

Jurisdiction	Cupertino	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes		
1					2	3	4	5								6	7	8	9	10		11	12	13	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*		
Summary Row: Start Data Entry Below								32	0	31	0	71	0	575	709	0	0								
326 27 046, 326 27 048	326 27 046, 326 27 048	21312 DANA POINT LN	Westport	ASA-2024-003	MH	R	6/20/2024	29		19				224	272		NONE	Yes	N/A	Pending	Discretionary	Modification to previously approved project to add 14 additional bonus units and eliminate underground parking on a portion of the project. The remainder of the project is built and/or under construction.			
326 32 050, 326 32 051, 326 32 052, 326 32 053,	326 32 050, 326 32 051, 326 32 052, 326 32 053,	20813, 20823, 20883 & 20807 STEVENS CREEK BLVD	Stevens Creek Office Center	ASA-2024-011, TM-2024-006, U-2024-008, TR-2024-033	SFD	O	10/25/2024							66	66		NONE	Yes	N/A	Pending	Discretionary	Replacing an existing office center and commercial building			
326 32 050, 326 32 051, 326 32 052, 326 32 053,	326 32 050, 326 32 051, 326 32 052, 326 32 053,	20813, 20823, 20883 & 20807 STEVENS CREEK BLVD	Stevens Creek Office Center	ASA-2024-011, TM-2024-006, U-2024-008, TR-2024-033	SFA	O	10/25/2024				24			32	56		NONE	Yes	N/A	Pending	Discretionary	Replacing an existing office center and commercial building			
356 05 007, 356 05 008, 356 27 026	356 05 007, 356 05 008, 356 27 026		Vista Heights/Linda Vista	DP-2024-005, TM-2024-003, TR-2024-029	SFD	O	9/13/2024							25	25		SB 423 (2023)	No	N/A	Pending	Discretionary	Builder's Remedy Project on previously abandoned quarry with steep slopes.			
356 05 007, 356 05 008, 356 27 026	356 05 007, 356 05 008, 356 27 026		Vista Heights/Linda Vista	DP-2024-005, TM-2024-003, TR-2024-029	5+	O	9/13/2024			8				8			SB 423 (2023)	No	N/A	Pending	Discretionary	Builder's Remedy Project on previously abandoned quarry with steep slopes.			
356 06 001, 356 06 002, 356 06 003, 356 06 004	356 06 001, 356 06 002, 356 06 003, 356 06 004	10857, 10867, 10877 & 10887 Linda Vista Dr	Evulich Ct (Summerhill Homes)	TM-2024-009, ASA-2024-015, TR-2024-044	SFA	O	12/18/2024				11			44	55		NONE	No	N/A	Pending	Discretionary	Project utilizing provisions of Density Bonus law on a Priority Housing Element site			
316 23 025, 316 23 026	316 23 025, 316 23 026	20085 & 20111 Stevens Creek Blvd	Dividend Homes	ASA-2024-016	SFA	O	12/19/2024				12			45	57		NONE	Yes	N/A	Pending	Discretionary	Replacing an existing officer center			
359 08 025, 359 08 026, 359 08 028	359 08 025, 359 08 026, 359 08 028	20770, 20830 & 20840 STEVENS CREEK BLVD	Pizza Hut/Staples/Fontana's (Summerhill Homes)	DP-2024-002, TM-2024-001, ASA-2024-005, TR-2024-024	SFA	O	10/31/2024				12			47	59		NONE	No	N/A	Pending	Discretionary	Replacing a three commercial buildings			
359 09 016	359 09 016	20739 SCOFIELD DR	Scotfield	ASA-2024-009, TM-2024-004, TR-2024-009	MH	O	8/16/2024			4				16	20		SB 423 (2023)	No	N/A	Pending	Discretionary	Builder's Remedy Project on a single family lot			
359 13 019	359 13 019	20865 MCCLELLAN RD	McClellan Townhomes	ASA-2024-012, TM-2024-007, TR-2024-036	SFA	O	11/7/2024	3						24	27		NONE	No	N/A	Pending	Discretionary	Project utilizing provisions of Density Bonus law on a Priority Housing Element site			
362 31 003	362 31 003	20638 CLEO AVE	Cleo	DP-2024-001	SFD	O	3/11/2024							4	4		NONE	No	N/A	Pending	Discretionary	Project to replace one single family home with four detached SFD			
369 06 002, 369 06 003	369 06 002, 369 06 003	10065 & 10075 E ESTATES DR	United Furniture (Toll Brothers)	DP-2024-004 ASA-2024-008 TM-2024-005	SFA	O	12/18/2024				12			43	55		NONE	Yes	N/A	Pending	Discretionary	Project utilizing provisions of Density Bonus law to replace a commercial shopping center			
366 03 062	366 03 062	11841 Upland Way	Upland Way	TM-2025-001, EXC-2025-001, TR-2025-001	SFD	O	1/10/2025			2				4	6		SB 423 (2023)	Yes	N/A	Pending	Discretionary	Builder's Remedy project			
326 33 023	326 33 023	20696 HANFORD DR	20696 HANFORD DR	MMP-2024-002	2 to 4	O	2/20/2024							2	2		SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	SB 9 Project found incomplete			
375 24 002	375 24 002	10430 STERLING BLVD	10430 STERLING BLVD	MMP-2024-004	2 to 4	O	12/18/2024							1	1		SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	SB 9 Project found incomplete but in progress			
359 23 013	359 23 013	20564 Kirwin Lane	20564 Kirwin Lane	MTM-2024-001	2 to 4	O	3/11/2024							0	0		SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	SB 9 lot split (no new units proposed) found incomplete but in progress			

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Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5								6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
316 23 004	316 23 004	20082 FOREST AVE	20082 FOREST AVE	MTM-2024-002	2 to 4	O	8/5/2024							0	0			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	SB 9 lot split (no new units proposed) found incomplete but in progress	
359 13 079	359 13 079	10417 TULA LN	10417 TULA LN	MTM-2024-003	2 to 4	O	11/22/2024							0	0			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	SB 9 lot split (no new units proposed) found incomplete but in progress	
357 02 001	357 02 001	10209 CARMEN RD	10209 CARMEN RD	MTM-2024-004	2 to 4	O	12/10/2024							0	0			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	SB 9 lot split (no new units proposed) found incomplete but in progress	
326 33 023	326 33 023	20696 HANFORD DR	20696 HANFORD DR	MTM-2024-005	2 to 4	O	12/12/2024							2	2			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	SB 9 lot split (two new units proposed) found incomplete but in progress	
326 02 019	326 02 019	22071 HIBISCUS DR	22071 HIBISCUS DR	MTM-2024-006	2 to 4	O	12/12/2024							0	0			SB 9 (2021) - Residential Lot Split	No	N/A	Pending	Ministerial	SB 9 lot split (no new units proposed) found incomplete but in progress	

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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement										Affordability by Household Incomes - Building						
1					2	3	4										5	6	7				
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted			
Summary Row: Start Data Entry Below							0	5	0	5	0	5	22		37	0	14	0	13	0			
375 31 029	375 31 029	10840 Minette Dr		R-2023-016, RM-2023-016	SFD	O						1	1/9/2024	1									
375 32 047	375 32 047	10735 Minette Drive		R-2023-033, RM-2023-033	SFD	O						1	1/16/2024	1									
362 24 055	362 24 055	7564 Shadowhill Ln		RM-2023-026	SFD	O						1	2/6/2024	1									
369 27 027	369 27 027	877 Betlin Ave		R-2023-035	SFD	O						1	2/15/2024	1									
375 37 019	375 37 019	10536 S. Tantau Ave		R-2023-030	SFD	O						1	2/20/2024	1									
375 10 049	375 10 049	10315 STERN AVE		R-2023-032	SFD	O						1	3/5/2024	1									
375 16 034	375 16 034	18815 Tilson Avenue		R-2022-054, RM-2022-054	SFD	O						1	3/12/2024	1									
375 34 055	375 34 055	18851 Hunter Way		R-2023-038, RM-2023-038	SFD	O						1	3/19/2024	1									
342 16 083	342 16 083	10631 MERRIMAN RD		R-2023-027, RM-2023-027	SFD	O						1	4/30/2024	1									
356 17 003	356 17 003	11127 Palos Verdes Drive		R-2023-039	SFD	O						1	4/30/2024	1									
326 08 014	326 08 014	21075 Tamarind Ct		R-2024-005, RM-2024-004	SFD	O						1	7/30/2024	1									
375 10 041	375 10 041	10264 Bret Avenue		R-2023-041, RM-2023-041	SFD	O						1	8/1/2024	1									
326 19 004	326 19 004	10092 Mann Drive		RM-2024-016 (BLD-2)	SFD	O						1	10/15/2024	1									
356 08 034	356 08 034	21950 McClellan Rd.		R-2024-023	SFD	O						1	10/29/2024	1									
369 08 007	369 08 007	10211 E Estates Dr.		R-2024-003	SFD	O						1	11/7/2024	1									
375 35 015	375 35 015	18980 Newsom Ave		R-2024-013, RM-2024-013	SFD	O						1	11/19/2024	1									
359 23 009	359 23 009	20642 Kirwin Ln		R-2024-006, RM-2024-006	SFD	O						1	7/30/2024	1									
375 28 024	375 28 024	10640 JOHNSON AVE		RM-2024-012	SFD	O						1	9/26/2024	1									
375 29 034	375 29 034	18751 NEWSOM AVE		R-2024-015, RM-2024-015	SFD	O						1	12/9/2024	1									
375 31 029	375 31 029	10840 Minette Dr		R-2023-016, RM-2023-016	ADU	R	1						1/9/2024	1									
375 32 047	375 32 047	10735 Minette Drive		R-2023-033, RM-2023-033	ADU	R			1				1/16/2024	1									
362 24 055	362 24 055	7564 Shadowhill Ln		RM-2023-026	ADU	R					1		2/6/2024	1									
369 27 027	369 27 027	877 Betlin Ave		R-2023-035	ADU	R	1						2/15/2024	1									
375 37 019	375 37 019	10536 S. Tantau Ave		R-2023-030	ADU	R			1				2/20/2024	1									
375 10 049	375 10 049	10315 STERN AVE		R-2023-032	ADU	R					1		3/5/2024	1									

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building						
1					2	3	4								5	6	7				
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	
375 16 034	375 16 034	18815 Tilson Avenue		R-2022-054, RM-2022-004	ADU	R		1						3/12/2024	1						
375 34 055	375 34 055	18851 Hunter Way		R-2023-038, RM-2023-004	ADU	R			1					3/19/2024	1						
342 16 083	342 16 083	10631 MERRIMAN RD		R-2023-027, RM-2023-004	ADU	R						1		4/30/2024	1						
356 17 003	356 17 003	11127 Palos Verdes Drive		R-2023-039	ADU	R		1						4/30/2024	1						
326 08 014	326 08 014	21075 Tamarind Ct		R-2024-005, RM-2024-004	ADU	R						1		7/30/2024	1						
375 10 041	375 10 041	10264 Bret Avenue		R-2023-041, RM-2023-004	ADU	R						1		8/1/2024	1						
326 19 004	326 19 004	10092 Mann Drive		RM-2024-016 (BLD-2)	ADU	R			1					10/15/2024	1						
356 08 034	356 08 034	21950 MCClellan Rd.		R-2024-023	ADU	R						1		10/29/2024	1						
369 08 007	369 08 007	10211 E Estates Dr.		R-2024-003	ADU	R		1						11/7/2024	1						
375 35 015	375 35 015	18980 Newsom Ave		R-2024-013, RM-2024-004	ADU	R				1				11/19/2024	1						

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Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building						
1					2	3	4									5	6	7				
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted		
357 16 095	357 16 095	10095 ORANGE AVE		MMP-2024-001	2 to 4	O							1	5/16/2024	1							
375 07 022	375 07 022	19160 COZETTE LN		MMP-2024-003	2 to 4	O							1	9/19/2024	1							

Permits				Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
		8	9	10							11	12	13	14	15	16	17	18
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)
			0									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)
			0									0		SB 9 (2021) - Duplex in SF Zone	Y			
			0									0		SB 9 (2021) - Duplex in SF Zone	Y			

Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
19	20			21	22	23	24	25
Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*

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Summary Row: Start Data Entry Below							0	5	0	5	0	5	22		37	0	14	0	13	0			
326 27 046	326 27 046	21301 DANA POINT LN, Cupertino, CA	Westport	BLD-2023-2676	SFA	O									0								
326 27 046	326 27 046	21307 DANA POINT LN, Cupertino, CA	Westport	BLD-2023-2679	SFA	O									0								
326 27 046	326 27 046	21303 DANA POINT LN, Cupertino, CA	Westport	BLD-2023-2677	SFA	O									0								
326 27 046	326 27 046	21309 DANA POINT LN, Cupertino, CA 95	Westport	BLD-2023-2680	SFA	O									0								
326 27 046	326 27 046	21311 DANA POINT, Cupertino, CA 95	Westport	BLD-2023-2681	SFA	O									0								
326 27 046	326 27 046	21305 DANA POINT, Cupertino, CA 95	Westport	BLD-2023-2678	SFA	O									0								
326 27 046	326 27 046	21300 DANA POINT, Cupertino, CA 95	Westport	BLD-2024-0650	SFA	O									0								
326 27 046	326 27 046	21302 DANA POINT, Cupertino, CA 95	Westport	BLD-2024-0651	SFA	O									0								
326 27 046	326 27 046	21306 DANA POINT, Cupertino, CA 95	Westport	BLD-2024-0653	SFA	O									0								
326 27 046	326 27 046	21304 DANA POINT, Cupertino, CA 95	Westport	BLD-2024-0652	SFA	O									0								
326 02 035	326 02 035	22032 HIBISCUS		BLD-2024-0346	ADU	R									0		1						
326 28 066	326 28 066	21076 GRENOLA DR		BLD-2023-1073	ADU	R									0				1				
326 30 076	326 30 076	20873 HANFORD		BLD-2023-1660	ADU	R									0								
326 30 178	326 30 178	10497 BEARDON		BLD-2022-2308	ADU	R									0		1						
342 61 036	342 61 036	10505 MADRONE CT		BLD-2024-0925	ADU	R									0				1				
356 14 024	356 14 024	21898 RUCKER		BLD-2023-0428	ADU	R									0								
356 14 024	356 14 024	21900 RUCKER DR		BLD-2023-2218	ADU	R									0		1						
357 14 072	357 14 072	10398 BYRNE		BLD-2023-1654	ADU	R									0				1				

Jurisdiction	Cupertino	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building						
1					2	3	4								5	6	7				
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	
357 19 110	357 19 110	21743 ALCAZAR AVE		BLD-2023-0209	ADU	R									0						
359 15 001	359 15 001	10316 TONITA WAY		BLD-2023-1947	ADU	R									0						
362 08 023	362 08 023	1169 ELMSFORD DR		BLD-2024-0988	ADU	R									0		1				
362 24 055	362 24 055	7564 SHADOWHILL LN		BLD-2023-1171	ADU	R									0				1		
362 26 031	362 26 031	7634 SQUIREWOOD WAY		BLD-2024-1133	ADU	R									0						
366 10 063	366 10 063	1658 JAMES TOWN DR		BLD-2024-0563	ADU	R									0		1				
366 17 057	366 17 057	7632 NORMANDY WAY		BLD-2023-1829	ADU	R									0				1		
366 55 023	366 55 023	11882 SHASTA SPRING CT		BLD-2023-2416	ADU	R									0						
369 05 042	369 05 042	10128 MELLO PL		BLD-2022-2213	ADU	R									0		1				
369 32 034	369 32 034	20125 LAS ONDAS		BLD-2023-0433	ADU	R									0				1		

Jurisdiction	Cupertino	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

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Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	
369 32 037	369 32 037	20012 RODRIGUES, #B		BLD-2024-1328	ADU	R									0						
375 07 008	375 07 008	10083 S TANTAU AVE		BLD-2024-0255	ADU	R									0						
375 14 002	375 14 002	10275 MORETTI DR		BLD-2024-0884	ADU	R									0		1				
375 16 021	375 16 021	10315 WUNDERLICH DR		BLD-2023-1584	ADU	R									0				1		
375 25 001	375 25 001	10221 STERLING BLVD		BLD-2024-0022	ADU	R									0						
375 26 007	375 26 007	18671 MEDICUS CT		BLD-2022-1442	ADU	R									0		1				
375 31 016	375 31 016	10689 GASCOIGNE		BLD-2024-1719	ADU	R									0				1		
375 31 052	375 31 052	10703 JOHNSON		BLD-2023-2395	ADU	R									0						
375 41 033	375 41 033	6188 SHADYGROVE DR		BLD-2023-1500	ADU	R									0		1				
326 08 025	326 08 025	21102 LAVINA CT		BLD-2023-1970	ADU	R									0				1		

Jurisdiction	Cupertino	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building						
1					2	3	4								5	6	7				
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	
359 13 136	359 13 136	10476 S STELLING RD		BLD-2023-0765	ADU	R									0						
359 13 137	359 13 137	10468 S STELLING RD		BLD-2023-0772	ADU	R									0						
369 24 037	369 24 037	6522 CLIFFORD DR		BLD-2022-1887	ADU	R									0		1				
369 27 027	369 27 027	877 BETLIN AV		BLD-2024-0636	ADU	R									0				1		
375 04 010	375 04 010	19375 CALLE DE BARCELONA		BLD-2023-2520	ADU	R									0						
375 08 006	375 08 006	10279 S TANTAU AVE		BLD-2024-1712	ADU	R									0		1				
375 10 049	375 10 049	10315 STERN AVE		BLD-2024-0656	ADU	R									0				1		
375 11 031	375 11 031	10205 BRET AVE		BLD-2024-0291	ADU	R									0						
375 16 053	375 16 053	18831 BARNHART AVE		BLD-2023-1863	ADU	R									0		1				
375 18 044	375 18 044	10409 JOHNSON AVE		BLD-2023-2360	ADU	R									0				1		

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)
13	40		80	0	44	0	34	1	14	85		178	0					
	1	1/31/2024	1									0		NONE	Y			
	1	1/31/2024	1									0		NONE	Y			
	1	1/31/2024	1									0		NONE	Y			
	1	1/31/2024	1									0		NONE	Y			
	1	1/31/2024	1									0		NONE	Y			
	1	2/6/2024	1									0		NONE	Y			
	1	3/28/2024	1									0		NONE	Y			
	1	3/28/2024	1									0		NONE	Y			
	1	3/28/2024	1									0		NONE	Y			
	1	3/28/2024	1									0		NONE	Y			
		5/18/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
		3/21/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
1		9/10/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
		2/10/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
		12/6/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
1		8/1/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
		8/1/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
		4/23/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	14	15	Housing with Financial Assistance and/or Deed Restrictions		17	18
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	
1		10/1/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
	1	10/15/2024	1									0		NONE	Y				
		9/18/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		9/19/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
1		12/12/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		8/30/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		4/16/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
1		10/7/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		3/26/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		2/2/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	14	15	Housing with Financial Assistance and/or Deed Restrictions		17	18
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	
1		12/23/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
	1	1/25/2024	1									0		NONE	Y				
		4/24/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		5/1/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
1		6/11/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		8/2/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		12/13/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
1		8/30/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		9/18/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		8/28/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	14	15	Housing with Financial Assistance and/or Deed Restrictions		17	18
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	
1		4/4/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
	1	4/4/2024	1									0		NONE	Y				
		11/4/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		8/9/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
1		9/24/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		11/26/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		7/9/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
1		9/23/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		2/26/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
		6/3/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	Streamlining	15	Housing with Financial Assistance and/or Deed Restrictions		18
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)
1		1/22/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
	1	8/13/2024	1									0		NONE	Y			
		4/24/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
		10/16/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
1		9/4/2024	1									0		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
		8/6/2024	1									0	0	NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
	1	8/28/2024	1									0		NONE	Y			
	1	4/4/2024	1									0		NONE	Y			
	1	4/4/2024	1									0		NONE	Y			
	1	11/4/2024	1									0		NONE	Y			
	1	8/9/2024	1									0		NONE	Y			
	1	9/24/2024	1									0		NONE	Y			
	1	11/26/2024	1									0		NONE	Y			
	1	7/9/2024	1									0		NONE	Y			
	1	9/23/2024	1									0		NONE	Y			
	1	2/26/2024	1									0		NONE	Y			
	1	6/3/2024	1									0		NONE	Y			
	1	1/22/2024	1									0		NONE	Y			
	1	8/13/2024	1									0		NONE	Y			
	1	4/24/2024	1									0		NONE	Y			
	1	10/16/2024	1									0		NONE	Y			
	1	9/4/2024	1									0		NONE	Y			
	1	8/6/2024	1									0		NONE	Y			
	1	2/14/2024	1									0		NONE	Y			
	1	10/17/2024	1									0		NONE	Y			
	1	4/22/2024	1									0		NONE	Y			
	1	4/23/2024	1									0		NONE	Y			
	1	3/4/2024	1									0		NONE	Y			
	1	1/25/2024	1									0		NONE	Y			
	1	4/23/2024	1									0		NONE	Y			
	1	1/30/2024	1									0		NONE	Y			
	1	3/7/2024	1									0		NONE	Y			

Jurisdiction	Cupertino	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted			
Summary Row: Start Data Entry Below							0	5	0	5	0	5	22		37	0	14	0	13	0			
375 23 021	375 23 021	10567 STERLING BLVD		BLD-2024-0540	SFD	O									0								
342 14 104	342 66 001	22540 STEVENS CREEK, Cupertino, CA	Alan Row	BLD-2022-2196	SFA	O									0								
342 14 104	342 66 002	22536 STEVENS CREEK, Cupertino, CA	Alan Row	BLD-2022-2197	SFA	O									0								
342 14 104	342 66 003	22532 STEVENS CREEK, Cupertino, CA	Alan Row	BLD-2022-2198	SFA	O									0								
342 14 104	342 66 004	22528 STEVENS CREEK, Cupertino, CA	Alan Row	BLD-2022-2199	SFA	O									0								
342 14 104	342 66 005	22524 STEVENS CREEK, Cupertino, CA	Alan Row	BLD-2022-2200	SFA	O									0								
342 14 104	342 66 006	22520 STEVENS CREEK, Cupertino, CA	Alan Row	BLD-2022-2201	SFA	O									0								
342 14 104	342 66 007	22516 STEVENS CREEK, Cupertino, CA	Alan Row	BLD-2022-2202	SFA	O									0								
342 14 104	342 66 008	10147 S FOOTHILL, Cupertino, CA 950	Alan Row	BLD-2022-2203	SFA	O									0								
342 14 104	342 66 009	10149 S FOOTHILL, Cupertino, CA 950	Alan Row	BLD-2022-2204	SFA	O									0								
	326 27 043	21545 POINT REYES	Westport	BLD-2022-1699	SFA	O									0								
	326 27 043	21543 POINT REYES TER, Cupertino,	Westport	BLD-2022-1700	SFA	O									0								
	326 27 043	21541 POINT REYES TER, Cupertino,	Westport	BLD-2022-1701	SFA	O									0								
	326 27 043	21539 POINT REYES TER, Cupertino,	Westport	BLD-2022-1702	SFA	O									0								
	326 27 043	21537 POINT REYES TER, Cupertino,	Westport	BLD-2022-1703	SFA	O									0								
	326 27 043	21535 POINT REYES TER, Cupertino,	Westport	BLD-2022-1704	SFA	O									0								
	326 27 043	21533 POINT REYES TER, Cupertino,	Westport	BLD-2022-1705	SFA	O									0								
	326 27 043	21531 POINT REYES TER, Cupertino,	Westport	BLD-2022-1706	SFA	O									0								
	326 27 043	21500 DANA POINT LN, Cupertino, CA	Westport	BLD-2022-1711	SFA	O									0								
	326 27 043	21502 DANA POINT LN, Cupertino, CA	Westport	BLD-2022-1712	SFA	O									0								
	326 27 043	21504 DANA POINT, Cupertino, CA 950	Westport	BLD-2022-1713	SFA	O									0								
	326 27 043	21506 DANA POINT LN, Cupertino, CA	Westport	BLD-2022-1714	SFA	O									0								
	326 27 043	21508 DANA POINT LN, Cupertino, CA	Westport	BLD-2022-1715	SFA	O									0								
	326 27 043	21510 DANA POINT, Cupertino, CA 950	Westport	BLD-2022-1716	SFA	O									0								
	326 27 043	21521 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-0601	SFA	O									0								
	326 27 043	21500 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-0602	SFA	O									0								
	326 27 043	21527 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-0603	SFA	O									0								
	326 27 043	21525 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-0604	SFA	O									0								
	326 27 043	21523 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-0605	SFA	O									0								
	326 27 043	21502 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-0606	SFA	O									0								
	326 27 043	21504 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-0607	SFA	O									0								
	326 27 043	21506 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-0608	SFA	O									0								
	326 27 043	21508 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-0609	SFA	O									0								
	326 62 049	21509 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1597	SFA	O									0								
	326 62 049	21511 POINT REYES TER, CUPERTINO,	Westport	BLD-2023-1598	SFA	O									0								
	326 62 051	21513 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1599	SFA	O									0								
	326 62 052	21515 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1600	SFA	O									0								
	326 62 045	21501 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1602	SFA	O									0								
	326 62 046	21503 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1603	SFA	O									0								
	326 62 047	21505 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1604	SFA	O									0								
	326 62 048	21507 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1605	SFA	O									0								
	326 62 041	21409 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1607	SFA	O									0								
	326 62 042	21411 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1608	SFA	O									0								
	326 62 043	21413 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1609	SFA	O									0								
	326 62 044	21415 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1610	SFA	O									0								
	326 62 037	21401 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1612	SFA	O									0								
	326 62 039	21405 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1614	SFA	O									0								
	326 62 040	21407 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-1615	SFA	O									0								
	326 27 046	21400 POINT REYES TER, Cupertino,	Westport	BLD-2023-2572	SFA	O									0								
	326 27 046	21402 POINT REYES TER, Cupertino,	Westport	BLD-2023-2573	SFA	O									0								
	326 27 046	21404 POINT REYES TER, Cupertino,	Westport	BLD-2023-2574	SFA	O									0								
	326 27 046	21406 POINT REYES TER, Cupertino,	Westport	BLD-2023-2575	SFA	O									0								
	326 27 046	21408 POINT REYES TER, Cupertino,	Westport	BLD-2023-2576	SFA	O									0								
	326 27 046	21410 POINT REYES, Cupertino, CA 950	Westport	BLD-2023-2577	SFA	O									0								
	326 27 046	21300 POINT REYES TER, Cupertino,	Westport	BLD-2023-2709	SFA	O									0								
	326 27 046	21302 POINT REYES TER, Cupertino,	Westport	BLD-2023-2725	SFA	O									0								

Jurisdiction	Cupertino	
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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building						
1					2	3	4								5	6	7				
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	
362 09 020	362 09 020	1136 ELMSFORD DR		BLD-2023-1298	ADU	R									0						
366 15 021	366 15 021	1468 PRIMROSE WAY		BLD-2023-1577	ADU	R									0						
326 28 066	326 28 066	21076 GRENOLA DR		BLD-2023-2510	SFD	O									0						
375 32 003	375 32 003	10818 CARVER DR		BLD-2019-1040	SFD	O									0						
366 38 007	366 38 007	21650 RAINBOW CT		BLD-2019-1606	SFD	O									0						
375 07 019	375 07 019	19135 COZETTE		BLD-2020-0287	ADU	R									0						
375 15 047	375 15 047	10385 MENHART LN		BLD-2020-0406	SFD	O									0						
375 31 038	375 31 038	10750 MINETTE DR		BLD-2020-1316	ADU	R									0						
375 31 038	375 31 038	10754 MINETTE DR		BLD-2020-1317	ADU	R									0						
375 17 055	375 17 055	18791 BARNHART		BLD-2020-1994	SFD	O									0						
357 19 059	357 19 059	21725 MCCLELLAN		BLD-2020-2074	ADU	R									0						
357 19 043	357 19 043	10291 IMPERIAL AVE		BLD-2021-0228	SFD	O									0						
356 11 052	356 11 052	909 PROVIDENCE CT		BLD-2021-0297	SFD	O									0						
362 04 047	362 04 047	7922 WOODLARK WAY		BLD-2021-0379	SFD	O									0						
359 23 001	359 23 001	7544 KIRWIN LN		BLD-2021-0952	SFD	O									0						
375 05 035	375 05 035	19433 PHIL LN		BLD-2021-1161	SFD	O									0						
375 31 065	375 31 065	10831 JOHNSON AVE		BLD-2021-1305	ADU	R									0						
357 11 010	357 11 010	10151 BYRNE AVE		BLD-2021-1402	ADU	R									0						

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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building						
1					2	3	4								5	6	7				
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	
357 02 004	357 02 004	10271 SCENIC BLVD		BLD-2021-1598	ADU	R									0						
359 10 048	359 10 048	20573 RODRIGUES AVE		BLD-2021-1689	SFD	O									0						
356 07 017	356 07 017	21965 HYANNISPORT DR		BLD-2021-1941	SFD	O									0						
375 34 065	375 34 065	10623 TUGGLE		BLD-2021-2222	ADU	R									0						
375 32 057	375 32 057	10827 MINETTE DR		BLD-2021-2240	ADU	R									0						
342 16 053	342 16 053	10535 MERRIMAN RD		BLD-2021-2302	SFD	O									0						
375 26 036	375 26 036	18631 BARNHART AVE		BLD-2021-2441	ADU	R									0						
326 30 005	326 30 005	20941 ALVES DR		BLD-2021-2506	SFD	O									0						
375 30 024	375 30 024	10840 JOHNSON AVE		BLD-2022-0149	ADU	R									0						
375 17 012	375 17 012	10320 WUNDERLICH DR		BLD-2022-0396	SFD	O									0						
362 27 027	362 27 027	7625 WEST HILL LN		BLD-2022-0441	SFD	O									0						
375 31 049	375 31 049	10667 WUNDERLICH		BLD-2022-0490	ADU	R									0						
359 31 045	359 31 045	1111 STEEPLECHASE LN		BLD-2022-0527	ADU	R									0						
342 29 054	342 29 054	10463 MERRIMAN		BLD-2022-0558	ADU	R									0						
375 25 044	375 25 044	10377 STERLING Blvd		BLD-2022-0613	ADU	R									0						

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building						
1					2	3	4								5	6	7				
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326 43 042	326 43 042	10692 PEBBLE		BLD-2022-0652	ADU	R									0						
375 37 018	375 37 018	10548 S TANTAU AVE		BLD-2022-0663	ADU	R									0						
375 34 065	375 34 065	10621 TUGGLE PL		BLD-2022-0674	ADU	R									0						
375 33 043	375 33 043	18890 PENDERGAST AVE		BLD-2022-0737	ADU	R									0						
326 30 136	326 30 136	20903 FARGO DR		BLD-2022-0880	SFD	O									0						
369 05 022	369 05 022	10153 DEEPROSE		BLD-2022-0931	ADU	R									0						
369 08 012	369 08 012	10277 E ESTATES DR		BLD-2022-0942	SFD	O									0						
375 25 049	375 25 049	18689 CRABTREE		BLD-2022-1632	ADU	R									0						
375 24 021	375 24 021	10270 STERLING BLVD		BLD-2022-1655	ADU	R									0						
375 32 040	375 32 040	10683 MINETTE PL		BLD-2022-1748	SFD	O									0						
369 11 004	369 11 004	10395 LANSDALE		BLD-2022-1977	ADU	R									0						
375 25 005	375 25 005	18625 RALYA CT		BLD-2022-2045	ADU	R									0						
375 08 029	375 08 029	19161 TILSON AVE		BLD-2022-2076	SFD	O									0						
359 19 005	359 19 005	10567 JOHN WAY		BLD-2022-2111	SFD	O									0						
326 08 042	326 08 042	10682 FLORA VISTA AVE		BLD-2022-2258	SFD	O									0						

Jurisdiction	Cupertino	
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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building						
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375 23 034	375 23 034	10526 STERLING BLVD		BLD-2022-2332	ADU	R									0						
326 30 106	326 30 106	10467 GLENCOE DR		BLD-2022-2340	ADU	R									0						
375 14 034	375 14 034	10300 STERN AVE		BLD-2022-2469	ADU	R									0						
375 32 049	375 32 049	10755 MINETTE DR		BLD-2022-2471	ADU	R									0						
375 40 042	375 40 042	19181 PHIL LN		BLD-2022-2499	ADU	R									0						
342 14 094	342 14 094	10134 PRADO VISTA		BLD-2022-2513	ADU	R									0						
375 19 023	375 19 023	10140 CALVERT DR		BLD-2023-0022	ADU	R									0						
326 02 021	326 02 021	22091 HIBISCUS CT		BLD-2023-0247	SFD	O									0						
342 16 130	342 16 130	10586 SANTA LUCIA		BLD-2023-1326	ADU	R									0						
359 24 052	359 24 052	7565 DUMAS		BLD-2023-1490	ADU	R									0						
316 30 055	316 30 055	10572 CYPRESS		BLD-2023-1494	ADU	R									0						

Jurisdiction	Cupertino	
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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building						
1					2	3	4								5	6	7				
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	
326 28 097	326 28 097	21126 GREENLEAF		BLD-2023-1974	ADU	R									0						
342 14 104	342 66 007	22516 STEVENS CREEK, Cupertino, C	Alan Row	BLD-2022-2202	ADU	R									0						
	326 27 049	21301 Point Reyes		BLD-2021-1586	5+	R									0						

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	14	15	Housing with Financial Assistance and/or Deed Restrictions		17	18
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	
			0							1	10/30/2024	1		NONE	Y				
			0							1	10/1/2024	1		NONE	Y				
			0							1	10/30/2024	1		NONE	Y				
			0							1	10/30/2024	1		NONE	Y				
			0		1						2/7/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0				1				11/19/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0					1			6/10/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0		1						6/17/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0				1				11/27/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0					1			10/2/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0		1						8/28/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0				1				9/12/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0					1			12/20/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0						1		4/14/2024	1		NONE	Y				

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	14	15	Housing with Financial Assistance and/or Deed Restrictions		17	18
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	
			0		1						4/11/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0				1				3/14/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0						1		4/26/2024	1		NONE	Y				
			0						1		2/20/2024	1		NONE	Y				
			0						1		11/21/2024	1		NONE	Y				
			0					1			1/18/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0						1		2/28/2024	1		NONE	Y				
			0		1						5/8/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0				1				5/15/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0						1		1/31/2024	1		NONE	Y				
			0					1			6/3/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0						1		10/7/2024	1		NONE	Y				
			0						1		3/20/2024	1		NONE	Y				
			0						1		8/2/2024	1		NONE	Y				
			0						1		2/29/2024	1		NONE	Y				
			0						1		8/27/2024	1		NONE	Y				
			0		1						2/5/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0				1				2/26/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)
			0						1		11/18/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0							1	1/25/2024	1		NONE	Y			
			0							1	3/21/2024	1		NONE	Y			
			0							1	9/12/2024	1		NONE	Y			
			0		1						6/3/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0							1	6/4/2024	1		NONE	Y			
			0				1				2/26/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0							1	11/6/2024	1		NONE	Y			
			0						1		1/23/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0							1	12/3/2024	1		NONE	Y			
			0							1	8/15/2024	1		NONE	Y			
			0		1						6/18/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0				1				5/13/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0						1		8/20/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0		1						4/29/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	14	15	Housing with Financial Assistance and/or Deed Restrictions		17	18
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	
			0				1				3/17/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0						1		5/20/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0							1	9/16/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0		1						5/3/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0				1				1/25/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0							1	5/7/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0							1	9/12/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0							1	4/11/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0		1						10/8/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0							1	6/12/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0				1				6/28/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0							1	6/6/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0							1	4/23/2024	1		NONE	Y				
			0							1	9/26/2024	1		NONE	Y				
			0							1	7/15/2024	1		NONE	Y				

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	14	15	Housing with Financial Assistance and/or Deed Restrictions		17	18
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	
			0		1						8/20/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0				1				10/17/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0						1		6/18/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0						1		6/6/2024	1		NONE	Y				
			0		1						6/24/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0				1				4/2/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0						1		6/5/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0						1		9/23/2024	1		NONE	Y				
			0		1						6/5/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0				1				8/20/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	
			0						1		5/28/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10	

Permits		8	9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)
			0		1						12/10/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0				1				11/1/2024	1		NONE	Y			ADU affordability assumptions from ABAG's ADU affordability methodology for the Annual Progress Reports covering calendar year 2023 and 2024 30/30/30/10
			0		29		19				9/24/2024	48		LIHTC	DB	Sec 202	99	

Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
19	20			21	22	23	24	25
Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	1	Demolished	O					
	1	Demolished	O					
	1	Demolished	O					
	1	Demolished	O					
	1	Demolished	O					
	1	Demolished	O					

Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
19	20			21	22	23	24	25
Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
		9.3%	3	Development Standards Modification	Yes			

Jurisdiction	Cupertino
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/01/2023 - 01/01/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier		Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description									
1		2	3				4	5	6	7	8	9	10	11			
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					805	483	741	1208							3237		
31623027	20149 Stevens Creek Blvd	Sun Design		1	8/15/2024	9	5	15	Shortfall of Sites	0.64	HV/HD - High/Very High Density	R4	50.01	65	35	Non-Vacant	Commercial
36903005	20010 Stevens Creek Blvd	Sweet Maple		2	8/15/2024	8	4	5	Shortfall of Sites	0.47	HV/HD - High/Very High Density	R4	50.01	65	29	Non-Vacant	Commercial
32634047	10125 Bandleway Dr	Lei Garden		3	8/15/2024	17	10	11	Shortfall of Sites	1.09	HV/HD - High/Very High Density	R4	50.01	65	67	Non-Vacant	Commercial
35907006	20950 Stevens Creek Blvd	Mr. Sun		4	8/15/2024	5	3	3	Shortfall of Sites	0.32	HV/HD - High/Very High Density	R4	50.01	65	20	Non-Vacant	Commercial
37506006	19220 Stevens Creek Blvd	Les Pavilions		5	8/15/2024	33	20	21	Shortfall of Sites	1.71	VHD - Very High Density	R4	65.01	80	130	Non-Vacant	Office
37506007	19300 Stevens Creek Blvd	Les Pavilions		6	8/15/2024	19	11	12	Shortfall of Sites	0.96	VHD - Very High Density	R4	65.01	80	73	Non-Vacant	Office
31621031	19875 Stevens Creek Blvd	Cort		7	8/15/2024	29	17	18	Shortfall of Sites	1.81	HV/HD - High/Very High Density	R4	50.01	65	112	Non-Vacant	Commercial
31623026	20111 Stevens Creek Blvd	20111 SCB		8	8/15/2024	28	17	18	Shortfall of Sites	1.78	HV/HD - High/Very High Density	R4	50.01	65	110	Non-Vacant	Office
32632050	20883 Stevens Creek Blvd	Fodink		9	8/15/2024	13	8	8	Shortfall of Sites	0.83	HV/HD - High/Very High Density	R4	50.01	65	51	Non-Vacant	Office
32627053	Mary Avenue site	Mary Ave Affordable Housing		10	8/15/2024	20	20		Shortfall of Sites	0.75	HV/HD - High/Very High Density	R4	50.01	65	40	Vacant	Vacant
32336018	11025 N De Anza Blvd	11025 DA		11	8/15/2024	7	4	4	Shortfall of Sites	0.42	HV/HD - High/Very High Density	R4	50.01	65	26	Vacant	Vacant
31604064	19820 Homestead Rd	19820 Homestead		12	8/15/2024	4	4	4	Shortfall of Sites	0.44	MD - Medium Density	R3/TH	10.01	20	8	Non-Vacant	Single Family Residential
36937022	20421 Bolinger Rd	Bolinger Residences		13	8/15/2024	6	4	4	Shortfall of Sites	0.39	VHD - Very High Density	R4	50.01	65	24	Vacant	Vacant
36937023	20411 Bolinger Rd	Bolinger Residences		14	8/15/2024	1	1	1	Shortfall of Sites	0.22	MHD - Medium Density	R3/TH	20.01	35	7	Non-Vacant	Duplex Residential
36937024	20431 Bolinger Rd	Bolinger Residences		15	8/15/2024	1	1	1	Shortfall of Sites	0.17	MHD - Medium Density	R3/TH	20.01	35	6	Non-Vacant	Single Family Residential
36934053	10891 S Blaney Ave	Pacific Rim		16	8/15/2024	4	3	3	Shortfall of Sites	0.54	MHD - Medium Density	R3/TH	20.01	35	18	Non-Vacant	Commercial
35918044	10619 S De Anza Blvd	Spa		17	8/15/2024	4	3	3	Shortfall of Sites	0.26	HV/HD - High/Very High Density	R4	50.01	65	16	Non-Vacant	Commercial
36610121	1505 S De Anza Blvd	Kelly Moore		18	8/15/2024	11	7	7	Shortfall of Sites	1.34	MHD - Medium Density	R3/TH	20.01	35	45	Non-Vacant	Commercial
36610137	no address	Kindercare		19	8/15/2024	8	5	5	Shortfall of Sites	0.92	MHD - Medium Density	R3/TH	20.01	35	31	Non-Vacant	Parking
36619047	1361 S De Anza Blvd	Yamagami		20	8/15/2024	37	22	23	Shortfall of Sites	2.33	HV/HD - High/Very High Density	R4	50.01	65	144	Non-Vacant	Commercial
36619078	No Address	Yamagami		21	8/15/2024			1	Shortfall of Sites	0.08	HV/HD - High/Very High Density	R4	50.01	65	5	Non-Vacant	Commercial
35909017	10105 S De Anza Blvd	Child's Play		22	8/15/2024	16	9	10	Shortfall of Sites	1	HV/HD - High/Very High Density	R4	50.01	65	62	Non-Vacant	Office
31620088	No Address	Wolf Rd Educator Housing		23	8/15/2024	130	77	112	Shortfall of Sites	5.16	VHD - Very High Density	R4	50.01	65	319	Vacant	Vacant
35913019	20865 McClellan Rd	20865 MC		24	8/15/2024	5	3	3	Shortfall of Sites	0.99	MD - Medium Density	R3	10.01	20	19	Non-Vacant	Single Family Residential
35606001	10857 Linda Vista Dr	Evulich		25	8/15/2024	6	4	4	Shortfall of Sites	0.73	MHD - Medium Density	R3/TH	20.01	35	24	Non-Vacant	Single Family Residential
35606002	10867 Linda Vista Dr	Evulich		26	8/15/2024	6	3	4	Shortfall of Sites	0.69	MHD - Medium Density	R3/TH	20.01	35	23	Non-Vacant	Single Family Residential
35606003	10877 Linda Vista Dr	Evulich		27	8/15/2024	2	1	1	Shortfall of Sites	0.25	MHD - Medium Density	R3/TH	20.01	35	8	Non-Vacant	Single Family Residential
35606004	10887 Linda Vista Dr	Evulich		28	8/15/2024	8	4	5	Shortfall of Sites	0.87	MHD - Medium Density	R3/TH	20.01	35	29	Non-Vacant	Single Family Residential
36231001	20666 Cleo Ave	20666 Cleo		29	8/15/2024	1	1	1	Shortfall of Sites	0.25	MHD - Medium Density	R3/TH	20.01	35	8	Non-Vacant	Single Family Residential
36231030	No Address (on Cleo)	Cleo Site		30	8/15/2024	1	1	1	Shortfall of Sites	0.23	MHD - Medium Density	R3/TH	20.01	35	8	Vacant	Vacant
32720034	10231 Adriana Ave	10231 Adriana		31	8/15/2024	2	1	1	Shortfall of Sites	1.34	LM - Low-Medium Density	R3/TH	5.01	10	13	Non-Vacant	Single Family Residential
31623093	20007 Stevens Creek Blvd	Vidyardmbh		32	8/15/2024	16	10	87	Shortfall of Sites	1.35	Commercial/Residential - HVH	P(CG)R4	50.01	65	113	Non-Vacant	Commercial
31623036	10051 N Blaney Ave	Vidyardmbh		33	8/15/2024	3	1	15	Shortfall of Sites	0.24	Commercial/Residential - HVH	P(CG)R4	50.01	65	19	Non-Vacant	Commercial
36906002	19610 Stevens Creek Blvd	Idlewild		34	8/15/2024			31	Shortfall of Sites	0.9	Commercial/Residential - Vh	P(CG)R4	65.01	80	54	Non-Vacant	Commercial
36906003	10071 E Estates Dr	Idlewild		35	8/15/2024			19	Shortfall of Sites	0.53	Commercial/Residential - Vh	P(CG)R4	65.01	80	32	Non-Vacant	Commercial
36906004	10075 E Estates Dr	Idlewild		36	8/15/2024			44	Shortfall of Sites	1.29	Commercial/Residential - Vh	P(CG)R4	65.01	80	77	Non-Vacant	Parking
35910015	10133 S De Anza Blvd	S&G		37	8/15/2024	15	9	9	Shortfall of Sites	1.16	Commercial/Residential - HVH	P(CG)R4	50.01	65	58	Non-Vacant	Commercial
35910060	10211 S De Anza Blvd	Vardy's		38	8/15/2024	13	7	8	Shortfall of Sites	0.98	Commercial/Residential - HVH	P(CG)R4	50.01	65	48	Non-Vacant	Commercial
35910044	10201 S De Anza Blvd	Hao's Healing		39	8/15/2024			5	Shortfall of Sites	0.18	Commercial/Residential - HVH	P(CG)R4	50.01	65	9	Non-Vacant	Office
35906025	20840 Stevens Creek Blvd	Crossroads West		40	8/15/2024	10	6	18	Shortfall of Sites	0.83	Commercial/Residential - HVH	P(CG)R4	50.01	65	40	Non-Vacant	Commercial
35908026	20830 Stevens Creek Blvd	Crossroads West		41	8/15/2024	6	3	4	Shortfall of Sites	0.45	Commercial/Residential - HVH	P(CG)R4	50.01	65	22	Non-Vacant	Parking
35908027	No Address	Crossroads West		42	8/15/2024	11	6	7	Shortfall of Sites	0.87	Commercial/Residential - HVH	P(CG)R4	50.01	65	42	Non-Vacant	Commercial
35908028	20690 Stevens Creek Blvd	Crossroads West		43	8/15/2024	11	6	7	Shortfall of Sites	0.85	Commercial/Residential - HVH	P(CG)R4	50.01	65	41	Non-Vacant	Commercial
32609052	20916 Homestead Rd	Homestead Center		44	8/15/2024	11	7	19	Shortfall of Sites	0.74	Commercial/Residential - Vh	P(CG)R4	65.01	80	44	Non-Vacant	Commercial
32609060	20990 Homestead Rd	Homestead Center		45	8/15/2024	43	25	26	Shortfall of Sites	2.75	Commercial/Residential - Vh	P(CG)R4	65.01	80	165	Non-Vacant	Commercial
32609061	20956 Homestead Rd	Homestead Center		46	8/15/2024	17	10	11	Shortfall of Sites	1.12	Commercial/Residential - Vh	P(CG)R4	65.01	80	67	Non-Vacant	Commercial
36934052	10787 S Blaney Ave	Pacific Rim		47	8/15/2024	34	20	21	Shortfall of Sites	2.7	Commercial/Residential - HVH	P(CG)R4	50.01	65	132	Non-Vacant	Commercial
36937028	10710 S De Anza Blvd	Bolinger Residences		48	8/15/2024	7	4	4	Shortfall of Sites	0.56	Commercial/Residential - HVH	P(CG)R4	50.01	65	27	Vacant	Vacant/Formerly Commercial
36619056	1471 S De Anza Blvd	Summerwinds		49	8/15/2024			7	Shortfall of Sites	0.4	Commercial/Residential - Mh	P(CG)R3/TH	20.01	35	11	Non-Vacant	Commercial
36619053	1491 S De Anza Blvd	Summerwinds		50	8/15/2024	4	2	2	Shortfall of Sites	0.56	Commercial/Residential - Mh	P(CG)R3/TH	20.01	35	15	Non-Vacant	Commercial
36619054	1491 S De Anza Blvd	Summerwinds		51	8/15/2024	12	7	7	Shortfall of Sites	1.75	Commercial/Residential - Mh	P(CG)R3/TH	20.01	35	46	Non-Vacant	Commercial
31605050	10889 N Wolfe Rd	Cupertino Village		52	8/15/2024	16	9	10	Shortfall of Sites	1.02	Commercial/Residential - Vh	P(CG)R4	65.01	80	61	Non-Vacant	Commercial
31605051	10961 N Wolfe Rd	Cupertino Village		53	8/15/2024	9	6	6	Shortfall of Sites	0.62	Commercial/Residential - Vh	P(CG)R4	65.01	80	37	Non-Vacant	Commercial
31605052	10871 N Wolfe Rd	Cupertino Village		54	8/15/2024	11	7	7	Shortfall of Sites	0.73	Commercial/Residential - Vh	P(CG)R4	65.01	80	44	Non-Vacant	Commercial
31605053	10833 N Wolfe Rd	Cupertino Village		55	8/15/2024	14	9	9	Shortfall of Sites	0.92	Commercial/Residential - Vh	P(CG)R4	65.01	80	55	Non-Vacant	Commercial
31605056	10805 N Wolfe Rd	Cupertino Village		56	8/15/2024	108	63	67	Shortfall of Sites	6.94	Commercial/Residential - Vh	P(CG)R4	65.01	80	416	Non-Vacant	Commercial
31605072	11111 N Wolfe Rd	Cupertino Village		57	8/15/2024			8	Shortfall of Sites	0.54	Commercial/Residential - Vh	P(CG)R4	65.01	80	32	Non-Vacant	Commercial
35920028	20920 McClellan Rd	St. Jude's		58	8/15/2024	5	3	3	Shortfall of Sites	0.75	Commercial/Residential - Mh	P(CG)R3	20.01	35	20	Non-Vacant	Religious Use

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D_1_Name		D_2_Objective	
		D_3_Time	
		D_4_Status	
Table D			
Program Implementation Status pursuant to GC Section 65583			
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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Policy HE-1.1	Designate sufficient land at appropriate densities to accommodate Cupertino's Regional Housing Needs Allocation of 4,588 units for the 2023-2031 planning period.	Complete with adoption	Completed with identification of Priority Housing Sites in 2014/2015 and completion of rezoning in 2019. Housing Element update to accommodate 6th Cycle RHNA of 4,588 units commenced in October 2021, statutorily required to be completed by Jan. 31 2023. Initial outreach conducted in 2021. Expected to be completed by Fall 2023. The Housing Element was adopted in May 2024, with HCD certification in September 2024. The City of Cupertino completed identification of Priority Housing Sites and completed necessary rezoning to accommodate the RHNA shortfall of the Housing Element 6th Cycle through a resolution and ordinance passed by City Council in July 2024. The City received certification from HCD in September 2024. <u>Complete as of September 2024.</u>
Policy HE-1.2	Provide a full range of densities for ownership and rental housing.	Ongoing	Staff will continue to ensure that both ownership and rental housing will be provided at a full range of densities through enforcement of new zoning and development standards during the planning period through the application process. <u>Ongoing.</u>
Policy HE-1.3	Encourage mixed-use development near transportation facilities and employment centers.	Ongoing	Staff will continue to work to encourage mixed-used development, particularly around frequent transit and business centric corridors, such as Stevens Creek Blvd, through outreach to employers and commercial property owners. <u>Ongoing.</u>
HE-1.3.1 Land Use Policy and Zoning Provisions	To accommodate the Regional Housing Needs Allocation (RHNA), the City will continue to: Provide adequate capacity through the Land Use Element and Zoning Ordinance to accommodate the RHNA while maintaining a balanced land use plan that offers opportunities for employment growth, commercial/retail activities, services, and amenities. Amend development standards for housing as required to provide objective standards that are adequate and appropriate to facilitate a range of housing in the community. Monitor the sites inventory and make it available on the City's website.	Annual monitoring	Staff will continue to maintain landuse and zoning policies that accommodate the RHNA allocation of 4,588 units (596 extremely low, 597 very low, 687 low, 755 moderate, and 1,953 above moderate income units). <u>Ongoing</u>
HE-1.3.2 Rezoning to Achieve RHNA	To ensure that the City has sufficient sites zoned appropriately to achieve the City's Regional Housing Needs Allocation (RHNA), rezone sites to include 33.52 acres of residential land that will allow for a realistic capacity of 1,855 units, and 32.67 acres of commercial/residential land that will allow for a realistic capacity of 1,727 units. Permit owner-occupied and rental multifamily uses by right and not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the total units are affordable to lower-income households. Ensure that each site can accommodate at least 16 units per site and require that all residential development achieve a minimum density of 20 dwelling units per acre on sites designated for lower income housing. Ensure (a) at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or (b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project. <u>Ensure sites will be available for development during the planning period where water and sewer</u>	Concurrent with HE adoption	Rezoning of 58 priority Housing Sites proposed in the Housing Element was approved through a public hearing before the City Council, creating a new capacity upon those sites of 1,727 units (596 lower, 436 moderate, and 695 above moderate income units). (Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261). <u>Complete as of July 2024</u>
HE-1.3.3 New Residential Zoning Districts and Land Use Designations	To ensure the City can meet the RHNA, the following actions will be taken: Zoning. Create a new R4 Zoning District that will align with the two new General Plan Land Use designations, High/Very High Density allowing 50.01 to 65 units per acre, and Very High Density allowing 65.01 to 80 units per acre. The City will create development standards that will allow the maximum density of this district to be achieved. This will include increased height limits to allow at least three stories, reduced setbacks, reduced lot coverage, and reduced parking requirements. General Plan Land Use Designations. Create two new General Plan Land Use Designations – High/Very High Density, which will allow for 50.01–65 units per acre, and Very High Density, which will allow for 65.01–80 units per acre. The City will also revise the Commercial/Residential designation to identify different densities at which residential development could occur on property zoned for Residential mixed uses for clarity, and allow 100 percent residential on sites with a General Plan Land Use designation of Commercial/Residential, if the project is affordable.	Concurrent with HE adoption	New zoning districts and general plan designations were approved through a public hearing before the City Council, allowing for the new development standards under the High/Very High Density (50.01 to 65 units per acre) and Very High Density (65.01 to 80 units per acre). (Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261). <u>Complete as of July 2024</u>
HE-1.3.4 Development on Nonvacant Sites	Establish an outreach and coordination program to connect developers, builders, and owners of nonvacant sites. The program shall: a. Emphasize reaching out to owners of nonvacant sites to discuss any interest in redeveloping and available incentives. b. Market and advertise these sites to the development community along with any incentives that might be available. c. Establish biennial meetings with developers and builders to discuss development opportunities. If no projects are proposed on non-vacant sites within the first half of Housing Element planning period, the City will provide additional incentives, which will include, but are not limited to: a. Priority project processing b. Waive development impact or delay permit fees for affordable units c. Flexibility in development standards, such as parking, setbacks, and landscaping requirements d. Support grant application requests for funding made by developers for infrastructure upgrades. e. Assist developers of 100 percent affordable housing developments with securing additional financing.	Initiate by June 2024 and maintain throughout planning period on a biennial basis	Staff has begun collaborating with West Valley jurisdictions to create an annual joint outreach event to connect developers with owners of nonvacant sites and advertise new housing opportunities under new zoning regulations. In 2024, outreach began for the first event which is tentatively scheduled to take place in February 2025 to advertise the site at 20140 Stevens Creek Blvd. More nonvacant sites will be promoted in future events.

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D. 4. Status

Table D

Program Implementation Status pursuant to GC Section 65583 Housing Programs Progress Report

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
HE-1.3.5 Encourage Mixed-Use Projects and Residential in Commercial Zones	<p>The City will incentivize development of residential units in mixed-use projects that include affordable units (at least 20 percent), by providing incentives, which will include, but are not limited to:</p> <ul style="list-style-type: none"> Priority project processing Delay payment of development impact or permit fees for affordable units Flexibility in development standards, such as parking, setbacks, and landscaping requirements Support grant application requests for funding made by developers for infrastructure upgrades. Assist developers of 100 percent affordable housing developments with securing additional financing. 	<p>Annual outreach to developers and obtain feedback by January 2025. Adopt additional incentives within 6 months of feedback</p>	<p>Promotion of missing mixed use zoning changes will take place during the first annual West Valley developer outreach event, which is tentatively scheduled to take place in February 2025. More sites that have high opportunity for mixed-use development will be promoted in future events.</p>
HE-1.3.6 Encourage Missing-Middle Housing Developments to Affirmatively Further Fair Housing	<p>The City will allow and encourage the development of missing middle housing by:</p> <ul style="list-style-type: none"> Allowing corner lots in R1 zoning districts to develop as multi-family rental housing using R2 zoning regulations to encourage missing-middle developments. Allowing lots zoned for single-family residential uses that abut (either shares a property line or is directly across the street from) property that fronts an arterial or major collector and is zoned and used for commercial or mixed-use development, to develop with rental multi-family housing using R2 zoning regulations to encourage missing middle housing. Pursuing the establishment of maximum average unit size as a tool to moderate unit sizes for such developments. The City will promote the missing middle strategy through City publications and online newsletters, and via the City's website. 	<p>Complete zoning code changes by December 2025, outreach at least twice in the planning period, and track annual planning applications received</p>	<p>New zoning development standards were approved through a public hearing before the City Council in July 2024. (Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261). Promotion of missing middle housing zoning changes will take place during the first annual West Valley developer outreach event, which is tentatively scheduled to take place in February 2025.</p>
HE-1.3.7 Lot Consolidation	<p>The City will help facilitate lot consolidations to combine small residential lots (lots 0.5 acres or smaller) into larger developable lots. The City will continue the following actions to accomplish this:</p> <ul style="list-style-type: none"> Facilitate and approve lot consolidation when contiguous smaller, underutilized parcels are to be redeveloped. Encourage master plans for such sites with coordinated access and circulation. Provide technical assistance to property owners of adjacent parcels to facilitate coordinated redevelopment where appropriate. Facilitate intra- and interagency cooperation in working with applicants at no cost prior to application submittal for assistance with preliminary plan review. Provide information on the City's website about development opportunities and incentives for lot consolidation to accommodate affordable housing units and discuss these opportunities and incentives with interested developers. As developers/owners interested in lot consolidation and the development of affordable housing projects on small lots approach the City, the City will offer the following incentives: Allow affordable projects to exceed the maximum height limits, Reduce setbacks, Reduce parking requirements, and/or Offset fees (when financially feasible) and offer concurrent/fast tracking of project application 	<p>Identify incentives by December 2025. Offer incentives by December 2026. Annual meeting with local developers.</p>	<p>Incentives for lot consolidated will be identified by December 2025 and offered by December 2026. Promotion of lot consolidation zoning changes will take place during the first annual West Valley developer outreach event, which is tentatively scheduled to take place in February 2025.</p>
HE-1.3.8 Accessory Dwelling Units	<p>Amend the municipal code to be consistent with the latest State legislation related to ADUs, in accordance with state law.</p> <p>Continue to provide guidance and educational materials for building ADUs on the City's website, including permitting procedures. Additionally, the City will biennially present homeowner associations with information about the community and neighborhood benefits of ADUs, and inform them that covenants, conditions, and restrictions prohibiting ADUs are contrary to State law.</p> <p>To increase mobility for lower income households, proactively advertise the benefits of ADUs by distributing multilingual informational materials in areas of high opportunity and a limited number of renter households to increase mobility for low-income households by posting flyers in community gathering places and providing information to community groups and homeowners' associations at least annually.</p> <p>Continue to offer the pre-approved ADU program and post links to approved plans as available.</p> <p>Annually monitor ADU production and affordability as a part of the Annual Progress Report process and adjust or expand the focus of the education and outreach efforts.</p> <p>Apply annually, if grants are available, for funding to provide incentives, for homeowners to construct ADUs affordable to very low, low, and moderate-income tenants.</p> <p>Permit up to a maximum of three, 800 s.f. attached or detached ADUs, JADUs, or conversion ADUs on all single family zoned properties and a maximum of up to two 800 s.f. attached or detached ADUs, JADUs or conversion ADUs on all duplex zoned properties, which is in excess of the number of ADUs allowed under state law.</p> <p>Identify incentives for construction of affordable ADUs with new development, which may include deferring collection of impact fees for the square footage associated with the ADU until issuance of the certificate of occupancy.</p>	<p>Adopt code amendment and updated materials by June 2024.</p> <p>Explore incentives by June 2025.</p> <p>Annual evaluation by April 2024 and identify more incentives within one year if ADU targets are not being met.</p>	<p>The City continues to encourage the production of ADUs. In 2023, the City issued 50 building permits for ADUs - this is approximately 33% of the total number of ADU building permits issued during the entire 5th Cycle. The ordinance is regularly updated to comply with state law. In 2021, the City developed a pre-approved ADU program to further incentive the creation of ADUs. One property has utilized the pre-approved ADU program since then. New zoning development standards were approved through a public hearing before the City Council in July 2024. (Ordinance 24-2262, Ordinance 24-2261). The City of Cupertino has joined a regional effort in Santa Clara County to use a new survey to collect rent data on new ADUs built to determine affordability. The survey has been posted to the website and is active as of January 2025. The pre-approved ADU program continues to be offered and the program will be monitored as part of the APR. Incentives will be explored by June 2025. Grants will be applied to provide as ADU production incentives as opportunities become available. In 2024, 41 ADU building permits were issued and 46 ADUs received certificates of occupancy.</p>

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Program Implementation Status pursuant to GC Section 65583 Housing Programs Progress Report

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
HE-1.3.9 Review Development Standards	<p>The City will review and revise its zoning code to:</p> <p>Review and revise design and development standards and guidelines for multifamily housing, specifically in the R4 Zone and the Priority Development Area to ensure standards are objective and that maximum densities can be achieved.</p> <p>Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as live/work housing to allow housing to adapt to the needs of occupants.</p> <p>Offer flexible residential development standards in planned residential zoning districts, such as smaller lot sizes, lot widths, setbacks, and higher floor area ratios particularly for higher-density and attached housing developments.</p> <p>Consider granting reductions in off-street parking for senior housing. Analyze local parking standards compared to those of neighboring jurisdictions with similar characteristics and reduce parking standards to ensure parking is not a constraint on development. Specifically, reduce parking requirements for studio apartments, senior housing, and singleroom occupancy units and others as required by the analysis.</p> <p>Require implementation of universal design standards for new multifamily development to provide disabled access. These standards would require the adoption of features like at least one “no-step” entry point, interior and exterior doors with 32 inches of clear passage, and one bathroom on the main floor that is able to be maneuvered in a wheelchair. Encourage the implementation of universal design standards for new single-family homes.</p> <p>Remove text from the major development permit findings requiring the project to not be detrimental or injurious to property or improvements in the vicinity, and or others convenience</p> <p>Explore innovative and alternative housing options that provide greater flexibility and affordability in the housing stock that would address housing needs for intergenerational households, students, special-needs groups, and lower-income households.</p> <p>The City will implement the following:</p> <p>Promote housing designs and unit mix to attract multigenerational households by encouraging housing features and more bedrooms (including four-bedroom units), as well as other on-site amenities, such as usable outdoor open space for multigenerational use to promote placebased revitalization, and multipurpose rooms that can be used for afterschool homework clubs, computer, art, or other resident activities. Facilitate at least one partnership with social service organizations to provide programming in community spaces within a 100 percent affordable project during the planning period.</p> <p>Research the possibility of a Home Sharing program that would help to match “providers” with a spare room or rooms with “seekers” who are looking for an affordable place to live. This could either be done at a countywide level or the City could consider partnering with De Anza Community College to facilitate a home-sharing program to account for the high number of empty rooms across Cupertino’s single-family home supply. If the program is determined to be feasible, implement within one year of feasibility determination. Priority outreach for program implementation will focus on the city’s lower-density neighborhoods.</p> <p>The City will use the findings of this program to target development of a variety of housing types in areas of concentrated overpayment to reduce displacement risk as well as promote inclusion and support intergenerational of housing types based on income to facilitate mobility opportunities in</p>	Analyze parking standards by December 2024 and revise by June 2025. Annually review objective design standards.	New zoning development standards were approved through a public hearing before the City Council in July 2024. (Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261). On May 2024, The City entered into a contract with the consultant, PlaceWorks, to draft and implement objective design standards. After implementation, the policy will be annually reviewed for effectiveness through the APR.
HE-1.3.10 Innovative and Family-Friendly Housing Options	<p>To facilitate place-based revitalization for households at risk of displacement due to new development, the City will require replacement housing units subject to the requirements of state law on all sites in the City when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to nonvacant sites and vacant sites with previous residential uses that have been vacated or demolished.</p>	Amend zoning code by October 2024. Explore alternative options by December 2025.	New zoning development standards were approved through a public hearing before the City Council in July 2024. (Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261). Staff will reach out to HIP Housing to explore the possibility of expanding the Homesharing program to Santa Clara County (or just the City of Cupertino) by December 2025.
HE-1.3.11 Replacement Housing	<p>To facilitate place-based revitalization for households at risk of displacement due to new development, the City will require replacement housing units subject to the requirements of state law on all sites in the City when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to nonvacant sites and vacant sites with previous residential uses that have been vacated or demolished.</p>	Ongoing as projects are proposed.	Staff will continue to monitor development projects to ensure that replacement units are required when residential units are demolished. <u>Ongoing.</u>
HE-1.3.12 Track Housing Production	<p>The City will monitor housing production throughout the planning period and ensure the Pipeline Projects and sites identified to meet the RHNA maintain sufficient housing capacity to meet the RHNA target by income level. The city will not adopt reductions in allowable residential densities for Pipeline Projects in the Housing Element through General Plan update/amendment or rezone or approve development or building permits for sites identified in the inventory with fewer units or affordable to a different income category than identified in the inventory, unless findings are made that the remaining capacity is sufficient to accommodate remaining unmet RHNA for each income level. The City will track and report on:</p> <p>Pipeline projects and progress towards completion;</p> <p>Unit count and income/affordability assumed on parcels in the sites inventory;</p> <p>Actual number of units permitted and constructed by income/affordability;</p> <p>Net change in capacity and summary of remaining capacity by income level in meeting remaining RHNA;</p> <p>In accordance with No Net Loss law, if project approval results in the remaining sites capacity becoming inadequate to accommodate RHNA by income category, the City will identify or rezone sufficient sites to accommodate the shortfall within 180 days of approval. Further, the City will track progress of pending projects towards completion and if projects are not assumed to be completed in the planning period, the City will evaluate whether there are sufficient sites available to accommodate the RHNA. If sufficient sites are not available, the City will take necessary actions (e.g., rezoning or identify additional sites) to maintain adequate sites within one year. The results of the tracking will be reported in the Housing Element Annual Progress Report reported annually to the City Council and posted online for public review.</p>	Ongoing as projects are proposed. Annual review in tracking.	Staff will continue to monitor development projects to ensure that they are built to unit and income levels as proposed in the housing element in accordance with No Net Loss Law. <u>Ongoing.</u>
HE-1.3.13 Housing Element Monitoring and General Plan Consistency	As required by State law, the City will review the status of Housing Element programs annually. Annual review will cover consistency between the Housing Element and the other General Plan Elements. As portions of the General Plan are amended, the Housing Element will be reviewed and revised to ensure that internal consistency is maintained.	Ongoing as the Elements and General Plan are updated.	Staff will continue to review elements of the General Plan to ensure their internal consistency, including the Housing Element. <u>Ongoing.</u>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Policy HE-2.1	Ensure that all new developments, including market-rate residential developments, help mitigate project related impacts on affordable housing needs.	Ongoing	Implemented via Municipal Code and BMR Manual. Staff will continue to ensure that all new development mitigate project related impacts on affordable housing needs through the application review process and collection of related fees. <u>Ongoing.</u>
Policy HE-2.2	Encourage the development of diverse housing stock that provides a range of housing types (including smaller, moderate-cost housing) and affordability levels. Emphasize the provision of housing for lower and moderate-income households, including wage earners who provide essential public services (e.g. school district employees, municipal and public safety employees, etc.)	Ongoing	Staff will continue to encourage the development of housing at all affordability levels through the release of an annual BMR notice of funding availability and through enforcement of the inclusionary housing policy of the Housing Mitigation Manual during the application review process. In 2024, staff continues to review the application for the Vallico/The Rise project, which is projected to produce 2,669 units, with 134 very-low income units and 756 low income units. <u>Ongoing.</u>
Policy HE-2.3	Make every reasonable effort to disperse affordable units throughout the community but not at the expense of undermining the fundamental goal of providing affordable units. Ensure that the City's development standards accommodate housing needed by persons with special needs.	Ongoing	Staff will continue to make every reasonable effort to disperse affordable units throughout the City to Affirmatively Further Fair Housing by requiring inclusionary housing as part of market rate housing as they develop around the City. In addition, during development of the City's priority housing sites inventory, the City evaluated sites through a diverse selection of neighborhoods to avoid creating areas of housing segregation while maintaining the fundamental priority of providing affordable housing units and ensuring that development standards accommodate persons with special needs. <u>Ongoing.</u>
HE-2.3.1 Support Affordable Housing Development	<p>Prioritize projects that are in areas with currently low percentages of renter-occupied households to facilitate housing mobility and integration of ownership and rental units. Additionally, prioritize projects in areas with high rates of housing cost burden.</p> <p>Support affordable housing development and give priority to permit processing for projects providing 100 percent affordable housing for special-needs groups throughout the city, including in areas that are predominantly single-family residential. The target populations include seniors; persons with disabilities, including developmental disabilities; female-headed households; and persons experiencing homelessness to reduce the displacement risk for these residents from their existing homes and communities.</p> <p>Promote the use of the density bonus ordinance, application process streamlining, fee deferrals, and consider development fee exemption for projects that are 100 percent affordable to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas and areas with limited rental opportunities currently.</p> <p>Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable 50 percent affordable housing development and process fee deferrals related to the subdivision for 50 percent affordable projects.</p> <p>Work with public or private sponsors to identify candidate sites for new construction of housing for special needs, including transitional and supportive households, and take all actions necessary to expedite processing of such projects.</p> <p>Encourage residential development near transit routes, civic uses, social services, grocery stores, parks, open space, and other health resources.</p> <p>Partner with nonprofit and for-profit affordable housing developers to support their financing applications for State and federal grant programs, tax-exempt bonds, and other programs that become available.</p> <p>Pursue federal, State, and private funding for low- and moderate-income housing by applying for State and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income</p>	Ongoing as projects are proposed. Annually apply for state/federal funds as projects become available.	Staff will continue to review and prioritize the development of affordable housing as opportunities become available. In 2024, no projects were ready to receive state/federal assistance, however, staff identified the PLHA and HomeKey+ grants as potential sources for the future Mary Ave Affordable Housing Project. <u>Ongoing.</u>
HE-2.3.2 Office and Industrial Housing Mitigation Program	The City will continue to implement the Office and Industrial Housing Mitigation Program. This program requires that developers of office, commercial, and industrial space pay a mitigation fee, which will then be used to support affordable housing in Cupertino. These mitigation fees are collected and deposited in the City's Below Market-Rate Affordable Housing Fund.	Ongoing as projects are proposed.	Housing Mitigation Manual updated in May 2024, to require BMR units with projects over 5 units. The City requires developers of office, commercial, and industrial space to pay a mitigation fee to support affordable housing. Mitigated fees are collected and deposited into the City's BMR Affordable Housing Fund (AHF) for the following fiscal years (FY) the following mitigation fees were collected and deposited and in the BMR AHF fund. In 2023, there was \$175,873.48 in BMR AHF funds collected. In 2024, no funds were collected in BMR AHF funds from the Office and Industrial Housing Mitigation Program. Staff will continue to collect mitigation fees to add to the City's Below Market Rate Affordable Housing Fund as development projects are submitted. <u>Ongoing.</u>

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1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
HE-2.3.3 Residential Housing Mitigation Program	<p>The City will continue to implement the Residential Housing Mitigation Program to mitigate the need for affordable housing created by new market-rate residential development. The BMR program specifies the following:</p> <p>Priority. To the extent permitted by law, priority for occupancy is given to Cupertino residents, Cupertino full-time employees, and Cupertino public service employees, as defined in Cupertino's Residential Housing Mitigation Manual.</p> <p>For-Sale Residential Developments. Require 20 percent for-sale BMR units in all residential developments where the units can be sold individually (including single-family homes, common interest developments, and condominium conversions) or allow rental BMR units.</p> <p>Rental Residential Developments. Require 15 percent very low- and low-income BMR units in all rental residential developments.</p> <p>Rental Alternative. Allow rental BMR units in for-sale residential developments and allow developers of market-rate rental developments to provide on-site rental BMR units, if the developer: (1) enters into an agreement limiting rents in exchange for a financial contribution or a type of assistance specified in density bonus law; and (2) provides very low-income and low-income BMR rental units.</p> <p>Affordable Prices and Rents. Continue to implement guidelines for affordable sales prices and affordable rents for new affordable housing and update the guidelines each year as new income guidelines are received.</p> <p>Development of BMR Units Off Site. Allow developers to meet all or a portion of their BMR or Housing Mitigation fee requirement by making land available for the City or a nonprofit housing developer to construct affordable housing or allow developers to construct the required BMR units off site, in partnership with a nonprofit. The criteria for land donation or off-site BMR units will be identified in the Residential Housing Mitigation Manual.</p> <p>BMR Term. Require BMR units to remain affordable for a minimum of 99 years; enforce the City's first right of refusal for BMR units and other means to ensure that BMR units remain affordable. Monitor the affordable for-sale inventory by requiring BMR homeowners to submit proof of occupancy, such as utility bills, mortgage loan documentation, homeowner's insurance, and</p>	<p>Ongoing as projects are proposed. Monitor the program annually. Conduct economic study if it appears to be a constraint and make changes within one year.</p>	<p>The City has not heard any concerns about its BMR program being a constraint to development at this time and is not required to prepare an economic feasibility report at this time. Staff will continue to implement the housing mitigation program to ensure market developments include affordable units as a portion of housing units provided. Revisions will be made to the mitigation program guidelines to allow alternatives ways to satisfy BMR requirements as necessary. The program and any subsequent changes will be monitored through tracking of housing production in the APR. In 2024, staff continues to review the application for the Vallo/The Rise project, which is projected to produce 2,669 units, with 134 very-low income units and 756 low income units. <u>Ongoing.</u></p>
HE-2.3.4 Below Market-Rate (BMR) Affordable Housing Fund (AHF)	<p>The City's BMR AHF will continue to support affordable housing projects, strategies, and services, including, but not limited to:</p> <ul style="list-style-type: none"> BMR Program Administration Substantial rehabilitation Land acquisition Acquisition and/or rehabilitation of buildings for permanent affordability New construction Preserving "at-risk" BMR units Rental operating subsidies Down payment assistance Direct gap financing Fair housing <p>The City will target a portion of the BMR AHF to benefit extremely low income households and persons with special needs (such as the elderly, victims of domestic violence, and the disabled, including persons with developmental disabilities), to the extent that these target populations are found to be consistent with the needs identified in the nexus study the City prepares to identify the connection, or "nexus" between new developments and the need for affordable housing. Additionally, development of housing for lower income households will be facilitated citywide, but priority will be given to areas with currently low percentages of renter-occupied households to facilitate housing mobility and integration of ownership and rental units. Additionally, priority will also be given to areas with high rates of cost burden.</p>	<p>Annual publication of a Request for Proposals. Ongoing as applicants for BMR funding are received.</p>	<p>Staff will continue to annual publish a Request for Proposals for the Below Market Rate Affordable Housing Funds and will review applications to ensure that they meet the fund guidelines and further the City's affordable housing goals. In 2024, approximately \$4.8 million dollars have been made available. Projects which include ELI units or are geographically located in areas with low percentages of renter-occupied households or areas with high rates of cost burden will be prioritized. In 2024, this NOFA was released in November and anticipates receiving two applications: the Mary Ave Affordable housing project, which is planned to produce 40 units, with 19 very low-income units, 20 extremely low-income units, and 1 manager unit. Within the affordable unit mix, 19 units will be reserved for individuals with intellectual or developmental disabilities; and the Wolf Rd Educator housing project, with is planned to produce 249 units built across two phases. The first phase will contain 101 units of mixed-income housing for school district employees, will contain approximately 34 low income units and 67 moderate income units. The second phase will contain 148 units, with 60 very low-income units, 86 low-income units, and 2 manager units. <u>Ongoing.</u></p>
HE-2.3.5 Housing Resources	<p>Cupertino residents and developers interested in providing affordable housing in the city have access to a variety of resources administered by other agencies. The City will continue to provide information on housing resources and services offered by the County and other outside agencies. These include, but are not limited to:</p> <ul style="list-style-type: none"> Mortgage Credit Certificate (MCC) – Santa Clara County Housing and Community Development Department. First-Time Homebuyer Assistance and Developer Loans for Multifamily Development - Housing Trust Silicon Valley (HTSV). Housing Choice Vouchers (Section 8) - Housing Authority of Santa Clara County (HASCC). Affordable housing development - Santa Clara County HOME Consortium. <p>The City will also continue to identify and pursue various affordable housing resources available at the local, regional, state, and federal levels that could be used to address housing needs in the community. Outreach on these programs will be conducted citywide, but extra focus will be given to areas with historically higher rates of income concentration.</p>	<p>Annually identify and pursue housing resources as opportunities become available. Update the website as needed.</p>	<p>Information and technical assistance continues to be provided by City Staff and Rise Housing Solution, BMR program administrator. Staff will continue to research and pursue housing funds from federal, state, and regional sources to support affordable housing and provide relevant information to residents through the City website as projects become available. <u>Ongoing.</u></p>

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Housing Element Implementation

Jurisdiction	Cupertino	
Reporting Year	2024	(Jan. 1 - Dec. 31)
D_1_Name	D_2_Objective	D_3_Time

D_4_Status

Table D

Program Implementation Status pursuant to GC Section 65583 Housing Programs Progress Report

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
HE-2.3.6 Surplus Properties for Housing and Faith-Based Housing	<p>The City will partner with local developers or organizations to purchase surplus properties, mm lots, and other green fields within the city to use for the development of affordable housing. Encourage mixed-use development as a pull factor for individuals to live in the new development as follows:</p> <ul style="list-style-type: none"> Work with local public agencies, school districts, and churches to identify surplus properties or underutilized properties that have the potential for residential development. Compile and maintain an inventory of vacant properties owned by the City or other public entities. The inventory will include land donated and accepted by the City for donation, and land otherwise acquired by the city. The City will then undertake steps leading to release of RFP to solicit developer interest, which may include declaration of land as 'surplus'. The City will publicize the inventory, post it on the website, make it available to non-profit developers, and prioritize affordable housing on these sites in accordance with the Surplus Lands Act. To create housing mobility opportunities for lower-income households, conduct outreach to religious institutions to inform them of their development rights under SB 4 and encourage housing proposals within one year of Housing Element adoption. If no application for housing on a religious institution/faith-based site is received within twelve months after outreach is completed, the City will expand outreach efforts to be conducted annually. This will include direct mailings to faith-based sites highlighting successful affordable housing units on other faith-based sites, as well as available City resources and programs to support such projects if available. Additional outreach focus will be given to religious institutions located in lower-density neighborhoods to promote housing mobility in these areas. Encourage long-term land leases of properties from churches, school districts, and corporations for construction of affordable units. Evaluate the feasibility of developing special housing for teachers or other employee groups on the surplus properties. Research other jurisdictions' housing programs for teachers for their potential applicability in Cupertino. 	<p>Update surplus City properties list within one year of adoption. Send RFP in compliance with Surplus Lands Act. Meet with affordable housing developers biennially. Outreach to faith-based groups within one year of adoption and if new legislation is adopted. If no applications by December 2025, annual outreach.</p>	<p>The City worked with local public agencies, school districts, and churches to identify surplus properties that have the potential for residential development during the Housing Element update between 2021 and 2023. There were no surplus properties available from any school districts for the City to pursue. The City continued to support the Rotating Safe Car Park (RSCP) program on church property. The City has seen an interest from St. Jude's Church for a development of a portion of their property with affordable housing. The City has rezoned this property to accommodate the development that they envision as part of the 6th Cycle Housing Element update. Staff will maintain a list of surplus City properties that will be updated annually in accordance with Table H of the APR. Staff will resume outreach to other faith based organizations in 2025.</p>
HE-2.3.7 Incentives for Affordable Housing Development	<p>The City will continue to offer a range of incentives to facilitate the development of affordable housing. These include:</p> <ul style="list-style-type: none"> Financial assistance through the City's Below-Market Rate Affordable Housing Fund (BMR AHF) and Community Development Block Grant (CDBG) funds. Partner with CDBG and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, including HOME funds, Low-Income Housing Tax Credits (LIHTC), and mortgage revenue bonds. Density bonus incentives Flexible development standards Technical assistance. Waiver of park dedication fees and construction tax Parking ordinance waivers Expedited permit processing <p>Development of housing for lower-income households will be facilitated citywide, but extra focus will be given to areas with currently low percentages of renter-occupied households to facilitate housing mobility and integration of ownership and rental units. Additionally, focus will be given to</p>	<p>Annually review incentives and publish RFPs. If additional incentives are needed, adopt within one year.</p>	<p>Staff will continue to publish RFPs for affordable housing funds and annually review incentives provided to encourage affordable housing development. Projects which include ELI units or are geographically located in areas with low percentages of renter-occupied households or areas with high rates of cost burden will be prioritized. <u>Ongoing.</u></p>
HE-2.3.8 Density Bonus Ordinance	<p>The City will continue to review and revise the Zoning Code to be consistent with State density bonus law. Although most housing developers are familiar with density bonus law and frequently request bonuses, concessions, waivers, and parking reductions, the city will provide available guidelines and other information to developers regarding the statute. The City currently allows a 100% bonus for all affordable housing developments.</p>	<p>Update ordinance by June 2025. Annually review and revise as needed.</p>	<p>Every housing development with more than 5 units has utilized Density Bonus, waivers, incentives and parking reductions in some capacity. Staff will continue to review and revise the zoning code to be consistent with State density bonus law. <u>Ongoing.</u></p>
HE-2.3.9 Review Impact Fees	<p>To ensure that impact fees are not a constraint on the development of housing, the City will:</p> <ul style="list-style-type: none"> Review and revise impact fees by researching surrounding jurisdictions to determine other possible fee structures, grant funding opportunities and similar funding sources, review of average persons per unit at higher densities of development and will consider: Alternatives, such as privately owned, publicly accessible (POPA) areas, or allowing parkland credit for pedestrian connections and trails. Incorporating priority processing, granting fee waivers or deferrals for 100 percent affordable projects, and modifying development standards. 	<p>Review impact fee by December 2025, revise if needed by June 2026.</p>	<p>Staff already grants impact fee and construction tax waivers for all affordable units (whether the development is 100% affordable or not). It is the City's policy to continue to prioritize 100% affordable housing projects. All 100% affordable housing projects are eligible for state density bonus waivers, which allow the waivers of ALL development standards. Additionally, many parts of the City allow unlimited density due to proximity to major transit stops. Therefore, almost no development standards apply to such projects nor are such projects subject to the payment of any parkland fees in lieu of dedication. For projects which are not 100% affordable, the City will review parkland fees in lieu of dedication in 2025 to consider credit for public pedestrian connections or trails on the property and/or POPA areas or other alternatives.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Cupertino	
Reporting Year		2024	
D_1_Name		D_2_Objective	
D_3_Time		D_4_Status	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-2.3.10 Extremely Low-Income Housing	<p>The City will continue to encourage the development of adequate housing to meet the needs of extremely low-income households particularly for seniors, victims of domestic violence, and persons with disabilities (including persons with developmental disabilities), through a variety of actions. The development of housing for extremely low-income households will be facilitated citywide, but priority will be given to areas with currently low percentages of renter-occupied households to facilitate housing mobility and integration of ownership and rental units. Additionally, priority will be given to areas with high rates of housing cost burden.</p> <p>Provide financing assistance using the BMR AHF and CDBG funds.</p> <p>Review available State and Federal NOFAs on an annual basis and support funding applications for affordable housing projects as funding becomes available.</p> <p>Adopt a priority processing procedure for projects with extremely low-income units within one year of Housing Element adoption.</p> <p>Grant reductions in off-street parking as required by density bonus law and other state statutes.</p> <p>Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing. The City will work with developers and evaluate additional proposed development standards reductions for projects that include housing for extremely low-income households, and will present findings and proposed code amendments to the Planning Commission and City Council for adoption within nine months of identified findings.</p> <p>Partner with and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, including HOME funds, LIHTC, and mortgage revenue bond.</p> <p>Amend the Zoning Code to define single-room occupancy (SRO) units and allow them in the R4 zoning districts with a use permit, in compliance with state law.</p>	<p>Adopt zoning code amendments within 9 months of findings. Conduct outreach by December 2024.</p> <p>Annually inform developers of findings.</p>	<p>New zoning development standards were adopted in July 2024 to address SROs and processing. (Ordinance 24-2262, Ordinance 24-2261). The NOFA for the City's BMR AHF fund was issued in November 2024. All projects which include ELI units will be prioritized as identified in the Housing Element. Processing for projects with affordable units are streamlined and codified in the zoning code. The City anticipates hosting a developer outreach event in early 2025 in partnership with other cities to promote the use of development incentives for projects which contain ELI units, such as waivers and concessions. The City also anticipates discussing the availability of Density Bonus waivers and incentives for developments with affordable units and offering support for qualifying funding applications. It is anticipated an opportunity site with proximity to services, including West Valley Community Services, which is well suited for ELI units, will be promoted.</p>
HE-2.3.11 Assistance for Persons with Developmental Disabilities	<p>To increase housing mobility opportunities and support persons with developmental disabilities, the City will:</p> <p>Provide referrals to the San Andreas Regional Center to inform families with persons with developmental disabilities of the resources available to them.</p> <p>Continue to support the development of small group homes that serve developmentally disabled adults; adopt a policy to establish priority processing and offer fee waivers or deferrals within one year of Housing Element adoption.</p> <p>Work with the nonprofit community to encourage the inclusion of units for persons with developmental disabilities in future affordable housing developments.</p> <p>Encourage housing providers to pursue funding sources designated for persons with special needs and disabilities and notify housing providers of available funding opportunities as they become available. Offer technical assistance to project developers on funding applications.</p> <p>Encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, including persons with developmental disabilities, to increase housing mobility opportunities and pursue funding sources designated for persons with special needs and disabilities.</p>	<p>Adopt priority processing and fee deferrals within one year of adoption. Meet with providers by December 2024.</p> <p>Annually coordinate with regional offices.</p>	<p>The City anticipates hosting a developer outreach event in early 2025 in partnership with other cities to promote the use of development incentives for projects which contain IDD units, such as Density Bonus waivers and concessions. The City also anticipates offering support for qualifying grant funding applications. It is anticipated an opportunity site with proximity to services, including West Valley Community Services, which is well suited for IDD units, will be promoted. Outreach for the event began December 2024. The City continues to support and encourage the development of housing for persons with developmental disabilities through the Mary Ave Affordable Housing project, which will contain 19 units for IDD households. In 2024, staff has continuously met with the developer, Charities Housing, and committed funding to the predevelopment of anticipated affordable housing projects such as Mary Ave and Simeon (Eden Housing) in 2021 and reaffirmed the commitment in 2024.</p>
HE-2.3.12 Live/Work Units	<p>Encourage the development or conversion of affordable live/workspace units to reduce displacement of residents and employees, specifically when replacing older strip mall type developments along busier streets to preserve the more urban and mixed-use character of the street. This would allow the street frontage to remain commercial use while the residential portion of the units would be located towards the rear of the site or in upper floors. The City will also help to market the Homeownership Assistance Programs offered by Housing Trust Silicon Valley (HTSV) in an effort to expand affordable homeownership options.</p>	<p>Conduct outreach by June 2025, adopt zoning amendments if necessary by December 2025.</p> <p>Annually monitor applications and modify if needed.</p>	<p>Staff will conduct outreach to commercial property owners in 2025. The City will continue to help advertise Homeownership Assistance Programs offered by HTSV through the City website.</p>
Policy HE-3.1	<p>Pursue and/or provide funding for the acquisition/rehabilitation of housing that is affordable to very low, low, and moderate income households. Actively support and assist nonprofit and for-profit developers in producing affordable units.</p>	<p>Ongoing</p>	<p>Staff will continue to release an annual notice of funding available for both local BMR funds as well as federal CDBG funds, and make available HOME, as well as state PLHA funds, to provide funding to maintain existing affordable housing stock. <u>Ongoing.</u></p>
Policy HE-3.2	<p>Assist lower-income homeowners and rental property owners in maintaining and repairing their housing units.</p>	<p>Ongoing</p>	<p>In 2024, CDBG funds were provided to the non-profit organization, Rebuilding Together Silicon Valley, in the amount of \$92,536 to provide rehabilitation services to low-income homeowners in the City of Cupertino., which served 9 households. <u>Ongoing.</u></p>
Policy HE-3.3	<p>The City's existing multifamily units provide opportunities for households of varied income levels. Preserve existing multifamily housing stock, including existing duplexes, triplexes, and fourplexes, by preventing the net loss of multifamily housing units upon remodeling, with new development and the existing inventory of affordable housing units that are at risk of converting to market-rate housing.</p>	<p>Ongoing</p>	<p>Staff will continue to make funding available for the conservation of affordable housing units at risk of converting to market rate housing through using BMR, CDBG, HOME, and PLHA programs through deed restriction via rehabilitation and conversion. <u>Ongoing.</u></p>
HE-3.3.1 Residential Rehabilitation	<p>The City will continue to:</p> <p>Use its BMR AHF and CDBG funds to support residential rehabilitation efforts in the community. These include:</p> <p>Acquisition/rehabilitation of rental housing.</p> <p>Rehabilitation of owner-occupied housing.</p> <p>Provide assistance for home safety repairs and mobility/accessibility improvements to income-qualified owner-occupants using CDBG funds. The focus of this strategy is on the correction of safety hazards.</p> <p>Partner with and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, including HOME funds, LIHTC, and mortgage revenue bonds.</p>	<p>Ongoing as projects are proposed.</p>	<p>Staff will continue to support residential rehabilitation of low-income homes in partnership with Rebuilding Together Silicon Valley through financial support in the CDBG program. In 2024, \$92,536 was provided to this program and 9 households were served. <u>Ongoing.</u></p>

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Housing Element Implementation

Jurisdiction	Cupertino	
Reporting Year	2024	(Jan. 1 - Dec. 31)
D. 1. Name	D. 2. Objective	D. 3. Time

D. 4. Status

Table D

Program Implementation Status pursuant to GC Section 65583
Housing Programs Progress Report

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
HE-3.3.2 Preservation of At-Risk Housing Units	<p>Beardon Drive (8 units), WVCS Transitional Housing (4 units), and Sunny View West (100 units), as well as several below-market rate (BMR) units are considered at risk of converting to market-rate housing in the next 10 years. For units at risk of converting to market rate, the City shall: Contact property owners of units at risk of converting to market-rate housing three years before affordability expiration to discuss the City's commitment to preserve these units as affordable housing.</p> <p>Coordinate with owners of expiring subsidies to ensure the required notices to tenants and to affordable housing developers are sent out at 3 years, 12 months, and 6 months or otherwise as required by state law.</p> <p>Reach out to agencies and to nonprofit housing developers interested in purchasing or otherwise preserving at-risk units.</p> <p>Work with tenants and other organizations to reduce displacement and refer residents to an agency that can assist in providing alternative housing, if preservation is not possible. Ensure that tenants have received all required notices and other information regarding conversion procedures.</p> <p>The City will further monitor its affordable for-sale inventory by ordering title company lot books, reviewing property profile reports, and updating its public database annually.</p> <p>The City will monitor its affordable rental inventory by verifying proof of occupancy and performing annual rental income certifications for each BMR tenant. To help further preserve the City's affordable housing stock the City may consider providing assistance to rehabilitate and upgrade the affordable units as well.</p>	Ongoing, conduct outreach to property owners 3 years prior to expiration of contracts as needed.	Staff will continue to reach out to property owners as their affordable units approach the 3 years, 12 months, and 6 months deadlines to ensure that proper noticing is sent out to tenants informing them of their affordability restrictions of their unit expiring. Whenever possible, staff will work with nonprofit housing developers to preserve unit affordability. Staff was able to extend the affordability restriction of Greenwood Ct Apartments to 2116. Staff has confirmed in 2025 that the 8 units at the Beardon Dr Apartments continue to be offered at affordable rents despite affordability restriction expiring. Aviare, Forge Homestead, and Park City Center were contacted by staff to ensure proper noticing procedures were followed. When it was determined that for some properties, that the proper procedures were not followed, the affordability restriction was extended until proper noticing was sent, per state law. <u>Ongoing.</u>
HE-3.3.3 Condominium Conversions	<p>The existing Condominium Conversion Ordinance regulates the conversion of rental units in multifamily housing development to preserve the rental housing stock. Condominium conversions are not allowed if the rental vacancy rate in Cupertino and certain adjacent areas is less than 5 percent at the time of the application for conversion and has averaged 5 percent over the past six months. The City will continue to monitor the effectiveness of this ordinance in providing opportunities for homeownership while preserving a balanced housing stock with rental housing.</p>	Annually monitor ordinance and as projects are proposed.	The City continues to monitor the effectiveness of this ordinance by providing opportunities for homeownership while preserving a balanced housing stock with rental housing. Staff will continue to monitor the balance and growth of rental and ownership housing annually through the APR and will consider the effectiveness of the Condominium Conversion Ordinance. <u>Ongoing.</u>
HE-3.3.4 Housing Preservation Program	<p>When a proposed development or redevelopment of a site would cause a loss of multifamily housing, the City will grant approval only if:</p> <p>The project will comply with the City's Below Market Rate Housing Mitigation Program Procedural Manual;</p> <p>The number of units provided on the site is at least equal to the number of existing units;</p> <p>Adverse impacts on displaced tenants, in developments with four or more units, are mitigated; and</p> <p>The project replaces existing units at the same or deeper affordability, with the same number of bedrooms and bathrooms, and comparable square footage to the units demolished and provides displaced tenants with right of first refusal to rent new comparable units at the same rent as demolished units.</p> <p>The City will review the program biannually and revise as needed; if revisions are needed, they will be adopted within one year of determination of need. In addition, indirect displacement may be caused by factors such as increased market rents as areas become more desirable. The City will participate, as appropriate, in studies of regional housing need and displacement, and consider policies or programs to address the indirect displacement of lower-income residents as</p>	Ongoing as projects are proposed. Review program biennially.	The City must comply with state law and federal requirements on relocation assistance to displaced tenants as projects are proposed/constructed. Staff will continue to review and approve development applications only if the number of housing units proposed is greater than the existing count and that any adverse impacts on displaced tenants are mitigated in accordance with No Net Loss provisions. The program will be reviewed biennially. <u>Ongoing.</u>
HE-3.3.5 Park Land Ordinance	<p>The City will review and revise its Park Land Ordinance to reduce any potential constraints on residential development while maintaining access to quality open space. The City will review requirements for higher-density projects and evaluate the possibility of open space credits.</p>	Review by December 2025, revise by June 2026.	Staff will review the Park Land Ordinance in 2025.
HE-3.3.6 Tenant Protections	<p>Study rent stabilization and tenant protection ordinances in California and displacement in Cupertino due to rising rents and evictions. Work with relevant stakeholders to establish tenant protection and/or a rent stabilization to ensure protection for renters, as appropriate based on findings.</p>	Complete study by December 2024, implement ordinance by June 2025.	Throughout development of the Housing Element, staff was directed by City Council to address anti-displacement for tenants of BMR units with expiring affordability covenants as a high priority. In December 2024, staff completed a study session during a Special Meeting of the Housing Commission to develop an anti-displacement policy to address the needs of households in expiring BMR rental units. This will include two components: the creation of an Anti-Displacement priority waitlist in the BMR program, and relocation payment assistance to displaced households in the amount of 3 months of fair market rent. A proposed ordinance will be presented to the City Council for its consideration by mid-2025. Additional actions such as rent stabilization and transparency for deposit charges will continue to be studied as part of a larger Anti-Displacement Strategy for all renters.
HE-3.3.7 Monitor Nongovernmental Constraints	<p>Monitor Nongovernmental Constraints Impeding Residential Development. The City will monitor residential developments that have been approved by the City and where building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to discover why units have not been constructed within two years after approval. If due to nongovernmental constraints, such as rapid increases in construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to reduce or remove these constraints. Additionally, the City will proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing in Cupertino and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints.</p>	Ongoing, monitor two years after project approvals.	Staff will continue to monitor approved developments and work with developers to remove any nongovernmental constraints which may be impeding completion. Feedback from developers on constraints to development will be solicited during the outreach event anticipated in early 2025.
Policy HE-4.1	<p>Encourage energy and water conservation in all existing and new residential development.</p>	Ongoing	Staff will continue to ensure energy and water conservation in new development through the application process. <u>Ongoing.</u>

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Housing Element Implementation

Jurisdiction	Cupertino
Reporting Year	2024 (Jan. 1 - Dec. 31)
<i>D. 1. Name</i>	<i>D. 2. Objective</i>

D. 3. Time *D. 4. Status*

Table D

Program Implementation Status pursuant to GC Section 65583 Housing Programs Progress Report

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
HE-4.1.1 Enforcement of Title 24	The City will continue to enforce Title 24 requirements for energy conservation and will evaluate using some of the other suggestions as identified in the Environmental Resources/Sustainability Element.	Ongoing as projects are proposed.	Implemented through the Municipal Code. The City has Chapter 16.58, Green Building Standards Code, that requires certain projects to achieve LEED certification or similar. Staff will continue to enforce Title 24 requirements through the review and approval of development applications. <u>Ongoing</u>
HE-4.1.2 Sustainable Practices	The City will continue to implement the Landscape Ordinance for water conservation and the Green Building Ordinance (adopted in 2013) that applies primarily to new residential and nonresidential development, additions, renovations, and tenant improvements of 10 or more units. To further the objectives of the Green Building Ordinance, the City will evaluate the potential to provide incentives, such as waiving or reducing fees, for energy conservation improvements at affordable housing projects (existing or new) with fewer than 10 units to exceed the minimum requirements of the California Green Building Code. The City will also implement the policies in its climate action plan to achieve residential-focused greenhouse gas emission reductions and further these community energy and water conservation goals.	Ongoing as projects are proposed. Consider additional incentives if necessary by June 2025.	Implemented through the Municipal Code. Staff will continue to enforce the Landscape Ordinance and the Green Building Ordinance requirements through the review and approval of development applications. <u>Ongoing</u> .
HE-4.1.3 Sustainable, Energy-Efficient Housing	The City will work with and support housing developers to develop sustainable, energy-efficient housing. Such development should include solar panels, green roofs, energy-efficient lighting, and other features that aim toward carbon-neutral impacts while lowering energy costs.	Ongoing as projects are proposed.	Staff will continue to review and approve applications for housing development that utilize sustainable, energy efficient practices. <u>Ongoing</u> .
HE-4.1.4 Water and Wastewater Priority	Consistent with the provisions of state law, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.	Concurrent with HE adoption	Staff forwarded the certified 2023-2031 Housing Element to water and wastewater providers after receiving a letter of substantial compliance from HCD. <u>Complete as of January 2025</u> .
Policy HE-5.1	Support organizations that provide services to lower-income and special needs households in the City, such as persons experiencing homelessness, extremely low-income households, seniors, large households, persons with disabilities, and single-parent households.	Ongoing	Staff will continue to support non-profit organizations which provide services to low-income residents through the CDBG, BMR, and HSG program which releases funds on an annual basis through a notice of funding availability. <u>Ongoing</u> .
HE-5.1.1 Emergency Shelters	The City commits to complying with the requirements of state law regarding emergency shelters. As part of this compliance, the City will: Continue to facilitate housing opportunities for special-needs persons by allowing emergency shelters as a permitted use, without discretionary review in the R4 zoning district and continuing to permit emergency shelters in the Quasi Public (BQ) zoning district. Amend the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. Amend the Zoning Code to allow emergency shelters as a permitted use, without discretionary review, in the new R4 zoning district. Review and revise managerial standards, consistent with State law.	Adopt zoning code amendment by June 2024.	Amendments to zoning code were approved through a public hearing before the City Council. (Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261). <u>Complete as of July 2024</u> . The City of Cupertino has joined with other West Valley Cities to study opportunities to address issues faced by the unsheltered, including the development of temporary and emergency housing facilities, and will sign an MOU for the combined effort in 2025 which will execute a group contract with GoodCity to conduct the study.
HE-5.1.2 Supportive Services for Lower-Income Households and Persons with Special Needs	The City will continue to use its BMR AHF, CDBG funds, and General Fund Human Service Grants (HSG) funds to provide for a range of supportive services for lower-income households and persons with special needs.	Annual publication of a Request for Proposals. Ongoing as applicants for funding are received.	Staff will continue to annual publish a Request for Proposals for low-income public services and will review applications to ensure that they meet the fund guidelines and further the City's low-income service goals. In 2024, the following organizations received funding: •CDBG \$19,054.05 to Live Oak Adult Day Services, a senior adult day care. •CDBG \$35,974.05 to West Valley Community Services (WVCS) CARE Program, a community access to resource and education program. •HSG \$10,000 to Catholic Charities of Santa Clara County, a long-term care ombudsman program. •HSG \$24,678.11 to Maitri, a transitional housing direct client services program. •HSG \$16,287.55 to Senior Adult Legal Assistance, a legal assistance to elders program. •HSG \$74,034.34 to WVCS Haven to Home program, a supportive services and housing resources program for the homeless. <u>Ongoing</u>
HE-5.1.3 Rotating Safe Car Park	The City will continue to support the operation of a Rotating Safe Car Park program in collaboration with local nonprofit service providers, such as West Valley Community Services.	Ongoing as projects are proposed.	Staff will continue to review and approve applications for the Rotating Safe Car Park program for Cupertino host locations and support the program through financial contributions whenever possible. In 2024, the City of Cupertino provided \$25,000 to the Rotating Safe Car Park program which served 27 households. <u>Ongoing</u> .
HE-5.1.4 Low Barrier Navigation Center and Supportive Housing	The City will amend the Zoning Ordinance to allow supportive housing and low-barrier navigation centers for the homeless by right in mixed-use and nonresidential zoning districts where multifamily uses are permitted, per state law.	Amend zoning code by December 2024.	Amendments to zoning code were approved through a public hearing before the City Council. (Ordinance 24-2262, Ordinance 24-2261). Complete as of July 2024. Amendments were reviewed by HCD prior to adoption. <u>Complete as of July 2024</u> . The City of Cupertino has joined with other West Valley Cities to study opportunities to address issues faced by the unsheltered, including the development of temporary and emergency housing facilities, and will sign an MOU for the combined effort in 2025 which will execute a group contract with GoodCity to conduct the study.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Cupertino
Reporting Year	2024 (Jan. 1 - Dec. 31)
<i>D_1_Name</i>	<i>D_2_Objective</i> <i>D_3_Time</i>

D_4_Status

Table D

Program Implementation Status pursuant to GC Section 65583 Housing Programs Progress Report

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
HE-5.1.5 Residential Care Facilities	The Zoning Ordinance now allows residential care facilities for six clients or fewer to be treated as a single-family use consistent with state law. The City will amend the Zoning Ordinance to allow larger residential care facilities that operate as a single housekeeping unit in all zones that permit residential uses, with objective standards similar to those applied to other residential uses permitted in that zoning district.	Amend zoning code by December 2024.	Amendments to zoning code were approved through a public hearing before the City Council. (Ordinance 24-2262, Ordinance 24-2261). Complete as of July 2024. Amendments were reviewed by HCD prior to adoption.
HE-5.1.6 Manufactured Homes	The City will amend the Zoning Code to permit manufactured homes, as defined in state law, in the same manner and in the same zoning districts as conventional or stick-built structures are permitted.	Amend zoning code by December 2024.	Amendments to zoning code were approved through a public hearing before the City Council. (Ordinance 24-2262, Ordinance 24-2261). Complete as of July 2024. Amendments were reviewed by HCD prior to adoption.
Policy HE-6.1	The City will work to eliminate on a citywide basis all unlawful discrimination in housing with respect to age, race, sex, sexual orientation, marital or familial status, ethnic background, medical condition, or other arbitrary factors, so that all persons can obtain decent housing.	Ongoing	The City will continue to combat housing discrimination through the investigation and enforcement of fair housing law and education of landlords through Project Sentinel. <u>Ongoing.</u>
Policy HE-6.2	The City will work to create opportunities for public education around the issue of housing equity and education about the history of racial segregation to build community and raise awareness. This should include more opportunities for community dialogue and shared experiences. Outreach about these programs will be conducted citywide, but extra focus will be given to areas where long-term patterns of income segregation may be more prevalent.	Ongoing	The City will continue to collaborate with nonprofit providers of fair housing enforcement and low-income housing legal defense to educate and raise awareness on systemic housing inequalities within the community. <u>Ongoing.</u>
HE-6.2.1 Fair Housing Services	The City will continue to: Partner with a local fair housing service provider, such as Project Sentinel, to provide fair housing services, which include outreach, education, counseling, and investigation of fair housing complaints. Partner with a local fair housing service provider, such as Project Sentinel, to provide direct services for residents, landlords, and other housing professionals. Among other things, this should address issues related to the use of HUD-VASH vouchers, so that veterans may use such vouchers without discrimination. Partner with a local fair housing service provider, such as Project Sentinel, to assist individuals with housing problems such as discrimination and rental issues including repairs, and provide information and counseling regarding rights and responsibilities under California tenant landlord law. Additionally, provide annual training to landlords on fair housing rights and responsibilities with the intent of reducing, or eliminating, discrimination. Coordinate with efforts of the Santa Clara County Fair Housing Consortium to affirmatively further fair housing. Distribute fair housing materials produced by various organizations at public counters and public events.	Annual fair housing training for landlords. Outreach twice in planning period.	The City of Cupertino will continue to maintain an annual contract with Project Sentinel for the provision of fair housing services, tenant-landlord dispute resolution, and fair housing education through outreach, counselling, and investigations. In 2024, \$50,000 was provided to this program which provided service to 65 households. Two outreach events related to fair housing will be held during the planning period in coordination with the Santa Clara County Fair Housing Consortium.
HE-6.2.2 Affirmative Marketing	The City will work with affordable housing developers to ensure that affordable housing is affirmatively marketed to households with disproportionate housing needs, including Hispanic and Black households who work in and live outside of Cupertino (e.g., materials in Spanish and English, distributed through employers).	Ongoing as projects are proposed.	City housing staff will coordinate with economic development staff to develop a list of 50 local employers to distribute marketing materials for affordable housing. Outreach will be conducted citywide, but extra marketing efforts will be requested of developers working in or around areas with historically higher areas of potential income segregation.
HE-6.2.3 Housing Mobility	Work with a local fair housing service provider, such as Project Sentinel, to contact rental property owners and managers of multifamily apartment complexes to provide fair housing information and assistance. This outreach will include promoting the Housing Choice Voucher (Section 8) program to landlords that have not previously participated in the program and will target use of multi-lingual materials. Target additional outreach to higher-income neighborhoods.	O outreach twice in planning period.	The City of Cupertino will continue to maintain an annual contract with Project Sentinel for the provision of fair housing services, tenant-landlord dispute resolution, and fair housing education through outreach, counselling, and investigations. Two outreach events related to fair housing will be held during the planning period in coordination with the Santa Clara County Fair Housing Consortium.
HE-6.2.4 Housing Project Coordinator	To support the implementation of the multiple new and expanded housing programs and policies identified in the Housing Element, assign a member of City staff as the housing project coordinator. This position would assist with developing outreach programs, writing and pursuing grant applications, ongoing monitoring of affordable housing production, preservation and rehabilitation, coordination between affordable housing developers, the City, and partner agencies and tracking progress on the many initiatives identified in this Housing Element.	Complete by 2025	The City hired a Senior Housing Coordinator, a dedicated staff member to enact policies of the Housing Element. <u>Complete as of June 2024.</u>
Policy HE-7.1	The Cupertino community places a high value on the excellent quality of education provided by the three public school districts that serve residents. To ensure the long-term sustainability of the schools, teachers, and faculty, in tandem with the preservation and development of vibrant residential areas, the City will continue to coordinate with the Cupertino Union School District (CUSD), Fremont Union High School District (FUHSD), and Santa Clara Unified School District (SCUSD)	Ongoing	Staff will continue to coordinate with local school districts by forwarding development projects for comment and review. <u>Ongoing.</u>
Policy HE-7.2	Coordinate efforts with regional organizations, including Association of Bay Area Governments (ABAG) and the Bay Area Air Quality Management District (BAAQMD), as well as neighboring jurisdictions, to address housing and related quality of life issues (such as air quality and transportation).	Ongoing	Staff will continue to coordinate with regional organizations such as Association of Bay Area Governments, the Metropolitan Transportation Commission, Regional CDBG/Housing Coordinators Group, and the Santa Clara County Planning Collaborative, to address housing and related quality of life issues. <u>Ongoing.</u>
Policy HE-7.3	Promote public-private partnerships to address housing needs in the community, especially housing for the workforce.	Ongoing	Staff will continue to promote public-private partnerships to address workforce housing needs by engaging local employers and private organizations. <u>Ongoing.</u>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Cupertino	
Reporting Year		2024 (Jan. 1 - Dec. 31)	
D. 1. Name	D. 2. Objective	D. 3. Time	D. 4. Status
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
HE-7.3.1 Coordinate with Outside Agencies and Organizations	<p>The City recognizes the importance of partnering with outside agencies and organizations in addressing local and regional housing issues. These may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> School districts De Anza College Housing providers Neighboring jurisdictions Association of Bay Area Governments (ABAG) Air Quality Management District Housing Trust Silicon Valley Santa Clara County Fair Housing Consortium Santa Clara County HOME Consortium Santa Clara County Continuum of Care (COC) Housing Authority of Santa Clara County (HASCC) Valley Transportation Authority (VTA) <p>Specifically, the City will meet with these agencies/organizations periodically to discuss the <u>changing needs, development trends, alternative approaches, and partnering opportunities.</u></p>	Ongoing as necessary	<p>Staff will continue to meet with local and regional agencies as necessary throughout the planning period to ensure consistency, integration, and best practices are employed in city actions in relation to larger scale efforts. The City continues to regularly meet with and collaborate with other regional and local jurisdictions through the following groups: the Association of Bay Area Governments, the Santa Clara County Planning Collaborative, the Santa Clara County HOME Consortium, the Santa Clara County PLHA Consortium, the Regional CDBG/Housing Coordinators Group, the West Valley Housing/Unhoused Collaboration, and the Inter-City Unhoused Response Collaborative.</p> <p><u>Ongoing.</u></p>
HE-7.3.2 Coordination with Local School Districts	<p>To ensure the long-term sustainability of public schools, teachers, and faculty, in tandem with the preservation and development of vibrant residential areas, the City will coordinate biennially with the local school districts and colleges to identify housing needs and concerns. The City will discuss potential partnerships for affordable housing developments for school district employees and college students, including on school district properties, on a biannual basis. Depending on the outcome of these discussions with school districts and college leadership, the City will notify districts and partner developers about relevant funding opportunities as they become available, coordinate technical assistance on grant applications and offer other incentives.</p>	Outreach biennially	<p>Staff will conduct biennial outreach to local school districts to solicit feedback on the emerging needs of teacher and student housing and to identify new opportunities as they become available.</p>

Jurisdiction	Cupertino	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Cupertino	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024 (Jan. 1 - Dec. 31)		

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Housing Element Implementation**

For Santa Clara County jurisdictions, please format the APN's as follows:999-99-999

Table H Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
357-11-030	10301 Byrne Avenue	Residential	1	Surplus Land	0.3	Property surplusd 7/7/2023.

Jurisdiction	Cupertino	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	Cupertino	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes
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If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
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<https://www.cupertino.gov/files/assets/city/v/1/residents/documents/cc-reso-no-18024-adopting.pdf>

Notes
