related training for individuals and families through workshops.	Report annually, ongoing	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. Staff conducted a Families with Special Needs Focus group for feedback 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.
Program D.4.10	During project review, City staff shall encourage the inclusion of studio and four-bedroom units in new projects as feasible and provide financial and regulatory incentives when possible.	Report annually, ongoing	Staff worked with several developers, including 1380-1400 S Main Street, to allow for greater numbers of studio units in the City.
Program D.5.10	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.	Report annually, ongoing	Staff will analyze the success of live-work units in the City, and explore options for the Midtown area during the update.
Program D.5.2: Support alternative housing types such as live/work lofts and manufactured housing.	The City will continue to permit manufactured housing in R1 zones subject to the same architectural requirements and development standards as other dwellings in the same zone.	Report annually, ongoing	Complete. 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: 1. 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 D.5.3:	The City will modify the zoning ordinance to allow manufactured housing in all zoning districts where residential development is allowed, subject to the same 104 architectural requirements and development standards as other dwellings in the same zone.	Report annually, ongoing	Staff hasn't considered this option, but will explore when the Zoning Code is updated in 2021-22.
Program D.6.1:	The City will continue to encourage new residential developers to provide space for childcare facilities to promote the integration of this needed service in residential areas as they are developed.	Report annually, ongoing	This is an item staff can consider for both the TASP and Midtown Plan updates.
E.1.1.	The City will work with appropriate local, State, and federal agencies to ensure that fair housing laws are enforced.	Report annually, ongoing	In 2019, the City awarded Project Sentinel a total of \$10,000 in CDBG funds for Fair Housing assistance.
Program E.1.2: 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.	The City will continue to implement its ordinances and policies prohibiting discrimination in housing practices.	Report annually, ongoing	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.
Program E.1.3:	The City will carry out necessary actions to address any impediments to fair housing choice identified in the City's HUD-mandated Analysis of Impediments to Fair Housing (AI).	Report annually, ongoing	No activity to report in 2019.
Program E.1.4	The City will continue to distribute information on fair housing laws through flyers, brochures, public service announcements, and other means.	Report annually, ongoing	In 2019, Project Sentinel hosted two quarterly educational workshops to distribute information about fair housing laws. The promotion for the workshops included social media announcements and flyer distribution.

Program E.1.5	The City will continue to fund an appropriate agency, such as Project Sentinel, to advocate for Milpitas households that may have experienced unfair or illegal housing practices.	Report annually, ongoing	In 2019, the City awarded Project Sentinel a total of \$10,000 in CDBG funds for Fair Housing assistance as well as an additional \$40,000 for tenant-landlord services, drop-in clinics, and workshops. An additional \$50,000 contract was awarded to Project Sentinel to administer the Milpitas Rent Review Ordinance.
Program F.1.1:	The City will 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.	Report annually, ongoing	The City of Milpitas implemented it's first Milpitas Assistance Program (MAP) which provides subsidy of Recreation and Community Services programs, water utilities bill discounts, and free permits from Building Safety and Neighborhood Services for water heater, central heat and central air improvements.
Program F.1.2: Promote energy efficiency in new and existing residential development.	The City will continue to promote use of passive solar devices and promote energy audits of existing homes.	Report annually, ongoing	This has been addressed in the recently adopted 2019 California Energy and Green Building Standards (CalGreen) Codes.
Program F.1.3:	Milpitas will continue to implement the City's Green Building Ordinance	Report annually, ongoing	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.
Program F.1.4:	The City will 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.	Report annually, ongoing	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.
Program F.1.5:	The City will continue to encourage mixed-use and transit-oriented development at transit nodes.	Report annually, ongoing	The TASP and Midtown updates will continue to support mixed-uses and TOD at nodes.
Program F.1.6:	In accordance with the Green Building Policy Resolution adopted in February 2008, the City will continue to require that planning applications for new buildings include a completed LEED checklist.	Report annually, ongoing	Staff has not considered this option, but will explore during the Zoning Code update in 2021-22.

Table F: Units Rehabilitated, Preserved and Acquired for Alternate Adequate Sites

Jurisdiction	Milpitas	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units			50	50					
Total Units by Income			50	50					

Summary

Jurisdiction	Milpitas	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		141
Total Units		141

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	23
Number of Proposed Units in All Applications Received:	94
Total Housing Units Approved:	94
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas