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Milpitas partners with Symbium and launches Build App to plan and build accessory dwelling units

MILPITAS, CA – The City of Milpitas announces its launch of Build and Build+, intuitive, online applications powered by Symbium that equip users to more easily comprehend complex city planning regulations. Specifically, Build allows property owners and the general public to easily learn if they can build an Accessory Dwelling Unit (ADU) on their land, explore designs from ADU pros or sketch their own, and become informed on the cost and next steps for getting an ADU designed, approved, and built. Build+ enables city staff to visualize the regulations and data that influence development, analyze their effect in a variety of maps and charts, and unlock key insights using filters and data overlays.

The launch of Build is timely for Milpitas, as across the state, ADUs are hailed as a critical tool for addressing the housing affordability crisis. The drawback of the ADU production, however, has been the challenging and time-consuming first steps homeowners must take to determine whether their property is eligible for an ADU and, if so, what regulations apply and what next steps should be taken. Now, with Build, these challenges are directly addressed and diminished. Milpitas residents can visit Symbium Build to discover this information quickly, easily, and in the comfort of their own homes. This will reduce (now virtual) trips to City Hall, saving City staff and residents time and getting ADUs built sooner. Councilmember Anthony Phan shared "I am thrilled that Milpitas residents will have increased access to housing information and opportunities." He also added "This innovative tool will put power into the hands of many of our local property owners."

The application will also provide much-needed relief to a backlog of housing production, as required by California state law. The state mandate (known as the Housing Element and Regional Housing Needs Allocation, or RHNA), "determines the total number of new homes the Bay Area needs to build—and how affordable those homes need to be—in order to meet the housing needs of people at all income levels"[1]. And with Milpitas being cited as one of the fastest growing cities in the United States[2], housing is an ever-pressing priority. "ADUs will not only help us meet our RHNA (Regional Housing Needs Allocation) requirement but are affordable by design (i.e., smaller, more affordable rental units)," stated Milpitas Councilmember Evelyn Chua. She continued, "We couldn't be prouder of our partnership with Symbium and are excited about introducing their Complaw tools to our residents and city planners alike."

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[1] "RHNA - Regional Housing Needs Allocation." *RHNA - Regional Housing Needs Allocation | Association of Bay Area Governments*, 18 Dec. 2020, abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation.

[2] McCann, Adam. "Fastest-Growing Cities in America." *WalletHub*, 12 Oct. 2020, wallethub.com/edu/fastest-growing-cities/7010.

"The Symbium team has been looking forward to this launch with the City of Milpitas," shared Symbium CEO, Leila Banijamali, "and it's another example of the need for Complaw or automated feasibility reviews in every city, large and small. We all have our part to play in streamlining more affordable housing units across the US and Symbium is proud to be at the technological forefront of these endeavors alongside the City of Milpitas."

In addition to visiting build.symbium.com, homeowners, design professionals, and City staff will also be able to access additional information by visiting https://www.ci.milpitas.ca.gov/adu/.

About Symbium
The key to Symbium's business is Complaw™, which translates laws and regulations into computer code. Symbium's applications make the zoning regulations that shape our cities and towns easy to navigate, empowering anyone to quickly assess what's possible on a piece of property or across a jurisdiction. More information about Symbium can be found at symbium.com or @symbiumhq.

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 celebrates a diverse population of nearly 80,000. Under a Council-Manager form of government, the City Council has established the following seven priority areas of service and policy: public safety, environment, transportation and transit, economic development and job growth, neighborhoods and housing, community wellness and open space, and governance and administration. For more information visit: www.ci.milpitas.ca.gov