

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 30, 2014

Mr. Felix Reliford, Principal Housing Planner  
Planning and Neighborhood Services Department  
City of Milpitas  
455 E. Calaveras Blvd.  
Milpitas, CA 95035

Dear Mr. Reliford:

**RE: City of Milpitas' 5<sup>th</sup> Cycle (2015-2023) Draft Housing Element**

Thank you for submitting Milpitas' draft element update which was received for review on November 5, 2014, along with additional revisions received on December 16, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by communications with you and the City's consultant, Ms. Stephanie Hagar of BAE Urban Economics. In addition, the Department considered comments from the Law Foundation of Silicon Valley and the Non-Profit Housing Association of Northern California pursuant to GC Section 65585(c).

The draft element with revisions meets the statutory requirements of State housing element law. The draft element with revisions will comply with State housing element law (GC, Article 10.6) when they are adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For additional information on housing element adoption requirements, please visit the Department's website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your efforts and dedication in preparation of the housing element and looks forward to receiving Milpitas' adopted element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

Glen A. Campora  
Assistant Deputy Director