

HOUSING ELEMENT UPDATE 2009-2014

In accordance with California State Law, California cities must have an adopted General Plan and the General Plan must contain a Housing Element. While all elements of a General Plan are reviewed and revised regularly to ensure that the plan remains current, state law requires that the Housing Element be updated every five years. State law also dictates the issues that the Housing Element must address and furthermore requires the element to be reviewed by the California Department of Housing and Community Development (HCD) to assure that it meets the minimum requirements established by Government Code §65580-65589.8. This process is commonly referred to as “certifying” the Housing Element.

The major requirement for the Housing Element is that it requires cities to plan to meet their existing and projected housing needs including their share of the regional housing need. The Association of Bay Area Governments (ABAG) recently completed the Regional Housing Needs Allocation (RHNA). As part of this process, ABAG worked with regional and local governments to develop a methodology for distributing the nine-county Bay Area's housing need (as determined by HCD) to all local governments in the region. Each city and county has received an allocation of housing units, broken down by income categories. Cities and counties must identify adequate sites zoned at adequate densities to meet this housing allocation, also referred to as the RHNA numbers. The planning period for this version of the Housing Element is 2009-2014. In response to the allocations, each city and county in the Bay Area will have to review, update and adopt its Housing Element by June 30, 2009.

The prior Milpitas Housing Element, certified by HCD in 2002, is still valid today. However, since there have been changes in State law and in housing market conditions, it is necessary to update the 2002 Housing Element. Since 2002, the City has actively planned for the types of housing that HCD encourages. The Midtown and Transit Specific Plan areas have and will continue to provide numerous housing sites at relatively high densities. Milpitas is in a good position to comply with the Housing Element requirements.

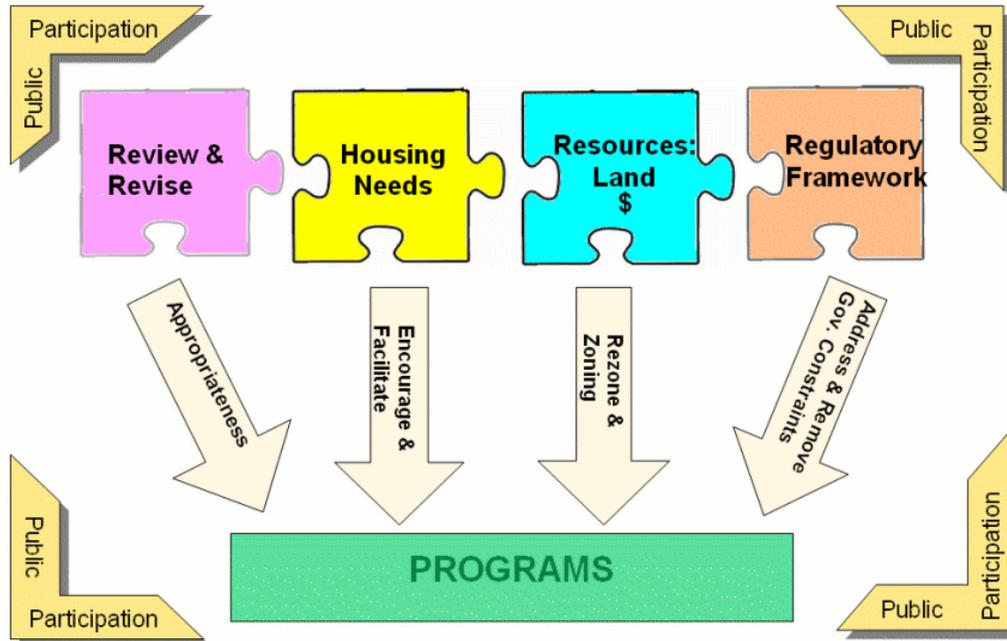
Stakeholder Meetings and Public Hearings

During this Housing Element Update process, particular attention is being paid to public participation. The City's consultant, Vernazza Wolfe Associates (VWA) will conduct meetings to be convened by the City in fall 2008. Information on locations and meeting times will be available by emailing or calling Felix Reliford, Principal Housing Planner.

Once a draft element has been completed, it will be posted on the City's website. Announcements of future meetings and other updates will also be posted on the City's website.

Housing Element Framework

Housing Element Framework



(Diagram provided by the Department of Housing and Community Development.)

The Housing Element framework encompasses the public, local officials, local stakeholder groups, and service providers. Key participants include the following groups:

<p><u>Residents</u> - Through the convening of community meetings, email and other written correspondence, the City will seek input from Milpitas residents.</p>	
<p><u>Public Officials</u> – Elected and appointed officials are responsible for establishing local regulations including land use designation, zoning, building codes, and budget allocations. They will provide useful direction for the housing element update, particularly regarding modification of city regulations, and recommended housing policies and programs.</p>	

Housing Professionals - For-profit and non-profit developers provide useful information on housing costs and building constraints



Service Agencies – Organizations that interface with special needs populations such as seniors, developmentally disabled, and the homeless provide needed information to understand the nature of special housing needs and to design beneficial housing programs.



Links

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ABAG Housing Element Tool Kit

<http://www.abag.ca.gov/planning/toolkit/>

HCD Housing Element Pages

<http://www.hcd.ca.gov/hpd/hrc/plan/he/>
http://www.hcd.ca.gov/hpd/housing_element2/index.php