

MILPITAS HOUSING OPPORTUNITY DISTRICTS (HOD)



The City of Milpitas is updating its zoning for the Town Center (TC) and Neighborhood Commercial Mixed-use (NCMU) zones to foster the development of mixed-use neighborhoods. These zones, referred to as Housing Opportunity Districts (HOD), will remain centers of local retail businesses while also incorporating more housing and amenities.

Project Goals



1

MEET CURRENT AND FUTURE REGIONAL HOUSING GOALS

The city fell short in meeting its very low-, low-, and moderate- income regional housing targets and needs to build more housing, especially affordable housing to overcome its housing shortfall.



2

INCENTIVIZE AFFORDABLE HOUSING

The second goal is to incentivize affordable and special needs housing in the city. By creating tailored zoning regulations, these zones will help facilitate the production of these housing types.



3

REVITALIZE AGING SHOPPING CENTERS

Many existing commercial centers are underperforming, and their redevelopment as mixed-use projects can revitalize the retail while adding to the city's tax base.



4

STREAMLINE APPROVAL PROCESS OF HOUSING PROJECTS

The HOD aims to reduce barriers to housing production by providing a streamlined approval process for housing projects in these zones.



5

IMPLEMENT GENERAL PLAN POLICIES

The HOD is intended to implement several General Plan policies identified through an extensive public input process.

Draft Recommendation

UPDATE TC AND NCMU ZONING TO:

- Allow mixed-use buildings with ground floor commercial
- Allow residential only developments on some parcels
- Incentivize affordable housing

RESULT OF THE PLAN RECOMMENDATION:

- More housing
- Additional amenities for residents
- Increased demand for retail
- Increased revenue for the City



MILPITAS HOUSING OPPORTUNITY DISTRICTS (HOD)

Neighborhood Commercial Mixed Use (NCMU)



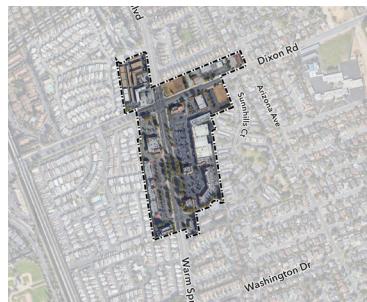
Conceptual phased redevelopment of NCMU at Calaveras Blvd

CALAVERAS



LANDESS

The proposed HOD defines multiple zoning districts within the neighborhood Commercial Mixed-Use (NCMU) that allow for both horizontal and vertical mix of uses, creating more feasible mixed-use projects. The proposed HOD reduces commercial requirements and adds housing to support commercial activity. The draft recommendation also allows residential-only projects on specific parcels. **These recommendations implement the General Plan goals of revitalizing aging shopping centers and creating vibrant mixed-use neighborhoods.**



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For additional information, please watch the HOD videos at

<https://www.milpitas.gov/1119/Housing-Opportunity-Districts-HOD>.

After watching the videos, please complete the brief online survey on the website to provide your feedback.

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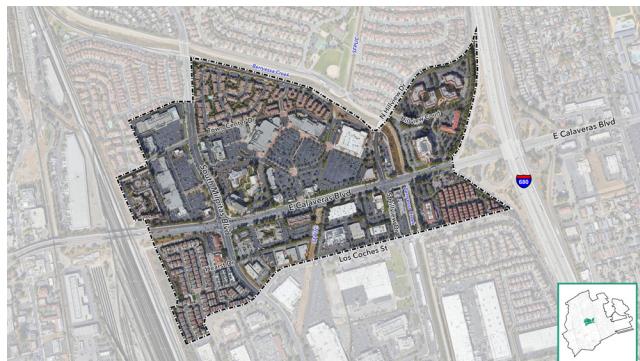
MILPITAS HOUSING OPPORTUNITY DISTRICTS (HOD)

Town Center (TC)



Conceptual phased redevelopment of Town Center

The proposed HOD defines multiple zoning districts within Town Center (TC) that maintain commercial floor area of large shopping centers that are successful and unlikely to redevelop soon. The proposed HOD allows for both horizontal and vertical mix of uses on other parcels. It reduces commercial requirements and adds housing to support redevelopment of parcels South of Calaveras Blvd. The draft HOD also allows residential-only projects on specific parcels. **These recommendations implement the General Plan goals of revitalizing aging shopping centers and creating vibrant mixed-use neighborhoods.**



For additional information, please watch the HOD videos at

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