

Jurisdiction	Cupertino	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	356				18						19	337
	Non-Deed Restricted					1							
Low	Deed Restricted	207											207
	Non-Deed Restricted												
Moderate	Deed Restricted	231										74	157
	Non-Deed Restricted		14	18	12	15	15						
Above Moderate		270	164	9	16	2	24	19				234	36
Total RHNA		1064											
Total Units			178	27	28	36	39	19				327	737

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Land Use Policy and Zoning Provisions	Accommodate the Regional Housing Needs Allocation (RHNA).	Ongoing: 2014-2022	Continue to provide adequate capacity through the Land Use Element and Zoning Ordinance to accommodate the RHNA allocation, monitor development standards, monitor sites inventory, and monitor development activity on Housing Opportunity Sites.
Second Dwelling Units	Continue to implement the Accessory Dwelling Unit (ADU) Ordinance (or Second Dwelling Unit Ordinance) and encourage the production of second units.	Ongoing: 2014-2022	Continue to encourage the production of second units. The ordinance is regularly updated to comply with state law. Established procedures and policies on streamlining the ADU review process as part of the City FY 2020-21 work program. In 2020, the City issued 19 building permits for ADUs and created a pre-approved ADU program to further incentive the creation of ADUs.
Lot Consolidation	Facilitate residential and mixed used developments.	Ongoing: 2014-2022	Continue to encourage 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. Encourage intra- and inter-agency cooperation in working with applicants.
Flexible Development Standards	Encourage a range of housing options in the community.	Ongoing: 2014-2022	Continue to offer flexible residential development standards in planned residential zoning districts and consider granting reductions in off-street parking for senior housing. In 2020, the Westport Project was approved with waivers and an incentive to development standards. Westport is located within the Heart of the City Specific Plan and it is a Housing Element site.

Heart of the City Specific Plan	Reduce constraints to housing development and ensure that the designated sites can obtain the realistic capacity shown in the Housing Element.	Ongoing: 2014-2022	Completed in May 2015.
Office and Industrial Housing Mitigation Program	Continue to implement the Office and Industrial Housing Mitigation Program which requires that developers of office, commercial, and industrial space pay a mitigation fee which will then be used to support affordable housing in the City.	Ongoing: 2014-2022	Continue to implement the Office and Industrial Housing Mitigation Program. Require developers of office, commercial, and industrial space pay a mitigation fee to support affordable housing. Mitigated fees are collected and deposited into the City's Below Market Rate (BMR) Affordable Housing Fund (AHF).
Residential Housing Mitigation Program	Continue to implement the Residential Housing Mitigation Program to mitigate the need for affordable housing created by new market-rate residential development.	Ongoing: 2014-2022	Continue to implement the Residential Housing Mitigation Program. The Program applies to new residential development. Mitigation includes either the provision of BMR units or the payment of the "Housing Mitigation" fee. The BMR Linkage Fees Update study was completed and adopted by City Council on May 19, 2020, which included an increased requirement from 15-20% for inclusionary ownership projects.
Below Market Rate (BMR) Affordable Housing Fund (AHF)	Continue to support affordable housing projects, strategies, and services, including but not limited to: BMR program administration, substantial rehabilitation, land acquisition, acquisition of buildings for permanent affordability, new construction, preserving "at-risk" BMR units, rental operating subsidies, down payment assistance, land write-downs, direct gap financing, and fair housing.	Ongoing: 2014-2022	Continue to maintain the BMR AHF. Technical assistance provided to nine non-profits/developers looking to develop affordable housing, including providing data and information on properties for sale to non-profit partners and developers for their consideration. The City released the FY 20-21 BMR AHF Request for Proposal (RFP) from November 2020-February 2021. In 2020, the BMR AHF provided funding to the following affordable housing projects, strategies, and services: •BMR Program Administration- 400 households sought assistance, 12 new households were assisted. •Fair housing services- \$50,000 to Project Sentinel •Emergency Assistance Funds for Cupertino Tenants Impacted by COVID- \$50,000 to Earnin, \$100,000 to Meriwest Credit Union, \$50,000 to West Valley Community Services (WVCS) •City of Cupertino Housing Program for De Anza Students- \$25,000 to De Anza College

Housing Resources	Provide information on housing resources and services offered by the County and other outside agencies to Cupertino residents and developers interested in providing affordable housing.	Ongoing: 2014-2022	Continue to provide information on housing resources and services including, but not limited to: • County Measure A Affordable Housing Bond • County Mortgage Credit Certificate • County IDevelopmental Disability Funding • Housing Trust Silicon Valley First-Time Homebuyer Assistance and Developer Loans • Housing Authority Section 8 Vouchers • Destination: HOME Community Housing Fund In addition, the City worked with non-profit organizations in providing programs and services for low-income households; and private industry, in particular financial and development groups, to encourage the development of affordable housing opportunities regionally and in the City. The City provided technical assistance to the public service agencies it funded and attended the Regional CDBG/Housing Coordinators meeting. In addition, the City created four COVID emergency assistance funds program and participated in a weekly County COVID housing meeting. In 2020, the City provided \$25,000 to De Anza College for the City of Cupertino Housing Program for De Anza Studetns and the De Anza College Home Sharing Program.
Surplus Properties for Housing	Explore opportunities on surplus properties.	Ongoing: 2014-2022	Continue to work with local public agencies, school districts, and churches to identify surplus properties that have the potential for residential development and encourage long-term land leases of properties from churches, school districts, and corporations for construction of affordable units.

Incentives for Affordable Housing Development	Continue to offer a range of incentives to facilitate the development of affordable housing.	Ongoing: 2014-2022	Continue to offer a range of financial assistance through the City's BMR AHF, partner with CDBG and support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, density bonus incentives, flexible development standards, technical assistance, waiver of park dedication fees and construction tax, parking ordinance waivers, and expedited permit processing. In 2020, BMR AHF and CDBG funds were provided to the following to facilitate the development of affordable housing: •\$83,363.40 to Rebuilding Together Silicon Valley, a low-income housing repair and rehabilitation program •\$174,850.40 to the Vista Village Renovation Project for substantial rehabilitation In addition, the City participates in the Regional CDBG/Housing Coordinators group and provides technical assistance to the public service agencies it funds. The City also participates in the Santa Clara County HOME Consortium.
Density Bonus Ordinance	Encourage the use of density bonuses and incentives for housing developments.	Ongoing: 2014-2022	As of 2020, four out of the five Priority Housing Element sites from the 5th cycle have utilized density bonuses, incentives, and/or waivers. They have all been approved by the City in 2016-2020.
Extremely Low-Income Housing and Housing for Persons with Special Needs	Continue to encourage the development of adequate housing to meet the needs of extremely low-income households and person with special needs.	Ongoing: 2014-2022	Continue to provide financing assistance using the BMR AHF and CDBG funds, allow residential developments to exceed planned density maximums for special needs housing, grant reductions in off-street parking, and partner with and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds. The City worked with developers and non-profit organizations to encourage the development of affordable housing opportunities regionally and in the City. In addition, the City participates in the Regional CDBG/Housing Coordinators meeting and provides technical assistance to the public service agencies it funds. The City also participates in the Santa Clara County HOME Consortium. As part of the City's FY 2020-21 work program, the City is working with non-profits and developers to review the feasibility of residential uses on two potential affordable housing sites (Mary Avenue and Byrne Avenue) with the goal of assisting with the development of affordable housing for developmentally disabled adults.

Employee Housing	Permit employee housing in multiple zoning districts.	Ongoing: 2014-2022	Continue to implement the City's zoning code to allow employee housing in multiple zoning districts. The Zoning Ordinance is regularly updated to comply with state law.
Residential Rehabilitation	Continue to utilize BMR AHF and CDBG funds to support residential rehabilitation efforts in the community.	Ongoing: 2014-2022	Continue to utilize BMR AHF and CDBG funds to acquire/rehabilitate rental housing and rehabilitate owner occupied housing. In 2020, CDBG funds were provided to the following residential rehabilitation efforts: •\$83,363.40 to Rebuilding Together Silicon Valley, a low-income housing repair and rehabilitation program •\$174,850.40 to the Vista Village Renovation Project for substantial rehabilitation
Preservation of At-Risk Housing Units	Proactively contact the property owner of Beardon Drive, a housing project considered at risk of converting to market-rate housing, regarding its intent to remain or opt out of the affordable program.	Ongoing: 2014-2022	In the event the project becomes at risk of converting to market-rate housing, the City will work with the property owner or other interested nonprofit housing providers to preserve the eight units. In 2019, the owner of Beardon Drive paid off the City's CDBG loan and indicated that the property would continue to operate as affordable housing.
Condominium Conversion	Regulate the conversion of rental units in multi-family housing development in order to preserve the rental housing stock.	Ongoing: 2014-2022	Continue to monitor the effectiveness of this ordinance in providing opportunities for homeownership while preserving a balanced housing stock with rental housing.
Housing Preservation Program	Grant approval of proposed developments or redevelopments on if the project will comply with the City's BMR program, the number of units provided on site is at least equal to the number of existing units, and adverse impacts on displaced tenants (four or more units) are mitigated.	Ongoing: 2014-2022	Continue to participate in studies of regional housing need and displacement and consider policies or programs to address the indirect displacement of low-income residents as appropriate. In collaboration with the Regional CDBG/Housing Coordinators group ⁰ , the City's Affirmatively Furthering Fair Housing (AFH) document is underway.

Neighborhood and Community Clean-Up Campaigns	Continue to encourage and sponsor neighborhood and community clean-up campaigns for both public and private properties.	Ongoing: 2014-2022	Continue to encourage and sponsor neighborhood and community clean-up campaigns for both public and private properties. The City promotes and/or staffs the following events available to the community: • Recology provides quarterly drop off events for bulky items (due to COVID, the quarterly events were cancelled and only one was held, will resume in April 2021), construction waste, and landscape waste. • The City staffs two annual creek clean ups- National River Clean Up Day and Coastal Clean Up Day.
Enforcement of Title 24	Continue to enforce Title 24 requirements for energy conservation and evaluate utilizing some of the other suggestions as identified in the Environmental Resources/Sustainability element.	Ongoing: 2014-2022	Continue to enforce Title 24 requirements for energy conservation and evaluate utilizing some of the other suggestions as identified in the Environmental Resources/Sustainability element. In 2019, the City adopted REACH codes which will assist in achieving the City's sustainability goals. The City has Chapter 16.58 Green Building Standards Code that requires certain projects to achieve LEED certification or similar.
Sustainable Practices	Continue to implement the Landscape Ordinance for water conservation and the Green Building Ordinance that applies primarily to new residential and nonresidential development, additions, renovations, and tenant improvements of ten or more units.	Ongoing: 2014-2022	Continue to the implement the Landscape Ordinance, Green Building Ordinance, and the City's Climate Action Plan, including evaluating the potential to provide incentives for energy conservation improvements at affordable housing projects (e.g. waiving or reducing fees,) and continue to implement the policies in the climate action plan. Continue to implement the Energy efficiency reach codes that include requirements for electrification for certain types of buildings, water efficiency, and green materials to reduce energy use and lower greenhouse gas emissions. These codes include reach codes which are a component of the California Energy and California Green Building Codes and include requirements for water efficiency, green materials, and other items designed to encourage building electrification for certain types of buildings.
Emergency Shelters	Continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the "BQ" Quasi-Public zoning district.	Ongoing: 2014-2022	Continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the "BQ" Quasi-Public Building zoning district. In 2020, the City partnered with the West Valley Rotating Safe Car Park (RSCP) program. The RSCP program is an emergency homeless program made up of a network of local city governments, service organizations, and volunteer faith-based host sites that provide temporary overnight parking for homeless individuals/families living out of their cars. The City created a website and application process for the RSCP program.

Supportive Services for Lower-Income Households and Persons with Special Needs	Continue to utilize the BMR AHF, CDBG, and General Fund Human Services Grants (HSG) funds to provide for a range of supportive services for lower-income households and persons with special needs.	Ongoing: 2014-2022	In 2020, BMR AHF, CDBG, and HSG funds were provided to the following supportive services for lower-income households and persons with special needs: •CDBG- \$21,152.61 to Live Oak Adult Day Services, a senior adult day care •CDBG- \$38,426.34 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- \$25,000 to MAITRI, a transitional housing direct client services program •HSG- \$15,000 to Senior Adult Legal Assistance, a legal assistance to elders program •HSG- \$65,780 to WVCS Haven to Home program, a supportive services and housing resources program for the homeless
Rotating Homeless Shelter	Continue to support the operation of a rotating homeless shelter.	Ongoing: 2014-2022	The City has previously provided Faith in Action Rotating Shelter with space at City Hall to provide intake and registration for the community each night. The Faith in Action Rotating Shelter was non-operational in 2020. In 2020, the City partnered with the West Valley RSCP program. The RSCP program is an emergency homeless program made up of a network of local city governments, service organizations, and volunteer faith-based host sites that provide temporary overnight parking for homeless individuals/families living out of their cars. The City created a website and application process for the RSCP program.
Fair Housing Services	Continue to provide fair housing services, retain a fair housing service provider, coordinate efforts with the County Fair Housing Consortium, and distribute fair housing materials at public counters/events.	Ongoing: 2014-2022	Continue to provide fair housing services including outreach, education, counseling, and investigation of fair housing complaints. In 2020, the City coordinated with the Regional CDBG/Housing Coordinators group to begin drafting the City's Affirmatively Furthering Fair Housing Plan. In 2020, BMR AHF funds were provided to the following fair housing services: •\$50,000 to Project Sentinel, a landlord/tenant rental mediation program and fair housing program.

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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 to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity		4		4					Vista Village Rehabilitation Project, FY 20-21 CDBG funding (\$174,850.40)
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income		4		4					

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
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[illegible]

Jurisdiction	Cupertino	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		19
Total Units		19

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	1
Number of Proposed Units in All Applications Received:	9
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

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Reporting Year	2020 (Jan. 1 - Dec. 31)

L

Please update the status of the proposed uses listed in the entity's application for funding and the c 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Tal

Completed Entitlement Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

Building Permits Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted

Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

Certificate of Occupancy Issued by Affordability Summary	
Income Level	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

Jurisdiction	Cupertino
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0