



# **Annual Housing Element Report and Housing Successor Annual Report 2017**

**City Council  
March 20, 2018**

# City of Milpitas Housing Element

- City's guiding housing document for the period between 2015-2023
- One of the 7 mandated elements of the General Plan
  - Only element that requires State certification
  - Must accommodate Regional Housing Needs Allocation (RHNA) for 2015-2023
  - Adopted April 28, 2015

# Annual Report

Reports City's progress in meeting RHNA requirements

- Housing Element must demonstrate sufficient sites to accommodate the City's RHNA requirement.
- Housing Report shows progress of units completed counting towards RHNA allocation

\*Numbers reflect units that have received final inspections

# RHNA 2007-2014

<b>Income Category</b>	<b>Projected Need</b>	<b>Units Built or Permitted</b>	<b>Balance</b>	<b>% Achieved</b>
Very Low	689	253	436	36.7%
Low	421	44	377	10.5%
Moderate	441	174	267	39.5%
Above Moderate Income	936	5,963	N/A	637.1%
<b>Total Units</b>	<b>2,487</b>	<b>6,434</b>	<b>1,080</b>	<b>56.6%</b>

# RHNA 2015-2023

<b>Income Category</b>	<b>% of AMI</b>	<b>Projected Need</b>	<b>Percent of Total</b>
Very Low	0-30	1,004	30.5%
Low	31-50	570	17.3%
Moderate	51-80	565	17.2%
Above Moderate Income	81-120	1,151	35.0%
<b>Total Units</b>		<b>3,290</b>	<b>100%</b>



# Affordable Housing Efforts

- Affordable Housing Ordinance
  - May 2016 Affordable Housing Workshop
  - January 31, 2018 Study Session
  - June 2018 Council Consideration of ordinance
- Potential units within existing Montevista Apartments
- 355 Sango Ct.
  - May 2018 Council review

# Affordable Housing Efforts

- CDBG funding recommendations
  - June 2018
- Sunnyhills Apartment HUD Contract Extension
- Zoning Updates including Accessory Dwelling Unit Ordinance

# 2017 Housing Successor Annual Report

- Annual report of the City's Affordable Housing Fund expenditures.
- \$1,061,582 deposited in the Affordable Housing Fund (interest, loan repayments)
- \$444,703 expended on administration, maintenance, services and other housing expenditures.

# Recommendation

- Receive the 2017 Housing Element Annual Report and Successor Housing Report

# Current Affordable Housing Inventory

## Ownership

- 274 affordable ownership units in the City

## Rental

- 974 rental units in the City

# Income Levels

Income Category	% of AMI
Extremely Low	0-30
Very Low	31-50
Low Income	51-80
Moderate Income	81-120

	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Santa Clara County	Extremely Low	23450	26800	30150	33500	36200	38900	41550	44250
4-person	Very Low	39100	44650	50250	55800	60300	64750	62900	73700
Area Median Income	Low Income	59400	67900	76400	84900	91650	98450	105250	112050
<b>\$107,100</b>	Median Income	74950	85700	96400	<b>107100</b>	115650	124250	132800	141350
	Moderate Income	89950	102800	115650	128500	138800	149050	159350	169600