



## **City of Milpitas**

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### **Pre-Application Period Opens for City's First 100% Affordable Housing Development**

#### **Milpitas, CA – April 11, 2023 – FOR IMMEDIATE RELEASE**

The City of Milpitas is very pleased to announce the pre-application waitlist opening for the City's first 100% affordable housing development, located at 355 Sango Court. This development is the first County Measure A Affordable Housing Bond funded project in Milpitas and was made possible in part due to the City of Milpitas' \$6.5 million investment. Pre-applications will be accepted online from April 10, 2023 at 10:00 AM through April 24, 2023 at 12:00 PM. Pre-applications are available online in English, Spanish, Vietnamese, Chinese, and Tagalog at this link: <https://rcdhousing.org/sango-court/>

Sango Court is a newly constructed affordable rental community made up of 102 apartments. Of the 102 apartments, there are 23 studios, 40 one-bedrooms, 27 2-bedrooms, and 12 3-bedrooms. This announcement is for 50 of the 102 apartments that are available via pre-application and lottery. Of the 52 remaining units not included in this leasing opportunity: 1 is a manager unit, 7 units will be referred through the Veterans Administration referral list, and 44 units will be set aside for chronically homeless households referred through the County of Santa Clara Coordinated Entry System (CES).

The property includes on-site property management and resident services, laundry, automobile and bicycle parking, community room with kitchen, landscaped interior courtyard with outdoor seating, playground area and a smoke-free community. The property is a pet-friendly community with a limit of one pet per household. Sango Court is located approximately half a mile away from the Milpitas Transit Center. The transit-rich community is close to parks, shopping, schools, dining, and jobs.

The rental pre-applications will be selected by lottery, involving all applicants who submitted a rental pre-application by the **Monday, April 24, 2023, 12:00 PM deadline**. The waitlist will be capped at 800 applications.

Eligibility and rent are income-restricted in accordance with the Low-Income Housing Tax Credit program as well as other funding requirements. Applicants must be able to demonstrate the ability to pay rent, which typically means that household income is 2 times the rent. Household gross

income will be required as part of the pre-application process. Housing Choice Vouchers (Section 8) and other forms of rental vouchers and subsidies are accepted.

To expedite the matching of applicants with the correct unit maximum Area Median Income (AMI), two waiting lists will be established: one for households reporting an annual gross family income at or below 30% AMI and another for those reporting gross family income of 60% AMI or below.

Below are the income limits and rents for the 50 apartments available for leasing. More information on eligibility criteria is available on the Resources for Community Development (RCD) [website](#).

Type	Number of Units	Rents	1	2	3	4	5	6	7
Studio	6	\$843	\$35,400	\$40,400					
1 Bedroom (25% AMI)	8	\$741	\$29,500	\$33,700	\$37,925				
1 Bedroom (30% AMI)	6	\$899	\$35,400	\$40,440	\$37,925				
1 Bedroom (60% AMI)	2	\$1,847	\$70,880	\$80,880	\$91,020				
2 Bedroom (25% AMI)	6	\$880		\$33,700	\$37,925	\$42,125	\$45,500		
2 Bedroom (50% AMI)	10	\$1,828		\$67,400	\$75,820	\$84,250	\$91,000		
2 Bedroom (60% AMI)	4	\$2,207		\$80,800	\$91,020	\$101,100	\$109,200		
3 Bedroom (25% AMI)	3	\$1,010				\$42,125	\$45,500	\$48,875	\$52,250
3 Bedroom (30% AMI)	1	\$1,229				\$50,550	\$54,600	\$58,650	\$62,700
3 Bedroom (50% AMI)	6	\$2,105				\$84,250	\$91,000	\$97,750	\$104,500
3 Bedroom (60% AMI)	2	\$2,543				\$101,100	\$109,200	\$117,300	\$125,400

“Incentivizing affordable housing projects is one of City Council’s priorities. The City is pleased to open its first 100% affordable housing development and encourages Milpitas residents to apply,” said Mayor Carmen Montano.

“We at RCD are proud to create 102 new affordable apartments in Milpitas, with 70% of those serving households with extremely low incomes, including 44 apartments for people transitioning out of homelessness, and seven apartments for Veterans who have experienced homelessness,” says Nicole Brown, Real Estate Development Project Manager for RCD. “We are grateful to our partner, the City of Milpitas, for prioritizing and supporting the creation of deeply affordable housing within redevelopment of the Milpitas BART station area.”

If you have questions about 355 Sango Court, or for additional assistance, please email [sangocourt@jsco.net](mailto:sangocourt@jsco.net) or contact them at (408) 508-3132; TTY: (415) 345-4470.

Pre-applications available at: <https://rcdhousing.org/sango-court/>

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### **About the City of Milpitas**

Located at the southern end of San Francisco Bay, Milpitas is a progressive community that is an integral part of Silicon Valley. A full-service city with water utility, sewer utility, police and fire services, Milpitas is a flourishing community with a very diverse and inclusive resident population of over 80,000. Often referred to as the Crossroads of Silicon Valley, the City is situated between major thoroughfares in the Bay Area and considered a highly desirable location for world-class technology companies seeking to build a central base of operations. With the addition of the new Milpitas Transit Center offering BART, light rail, and bus service, and multiple new mixed-use development projects, along with a host of new City Plans and Programs in support of an inspiring and sustainable future, the City is at the forefront of building the next generation economy. For more information, visit: [www.milpitas.gov](http://www.milpitas.gov)

### **About Resources for Community Development (RCD)**

RCD develops housing that creates community assets, enhances surrounding neighborhoods, and provides housing and amenities that improve the quality of living for residents. RCD has developed more than 2,550 affordable housing units that serve over 5,200 residents in Alameda, Contra Costa, Marin, Santa Clara, and Solano counties. With a pipeline of 1,400 new and rehabilitated units, RCD is continuing to work to help meet the regional need for affordable housing. In addition to housing development, RCD provides programming in resident services and community development, as well as asset management.

RCD's mission is to create and preserve affordable housing for those with the fewest options, to build community and enrich lives. [www.rcdhousing.org](http://www.rcdhousing.org)