

City of Milpitas

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Date: March 15, 2011

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Pages: 4

Re: Annual Report- Housing Element Implementation Progress

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Attached is a copy of City of Milpitas Annual Report for the Housing Element Implementation Progress.

Submitted Date: March 15, 2011
ANNUAL REPORT
HOUSING ELEMENT IMPLEMENTATION PROGRESS
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Table A
Cover Page Information

Name of Jurisdiction:	City of Milpitas
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Calendar Year of Reporting Period:	January 1, 2010 to January 1, 2011

Table B1
Milpitas Regional Housing Needs Allocation (RHNA) 2007-2014

	Very Low	Low	Moderate	Above Mod	Total
City of Milpitas	689	421	441	936	2,487
Percentage Distribution	27.7%	16.9%	17.7%	37.6%	100.0%

Source: Association of Bay Area Governments (ABAG)

Table B2
Number of Units Approved by Each Year of RHNA Planning Period
by Income Level

Reporting Years	Very Low	Low	Moderate	Above Mod
2007	23	6	53	308
2008	50	37	128	1,262
2009	202	0	2	1,777
2010	41	36	36	491
Total (as of 12/31/10)	316	79	219	3,838
Percentage of RHNA	45.8%	18.7%	49.6%	15.4%
Remaining RHNA	373	342	222	N/A

Note: These projects have been permitted/approved (pursuant to Section 6203 (b) (2) Annual Report Content) by the Milpitas Planning Commission and/or City Council.

Table C
Development by Project Name, Year, Location, Number of Total and
Affordable Housing Units and Tenure (Reporting Period Only)

C1	C2	C3	C4	Table D	
Name of Project	Location by Address, Intersection or APN	Unit Category	Tenure	Monetary/Financing And Non-Monetary Deed Restrictions	Number of Above Moderate and Moderate Income Units
Paragon	1696 S. Main St.	5 or More	Ownership	MFP and NMP	37 Above Moderate 5 or More (*)
Town Center Villas	595 E. Calaveras Blvd.	5 or More	Ownership	MFP and NMP	6 Above Moderate 5 or More (*)

MFP: Monetary /Financing Program

NMP: Non-Monetary Financing Program Deed Restrictions

Note: These projects have been permitted/approved (pursuant to Section 6203 (c) Annual Report Content) by the Milpitas Planning Commission and/or City Council. Also, building permits have been issued.

Note: Both developments were phased projects. A portion of the total number of building permits issued were during the reporting period only.

(*) A total of 147 units were approved in the Paragon Project (9VL, 20 Moderate, and 118 Above Moderate-Income). A total of 65 units were approved in the Town Center Villas Project (16 Moderate and 49 Above Moderate-Income). All VL and Moderate-Income Units are Deed Restricted.

Table E
Housing Element Program Requirements

Name of Programs	Program Objectives	Deadline Achieving Objectives	Status of Implementation
Identify Adequate Sites	Facilitate Land Acq./Study Land Use Redesignation (if needed)	Land Acq. (2009-14) Completed; Redesignation	On-Going/ Facilitate Land Acq.
Housing & Neighborhood Conservation	Maintain Existing Neighborhood Programs and Code Enforcement Programs	2009-2014	On-Going/ Continuation of Existing Neighborhood Programs and Code Enforcement Activity.
New Housing Production	Facilitate New Housing Production	2009-2014	On-Going/ Process is slowed by poor economy/lack of development applications.
Housing Diversity and Affordability	Promote Housing Affordability/Support Housing for Special Needs/Support Housing Diversity	2009-2014	On-Going/Continue to Negotiations with Developers to provide Affordable Housing Units and Need to provide units for Special Needs.
Fair Housing	Eliminate Hsg. Discrimination	2009-2014	On-Going/ Continue to Support and working with Project Sentinel to Eliminate Discrimination.
Energy Conversation	Promote Energy Conservation	Summer 2009	Completed: Green Building Ordinance has been adopted by City Council.
Remove Gov't Constraints	Remove Gov't Constraints to the Production of Special Needs Housing	Spring/ Summer 2011	Currently Drafting Ordinance Amendments