

Please Start Here

General Information	
Jurisdiction Name	Cupertino
Reporting Calendar Year	2025
Contact Information	
First Name	Luke
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Title	Assistant Director of Community Development
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Phone	4087771275
Mailing Address	
Street Address	10300 Torre Ave
City	Cupertino
Zipcode	95014

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Cupertino	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	17
Low	Deed Restricted	0
	Non-Deed Restricted	18
Moderate	Deed Restricted	1
	Non-Deed Restricted	18
Above Moderate		57
Total Units		111

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	7	23
Single-family Detached	5	45	31
2 to 4 units per structure	0	0	0
5+ units per structure	20	0	0
Accessory Dwelling Unit	3	59	48
Mobile/Manufactured Home	0	0	0
Total	28	111	102

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	111	111
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted	113
Number of Proposed Units in All Applications Received:	3,195
Total Housing Units Approved:	2,768
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	3	3
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	96	2780
Discretionary	17	415

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	12
Number of Units in Applications Submitted Requesting a Density Bonus	3077
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	64
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Cupertino	(Jan. 1 - Dec. 31)
Reporting Year	2025	
Planning Period	6th Cycle	2019/2020 - 2023/2024

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	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes					
1				2		3	4		5														6		7	8	9	10		11		12	13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,ADU)	Temure R-Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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 provisions the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 85400(a)(2)(H) and reported on Table L-7?	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 Date Entry Below																																		
316 02 056	316 02 056	10511 Randy Ln		MMP-2025-002	SFD	O		0	6	17	0	209	24	884	24	90	24	1923	3195	2768	0	SB 9 (2021) - Residential Lot	No	No	N/A	Approved	Ministerial							
375 24 002	375 24 002	10430 Sterling Blvd		MMP-2024-004	SFD	O	8/24/2025											1	1	1	1	NONE	No	No	N/A	Approved	Ministerial							
316 21 068	316 21 068	10181 Blich Pl		R-2025-001, RM-2025-002	SFD	O	5/5/2026											1	1	1	1	NONE	No	No	N/A	Pending	Discretionary	SB9 proposed under SB9 project includes SFD and two ADUs in the same site (3 units total)						
316 21 069	316 21 069	10181 Blich Pl		R-2025-001, RM-2025-002	ADU	R	4/16/2025							2					2	2	2		NONE	No	No	N/A	Pending	Ministerial						
316 23 095	316 23 095	20045 Stevens Creek Blvd	Dividend II	ASA-2025-004, DP-2025-005, PR-2025-010	5+	O	6/18/2025									6		26	32				NONE	No	Yes	N/A	Pending	Discretionary						
327 19 100	327 19 100	21853 Oakview Ln		RM-2025-001, TR-2025-020	ADU	R								1					1	1	1		NONE	No	No	N/A	Approved	Ministerial						
327 19 100	327 19 100	21853 Oakview Ln		RM-2025-001, TR-2025-020	SFD	O	2/5/2025												1	1	1		NONE	No	No	N/A	Approved	Discretionary						
326 27 053	326 27 053	10300 Torre Ave	Mary Ave Affordable Housing	ASA-2025-006	5+	R	2/5/2025			17		16		7		1			40				NONE	No	Yes	N/A	Pending	Discretionary						
326 28 061	326 28 061	21130 Granada Dr		RM-2025-013	SFD	O	9/4/2025												1	1	1		NONE	No	No	N/A	Approved	Discretionary						
342 16 102	342 16 102	22620 Alcalde Rd		ASA-2025-010	2 to 4	O	6/20/2025												2	2	2		NONE	No	No	N/A	Pending	Discretionary						
357 12 035	357 12 035	10434 Byrne Ave		RM-2025-020	SFD	O	9/8/2025												1	1	1		NONE	No	No	N/A	Pending	Discretionary						
357 12 035	357 12 035	10434 Byrne Ave		RM-2025-020	ADU	R	9/8/2025							1						1	1	1		NONE	No	No	N/A	Pending	Ministerial					
357 15 030	357 15 030	21858 Almaden Ave		R-2025-002	SFD	O	10/16/2025												1	1	1		NONE	No	No	N/A	Approved	Discretionary						
366 03 062	367 03 062	11841 Upland Way		ASA-2025-001, TM-2025-001, EXC-2025-001, TR-2025-001	SFD	O	1/10/2025								1				1	1	1		NONE	No	Yes	N/A	Pending	Discretionary						
367 03 062	368 03 062	11842 Upland Way		ASA-2025-001, TM-2025-001, EXC-2025-001, TR-2025-002	SFD	O	1/10/2025										1			1	1		NONE	No	Yes	N/A	Pending	Discretionary						
368 03 062	369 03 062	11843 Upland Way		ASA-2025-001, TM-2025-001, EXC-2025-001, TR-2025-003	SFD	O	1/10/2025											1		1	1		NONE	No	Yes	N/A	Pending	Discretionary						
369 03 062	370 03 062	11844 Upland Way		ASA-2025-001, TM-2025-001, EXC-2025-001, TR-2025-004	SFD	O	1/10/2025												1	1	1		NONE	No	Yes	N/A	Pending	Discretionary						
370 03 062	371 03 062	11845 Upland Way		ASA-2025-001, TM-2025-001, EXC-2025-001, TR-2025-005	SFD	O	1/10/2025												1	1	1		NONE	No	Yes	N/A	Pending	Discretionary						
371 03 062	372 03 062	11846 Upland Way		ASA-2025-001, TM-2025-001, EXC-2025-001, TR-2025-006	SFD	O	1/10/2025												1	1	1		NONE	No	Yes	N/A	Pending	Discretionary						
365 10 126, 36610 061	366 10 126, 36610 061	1654 S De Anza Blvd, 7357 Prospect Rd	Dividend Homes	ASA-2025-014, TM-2025-006, TR-2025-029	5+	O	12/16/2025										11		46	57			NONE	No	Yes	N/A	Pending	Discretionary	Formal complete letter sent out in January 2026, application submitted December 2025					
326 33 097	327 33 097	10268 Brandley Dr	Summerhill Homes	ASA-2025-016	5+	O	12/23/2025										5		22	27			NONE	No	Yes	N/A	Pending	Discretionary	Formal complete letter sent out in January 2026, application submitted December 2025					
	375 24 002	10430 Sterling Blvd		MMP-2024-004	ADU	R	5/5/2026									1			1	1	1		NONE	No	No	N/A	Approved	Ministerial	ADU on the second floor of new two-story house					
	357 15 030	21858 Almaden Ave		R-2025-002	ADU	R	10/16/2026												1	1	1		NONE	No	No	N/A	Approved	Ministerial	ADU on the second floor of new two-story house					
357 01 038	357 01 038	10148 Cass Pl		BLD-2025-3024	ADU	R	11/24/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
326 22 012	326 22 012	10511 SANTA CLARA AVE		BLD-2025-318	SFD	O	9/7/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
326 22 012	326 22 012	10511 SANTA CLARA AVE		BLD-2025-317	ADU	R	9/7/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
326 22 027	326 22 027	10515 SANTA CLARA AVE		BLD-2025-309	SFD	O	8/19/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
326 22 027	326 22 027	10515 SANTA CLARA AVE		BLD-2025-3011	ADU	R	8/19/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
375 25 064	375 25 064	10224 JOHNSON AVE		BLD-2025-1628	SFD	O	7/9/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
375 25 064	375 25 064	10224 JOHNSON AVE		BLD-2025-1629	ADU	R	7/10/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
357 08 052	357 08 052	10224 JOHNSON BLVD		BLD-2025-3262	SFD	O	12/19/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
357 08 052	357 08 052	10224 JOHNSON BLVD		BLD-2025-3263	SFD	O	12/19/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
357 08 052	357 08 052	10224 JOHNSON BLVD		BLD-2025-3264	ADU	R	12/19/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
375 16 018	375 16 018	10268 WUNDERLICH DR		BLD-2025-3188	SFD	O	12/11/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
375 16 018	375 16 018	10268 WUNDERLICH DR		BLD-2025-3189	ADU	R	12/11/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
326 13 116	326 13 116	10268 VISTA AVE		BLD-2025-2835	ADU	R	10/31/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
375 15 041	375 15 041	10268 VISTA AVE		BLD-2025-1351	ADU	R	6/7/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
357 02 051	357 02 051	10370 PALO ALTO AVE		BLD-2025-1692	ADU	R	7/16/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial						
375 14 027	375 14 027	10370 STERN AVE		BLD-2025-2392	ADU	R	9/26/2025												1	1	1		NONE	No	No	N/A	Pending	Ministerial</						

Jurisdiction	Cape Verde	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/01/2022 - 01/01/2024

Jurisdiction	Cupertino
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	1,193	-	-	-	-	-	-	-	-	-	-	41	1,152
	Non-Deed Restricted	687	-	10	14	17	-	-	-	-	-	-	-	-
Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	41	646
	Non-Deed Restricted	-	2	8	13	18	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	755	1	-	-	1	-	-	-	-	-	-	61	694
	Non-Deed Restricted	-	19	9	13	18	-	-	-	-	-	-	-	-
Above Moderate	Deed Restricted	1,953	92	36	40	57	-	-	-	-	-	-	225	1,728
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Total RHNA		4,588	-	-	-	-	-	-	-	-	-	-	-	-
Total Units		-	114	63	80	111	-	-	-	-	-	-	368	4,220

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction Reporting Year		Cupertino 2025 (Jan. 1 - Dec. 31)		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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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	8th Cycle	Completed	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. The Housing Element was adopted in May 2024, with ICD 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 ICD in September 2024. <u>Complete as of September 2024.</u>	Units	368	Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261
Policy HE-1.2	Provide a full range of densities for ownership and rental housing.	Ongoing	8th Cycle	Continuous	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>	Units	368	Done through 2025 APR (no attachment)
Policy HE-1.3	Encourage mixed-use development near transportation facilities and employment centers.	Ongoing	8th Cycle	Continuous	Staff will continue to work to encourage mixed-used development, particularly around frequent transit and business centers corridors, such as Stevens Creek Blvd, through outreach to employers and commercial property owners. <u>Ongoing.</u>	Other	1	Outreach Master List, Email Outreach, Business Connect Newsletter December 2025
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	8th Cycle	Continuous	<u>Staff will continue to maintain landuse and zoning policies that accommodate the RHNA allocation of 4,588 units (596 extremely low, 597 very low, 867 low, 745 moderate, and 1,853 above moderate income units). <u>Ongoing.</u></u>	Units	368	Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261
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), revise sites to include 23.52 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:	Concurrent with HE adoption	8th Cycle	Completed	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>	Units	368	Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261
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 60.01 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. 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 biannual 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.	Concurrent with HE adoption	8th Cycle	Completed	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 (60.01 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>	Other	1	Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261
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 biannual 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	8th Cycle	Continuous	Staff has been collaborating with West Valley jurisdictions to hold annual joint outreach events 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 to advertise the site at 20140 Stevens Creek Blvd. More nonvacant sites will be promoted in future events. This outreach event was successfully held on February 27, 2025.	Meetings	1	Silicon Valley @ Home Developer Roundtable Flyer
HE-1.3.5 Encourage Mixed-Use Projects and Residential in Commercial Zones	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: 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.	Annual outreach to developers and obtain feedback by January 2025. Adopt additional incentives within 6 months of feedback	8th Cycle	Continuous	Promotion of missing mixed use zoning changes took place during the first annual West Valley developer outreach event, which was successfully held on February 27, 2025. More sites that have high opportunity for mixed-use development will be promoted in future events.	Meetings	1	Silicon Valley @ Home Developer Roundtable Flyer
HE-1.3.6 Encourage Missing-Middle Housing Developments to Affordably Further Fair Housing	The City allow and encourage the development of missing middle housing by: 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.	Complete zoning code changes by December 2025. Outreach at least twice in the planning period, and track annual planning applications received	8th Cycle	Continuous	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 took place during the first annual West Valley developer outreach event, which was successfully held on February 27, 2025.	Meetings	1	Silicon Valley @ Home Developer Roundtable Flyer, Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261
HE-1.3.7 Lot Consolidation	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: 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 to at cost prior to application submission 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: Amend the municipal code to be consistent with the latest State legislation related to ADUs, in accordance with state law. 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. 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 rental 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. Continue to offer the pre-approved ADU program and post links to approved plans as available. Annually monitor ADU production and	Identify incentives by December 2025. Offer incentives by December 2026. Annual meeting with local developers.	8th Cycle	Continuous	Promotion of lot consolidation zoning changes took place during the first annual West Valley developer outreach event, which was successfully held on February 27, 2025. Adding further incentives was not identified as a priority concern from developers in attendance, however, if further feedback indicates a need for additional incentives for lot consolidation, the City will explore and offered by December 2026.	Meetings	1	Silicon Valley @ Home Developer Roundtable Flyer
HE-1.3.8 Accessory Dwelling Units	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 rental 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. Continue to offer the pre-approved ADU program and post links to approved plans as available. Annually monitor ADU production and	Adopt code amendment and updated materials by June 2024. Explore incentives by June 2025. Annual evaluation by April 2024 and identify more incentives within one year if ADU targets are not being met.	8th Cycle	Continuous	The City continues to encourage the production of ADUs. In 2023, the City issued 90 building permits for ADUs - this is approximately 33% of the total number of ADU building permits issued during the entire 8th 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). In 2024, 41 ADU building permits were issued and 46 ADUs received certificates of occupancy. The City of Cupertino has joined a regional effort in Santa Clara County to use	Units	143	Ordinance No. 25-2274

HE-1.3.8 Review Development Standards	The City will review and revise its zoning code to: - 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. - 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. - Offer flexible residential development standards in already existing zoning districts, such as smaller lot sizes, lot widths, setbacks, and higher floor area ratios particularly for higher-density and attached housing developments. - 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 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. - The City will implement the following: - 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 spaces 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. - Research the possibility of a Home Sharing program that would help to make "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 community	Analyze parking standards by December 2024 and revise by June 2025. Annually review objective design standards.	8th Cycle	In Progress	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. In 2023, 3 presentations were made to the Planning Commission on objective design standards. A draft for objective design standards will return for the Planning Commission's review in Spring 2026. After implementation, the policy will be annually reviewed for effectiveness through the APR.	Other	1	Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261
HE-1.3.10 Innovative and Family-Friendly Housing Options	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.	Amend zoning code by October 2024. Explore alternative options by December 2025.	8th Cycle	Completed	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). In 2025, Staff reached out to three separate service providers of homecare services. Meetings were held with Front Porch (April 16, 2025), HPB Housing (May 21, 2025), and Catholic Charities (July 8, 2025). Proposals from all three providers were evaluated and costs were found to be infeasibly high in all three to justify retaining the program. Staff concluded the study and determined that when considering the City's limited funding resources, other program models should take higher priority.	Other	1	Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261
HE-1.3.11 Replacement Housing	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 rezoning or approval 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: Pipeline projects and progress towards completion; Unit count and income/affordability assumed on parcels in the sites inventory; Actual number of units permitted and constructed by income/affordability; Net change in capacity and summary of remaining capacity by income level in meeting remaining RHNA. In accordance with No Net Loss law, if	Ongoing as projects are proposed.	8th Cycle	Continuous	Staff will continue to monitor development projects to ensure that replacement units are required when residential units are demolished. Ongoing.	Other	1	Done through 2025 APR (no attachment)
HE-1.3.12 Track Housing Production	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 projects are proposed. Annual review in tracking.	8th Cycle	Continuous	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 the housing element in accordance with No Net Loss Law. Ongoing.	Units	368	Done through 2025 APR (no attachment)
HE-1.3.13 Housing Element Monitoring and General Plan Consistency	Ensure that all new developments, including market-rate residential developments, help mitigate project related impacts on affordable housing needs.	Ongoing as the Elements and General Plan are updated.	8th Cycle	Continuous	Staff will continue to review elements of the General Plan to ensure their internal consistency, including the Housing Element. Ongoing.	Other	1	City of Cupertino General Plan
Policy HE-2.1	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	8th Cycle	Continuous	Implemented via Municipal Code and Housing Mitigation 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. Ongoing.	Other	1	City of Cupertino Housing Mitigation Manual
Policy HE-2.2	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	8th Cycle	Continuous	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 ValleyThe Rise project, which is projected to produce 2,659 units, with 134 very-low income units and 750 low income units. Ongoing.	Other	2	November 2025 NOFA, City of Cupertino Housing Mitigation Manual
Policy HE-2.3	The City prioritizes housing projects in areas with low renter-occupied households to enhance housing mobility and integrate ownership/rental units, and in areas with high housing cost burden. The City supports affordable housing development by prioritizing permit processing for 100% affordable projects for special-needs groups (seniors, disabled, female-headed households, homeless) citywide, including single-family residential areas, to reduce displacement risk. To encourage affordable housing, the City will promote the density bonus ordinance, streamline application processes, offer fee deferrals, and consider development fee exemptions for 100% affordable projects, emphasizing high-resource areas and those with limited current rental opportunities. The City will also facilitate approval for land divisions, lot line adjustments, or specific master plans yielding parcel sizes enabling 50% affordable housing development, and process related fee deferrals for these subdivision projects. Collaboration with public and private sponsors will identify candidate sites for new construction of special needs housing	Ongoing	8th Cycle	Continuous	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 site 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. Ongoing.	Other	1	Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261
HE-2.3.1 Support Affordable Housing Development	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. Annually apply for state/federal funds as projects become available.	8th Cycle	Continuous	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. In 2025, staff identified the PLHA and HomeKey grants as potential sources for the future Mary Ave Affordable Housing Project. On April 15, 2025, the City awarded \$908,683 of PLHA funding and \$174,567.27 of CDBG funding to the Mary Ave project. Ongoing.	Other	1	City of Cupertino 2025-2030 Consolidated Plan
HE-2.3.2 Office and Industrial Housing Mitigation Program	The City has not heard any concerns about the 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 and any subsequent changes will be monitored through tracking of housing production in the APR. In 2024 and 2025, staff continues to review the application for the ValleyThe Rise project, which is projected to produce 2,659 units, with 134 very-low income units and 750 low income units. Ongoing.	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.	8th Cycle	Continuous	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 received 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.	Units	862	City of Cupertino 2025-2030 Consolidated Plan, November 2025 NOFA
HE-2.3.3 Residential Housing Mitigation Program	The City will continue to implement its Residential Housing Mitigation Program (BMR) to address affordable housing needs created by new market-rate residential development. The BMR program prioritizes occupancy for Cupertino residents, full-time employees, and public service employees, as defined in the Residential Housing Mitigation Manual. For for-sale developments, 20% for-sale BMR units are required (or rental alternatives). For rental developments, 15% very low- and low-income BMR units are mandated. A rental alternative allows on-site rental BMR units in for-sale or market-rate rental developments if developers agree to limit rents for financial contribution/density bonus assistance, and provide very low/low-income BMR units. Guidelines for affordable sales prices and rents for new affordable housing are continuously implemented and updated annually based on new income guidelines. Developers can meet BMR or Housing Mitigation fee requirements by making land available for the City (profit or no profit), affordable housing, or by constructing required BMR units off-site in partnership with a nonprofit. Criteria for The City's BMR APR will continue to support affordable housing projects, strategies, and services, including, but not limited to: BMR Program Administration 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	Annual publication of a Request for Proposals. Ongoing as applicants for BMR funding are received.	8th Cycle	Continuous	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 received 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.	Other	2	City of Cupertino 2025-2030 Consolidated Plan, November 2025 NOFA
HE-2.3.4 Below Market-Rate (BMR) Affordable Housing Fund (AHF)	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	Annual publication of a Request for Proposals. Ongoing as applicants for BMR funding are received.	8th Cycle	Continuous	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 received 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.	Other	2	City of Cupertino 2025-2030 Consolidated Plan, November 2025 NOFA

HE-2.3.8 Housing Resources	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: 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 (HACC), Affordable housing development - Santa Clara County HOME Consortium. 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 areas of income segregation.	Annually identify and pursue housing resources as opportunities become available. Update the website as needed.	8th Cycle	Continuous	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. In 2025, staff connected the developers of the Mary Ave project with information regarding state and local resources such as Homekey+, PLHA, and HTSV. <i>Ongoing.</i>	Other	1	PLHA City of Cupertino/County of Santa Clara Consortium Agreement Amendment 1
HE-2.3.8 Surplus Properties for Housing and Faith-Based Housing	The City will partner with local developer/organizations to acquire surplus properties, infill lots, and greenfields for affordable housing development, encouraging mixed-use. This includes identifying underutilized public/church properties and maintaining an inventory of vacant City/publicly-owned land (donated or acquired). The City will then release RFPs to solicit developer interest, potentially declaring land as 'surplus'. This inventory will be publicized on the City website, made available to non-profit developers, and affordable housing prioritized per the Surplus Lands Act. To enhance housing mobility for lower-income households, outreach to religious institutions will inform them of SB 4 development rights and encourage housing proposals within one year of Housing Element adoption. If no application is received from a faith-based site within twelve months, the City will expand annual outreach via direct mailings as highlighting successful projects and available City resources, focusing on religious institutions in lower-density neighborhoods to promote mobility. Long-term land leases from churches, school districts, and The City will continue to offer a range of incentives to facilitate the development of affordable housing. These include: 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. 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 areas with high rates of housing cost burden.	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.	8th Cycle	Continuous	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 process 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. Julia'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 8th Cycle Housing Element update. Staff will maintain a list of surplus City properties that will be updated annually in <i>Ongoing.</i>	Meetings	1	Sacred Land Flyer, Email outreach
HE-2.3.7 Incentives for Affordable Housing Development	The City will continue to offer a range of incentives to facilitate the development of affordable housing. These include: 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. 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 areas with high rates of housing cost burden.	Annually review incentives and publish RFPs. If additional incentives are needed, adopt within one year.	8th Cycle	Continuous	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. On April 15, 2025, the City awarded 3 million dollars of the BMR AHF fund to the Mary Ave project and \$1,663,200 to the Wolfe Rd project, prioritizing the Mary Ave project due to having ELI units. <i>Ongoing.</i>	Other	1	City of Cupertino 2025-2030 Consolidated Plan; November 2025 NOFA
HE-2.3.8 Density Bonus Ordinance	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.	Update ordinance by June 2025. Annually review and revise as needed.	8th Cycle	Completed	Every housing development with more than 4 units has utilized Density Bonus, waivers, incentives and parking reductions in some capacity. As of the 2021 Density Bonus Ordinance update (Ordinance 21-2230), language has been added in the local ordinance which states that if any discrepancies exist between local and state law, state law will take precedence. Staff will continue to review and revise the zoning code to be consistent with State density bonus law if needed. <i>Completed as of December 5, 2021.</i>	Other	1	Ordinance 21-2230
HE-2.3.9 Review Impact Fees	To ensure that impact fees are not a constraint on the development of housing, the City will: 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.	Review impact fee by December 2025, revise if needed by June 2026.	8th Cycle	In Progress	Staff already grant 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 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 to consider credit for public pedestrian connections or	Other	1	City Work Plan 2025 - 2027
HE-2.3.10 Extremely Low-Income Housing	The City encourages adequate housing development for extremely low-income households, particularly seniors, domestic violence victims, and persons with disabilities (including developmental disabilities), through various actions. Citywide facilitation will occur, but priority is given to areas with low renter-occupied households for housing mobility and ownership/rental integration, and areas with high housing cost burden. Financial assistance will be provided via BMR AHF and CDBG funds. The City will annually review State/Federal NAFAs and support funding applications for affordable housing projects. A priority processing procedure for extremely low-income units will be adopted within one year of Housing Element adoption. Parking reductions will be granted as required by density bonus law and other state statutes. Regulatory incentives for extremely low-income and special-needs housing (including emergency/transitional housing) will be expanded. The City will collaborate with developers to evaluate additional proposed development standards reductions for projects including extremely low-income housing.	Adopt zoning code amendments within 9 months of findings. Conduct outreach by December 2024. Annually inform developers of findings.	8th Cycle	Continuous	New zoning development standards were adopted in July 2024 to address SROs and processing (Ordinance 24-2262, Ordinance 24-2261). The annual NOFA for the City's BMR AHF fund was issued in November. 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 hosted a developer outreach event on February 27, 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 discussed the availability of Density Bonus waivers and incentives for developments with affordable units and	Other	3	November 2025 NOFA, Silicon Valley @ Home Developer Roundtable Flyer, Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261
HE-2.3.11 Assistance for Persons with Developmental Disabilities	To increase housing mobility opportunities and support persons with developmental disabilities, the City will: Provide referrals to the San Andreas Regional Center to inform families with persons with developmental disabilities of the resources available to them. 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. Work with the nonprofit community to encourage the inclusion of units for persons with developmental disabilities in future affordable housing developments. 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. Encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, including persons with developmental disabilities, to increase	Adopt priority processing and fee deferrals within one year of adoption. Meet with providers by December 2024. Annually coordinate with regional offices.	8th Cycle	Continuous	The City hosted a developer outreach event on February 27, 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 offered support for qualifying grant funding applications. It promoted an opportunity site at 2014 Stevens Creek Blvd, a parcel with potential for services, including West Valley Community Services, which is well suited for IDD units. 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.	Other	2	Silicon Valley @ Home, City of Cupertino 2025-2030 Consolidated Plan
HE-2.3.12 Live/Work Units	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 as 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.	Conduct outreach by June 2025, adopt zoning amendments if necessary by December 2025. Annually monitor applications and modify if needed.	8th Cycle	Completed	Staff created a flyer to promote Live/Work units and distributed it through outreach to commercial property owners. This item was sent out on December 8, 2024 via email and on December 24, 2025 in the December edition of the Business Connect Newsletter. Zoning amendments will be pursued if feedback received from the outreach deems them necessary. The City will continue to help advertise Homeownership Assistance Programs offered by HTSV through the City website.	Other	1	Live Work Units Flyer, Business Connect Newsletter December 2025, Email outreach
Policy HE-3.1	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 rent and for-profit developers in producing affordable units.	Ongoing	8th Cycle	Continuous	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. <i>Ongoing.</i>	Other	1	November 2025 NOFA
Policy HE-3.2	Assist low-income homeowners and rental property owners in maintaining and repairing their housing units.	Ongoing	8th Cycle	Continuous	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. In 2025, \$96,237 was provided which served 7 households. <i>Ongoing.</i>	Units	16	2024-2025 CAPER
Policy HE-3.3	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 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.	Ongoing	8th Cycle	Continuous	Staff will continue to make funding available for the preservation 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. <i>Ongoing.</i>	Other	1	November 2025 NOFA
HE-3.3.1 Residential Rehabilitation	The City will continue to: Use its BMR AHF and CDBG funds to support residential rehabilitation efforts in the community. These include: Acquisition/rehabilitation of rental housing. Rehabilitation of owner-occupied housing. 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. 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.	Ongoing as projects are proposed.	8th Cycle	Continuous	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. In 2025, \$96,237 was provided which served 7 households. <i>Ongoing.</i>	Units	16	2024-2025 CAPER

HE-3.3.2 Preservation of At-Risk Housing Units	Beardon Drive (8 units), WVC's 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. Coordinate with owners of expiring subsidies to ensure the required notices to tenants and to afford-housing developers are sent out at 3 years, 12 months, and 6 months or otherwise as required by state law. Reach out to agencies and to nonprofit services for developers interested in purchasing or otherwise preserving at-risk units. Work with tenants and other organizations to reduce displacement and offer 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.	Ongoing, conduct outreach to property owners 3 years prior to expiration of contracts as needed.	8th Cycle	Continuous	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 expiration of affordability restriction of Greenwood Ct Apartments to 2116. Staff has confirmed in 2023 that the 8 units at the Beardon Dr Apartments continue to be offered at affordable rents despite affordability restriction expiring. In 2024, Aviano, Forge, Homestead, and Park City Center were contacted by staff to ensure proper noticing procedures were followed. In 2025,	Units	114	Resolution 25-051, RISE Valco BMR Agreement
HE-3.3.3 Condominium Conversions	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.	Annually monitor ordinance and as projects are proposed.	8th Cycle	Continuous	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. Ongoing.	Other	1	Done through 2025 APR (no attachment)
HE-3.3.4 Housing Preservation Program	When a proposed development or redevelopment of a site would cause a loss of multifamily housing, the City will grant approval only if: The project will comply with the City's Below Market Rate Housing Mitigation Program Procedural Manual. The number of units provided on the site is at least equal to the number of existing units; Adverse impacts on displaced tenants, in developments with four or more units, are mitigated; and 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. 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	Ongoing as projects are proposed. Review program biennially.	8th Cycle	Continuous	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 biannually. Ongoing.	Other	1	Done through 2025 APR (no attachment)
HE-3.3.5 Park Land Ordinance	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.	Review by December 2025, revise by June 2026.	8th Cycle	In Progress	The City currently has a Park Land Ordinance which requires that developments pay a park impact fee with an option to earn a park fee credit through the provision of on-site open space. In 2025, the City received applications for two projects which will provide a significant number of affordable housing units that also requested park fee credits under the City's current policy for the provision of open space to higher density projects. The Wolfe Rd Educator housing project will provide 60 very low, 120 low, 47 moderate income units, 2 manager units, and is able to proceed under current City policies. The Valco RISE will provide 134 very low income units and 176 low income units through the BMR program and was able to receive a reduction	Other	1	City Work Plan 2025 - 2027
HE-3.3.6 Tenant Protections	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 tenants, as appropriate based on findings.	Complete study by December 2025, implement ordinance by June 2026.	8th Cycle	In Progress	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 19, 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. On June 17, 2025, the City adopted the new policy via City Council Resolution (25-051) that revised the BMR Admin Manual, giving highest priority to tenants of expiring BMR rental units reapplying to the program waitlist to be rehoused, and created an expedited application for the process. On February 21, 2025 the BMR Agreement for the Valco.	Units	114	Resolution 25-051, RISE Valco BMR Agreement
HE-3.3.7 Monitor Nongovernmental Constraints	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.	Ongoing, monitor two years after project approvals.	8th Cycle	Continuous	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 was solicited during the outreach event held on February 27, 2025. Overall, developers stated that largest constraint impeding affordable housing development continues to be the lack of available funding. The City will continue to release annual NOFAs to make opportunities available to for affordable housing developments to apply for City funding and work with developers to support them in their applications for other funding sources.	Other	2	Silicon Valley @ Home Developer Roundtable Flyer, November 2025 NOFA
Policy HE-4.1	Encourage energy and water conservation	Ongoing	8th Cycle	Continuous	Staff will continue to ensure energy and water conservation in new development through the application process. Ongoing.	Other	1	Done through 2025 APR (no attachment)
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.	8th Cycle	Continuous	Implemented through the Municipal Code. The City has Chapter 18.56, 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. Ongoing.	Other	1	Done through 2025 APR (no attachment)
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 15 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 15 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.	8th Cycle	Continuous	Implemented through the Municipal Code. No need for additional incentives has been expressed thus far from outreach to developers. Staff will continue to enforce the Landscape Ordinance and the Green Building Ordinance requirements through the review and approval of development applications. Ongoing.	Other	1	Done through 2025 APR (no attachment)
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.	8th Cycle	Continuous	Staff will continue to review and approve applications for housing development that utilize sustainable, energy efficient practices. Ongoing.	Other	1	Done through 2025 APR (no attachment)
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	8th Cycle	Completed	Staff forwarded the certified 2023-2031 Housing Element to water and wastewater providers after receiving a letter of substantial compliance from HCD. Compliance as of January 2025.	Other	1	Letter to Water and Wastewater Providers
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	8th Cycle	Continuous	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. Ongoing.	Other	1	November 2025 NOFA
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 (RQ) 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.	8th Cycle	Completed	Amendments to zoning code were approved through a public hearing before the City Council. (Resolution 24-039, Ordinance 24-039, Ordinance 24-292, Ordinance 24-291). Complete as of July 2024. The City of Cupertino has joined with other West Valley Cities to study opportunities to address issues faced by the unhoused, including the need for temporary and emergency housing facilities. On April 8, 2024 the City Council authorized the City Manager to sign an MOU for the combined effort to execute a group contract with GoodCity to conduct the study. The results preliminary results of the study has been shared with staff as of November 2023 and will be made public in early 2024.	Other	1	Resolution 24-039, Ordinance 24-292, Ordinance 24-291, Executed West Valley Shelter Feasibility Study Memorandum of Understanding
HE-5.1.2 Supportive Services for Lower-income Households and Persons with Special Needs	The City will continue to use its BMR AHP, CDBG funds, 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.	Annual publication of a Request for Proposals. Ongoing as applicants for funding are received.	8th Cycle	Continuous	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 \$19,844.65 to Live Oak Adult Day Services, a senior adult day care. CDBG \$58,585.05 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 \$24,675.11 to Matri, a transitional housing direct client services program. HSG \$16,287.55 to Senior Adult Legal Assistance, a	Other	1	City of Cupertino 2025-2030 Consolidated Plan

HE-4.1.3 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.	6th Cycle	Continuous	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 wherever possible. In 2024, the City of Cupertino provided \$25,000 to the Rotating Safe Car Park program which served 27 households. In 2025, the City approved three host sites for the RSCP: Bethel Lutheran Church, St. Jude's, and Peninsula Bible Church. <i>Ongoing.</i>	Other	3	Approved RSCP Host Site Applications
HE-4.1.4 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.	6th Cycle	Completed	Amendments to zoning code were approved through a public hearing before the City Council. Ordinance 24-2262, Ordinance 24-2261, Ordinance 24-2261. Complete as of July 2024. Amendments were reviewed by HCD prior to adoption. <i>Complete as of July 2024.</i> The City of Cupertino has joined with other West Valley Cities to address issues faced by the unsheltered, including the development of temporary and emergency housing facilities. On April 5, 2025 the City Council authorized the City Manager to sign an MOU for the combined effort to execute a group contract with GoodCity to conduct the study. The results preliminary results of the study has been shared with staff as of November 2025 and will be made public in early 2026.	Other	1	Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261, Escalated West Valley Shelter Feasibility Study Memorandum of Understanding
HE-4.1.5 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.	6th Cycle	Completed	Amendments to zoning code were approved through a public hearing before the City Council. Ordinance 24-2262, Ordinance 24-2261, Ordinance 24-2261. Complete as of July 2024. Amendments were reviewed by HCD prior to adoption.	Other	1	Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261
HE-4.1.6 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.	6th Cycle	Completed	Amendments to zoning code were approved through a public hearing before the City Council. Ordinance 24-2262, Ordinance 24-2261, Ordinance 24-2261. Complete as of July 2024. Amendments were reviewed by HCD prior to adoption.	Other	1	Resolution 24-039, Ordinance 24-2262, Ordinance 24-2261
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	6th Cycle	Continuous	The City will continue to combat housing discrimination through the investigation and enforcement of fair housing law and education of landlords through Project Sentinel. <i>Ongoing.</i>	Other	1	2024-2025 CAPER
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	6th Cycle	Continuous	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. <i>Ongoing.</i>	Other	1	West Valley Housing Resource Fair Flyer
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 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.	Annual fair housing training for landlords. Outreach twice in planning period.	6th Cycle	Continuous	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, counseling, and investigations. In 2024, \$50,000 was provided to this program which provided service to 65 households. In 2025, \$50,000 was provided to this program which provided service to 77 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. The first outreach, the West Valley Housing Resource Fair, was held on April 21, 2025.	Households	142	West Valley Housing Resource Fair Flyer, 2024-2025 CAPER
HE-4.2.2 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.	6th Cycle	Continuous	As of 2025, City housing staff has developed 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 near areas of historic segregation. As projects come available, the list will be shared with the City's BMR Administrator. Projects which provide higher amounts of low-income housing to be prioritized. <i>Ongoing.</i>	Other	1	Outreach Master List
HE-4.2.3 Housing Mobility	Work with a local fair housing service provider, such as Project Sentinel, to conduct initial 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.	Outreach twice in planning period.	6th Cycle	Continuous	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, counseling, 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. The first outreach, the West Valley Housing Resource Fair, was held on April 21, 2025.	Meetings	1	West Valley Housing Resource Fair Flyer
HE-4.2.4 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 the Housing Element.	Complete by 2025	6th Cycle	Completed	The City hired a Senior Housing Coordinator, a dedicated staff member to enact policies of the Housing Element. <i>Complete as of June 2024.</i> The City hired an Assistant Housing Coordinator to further these efforts on October 2025.	Persons	2	Nicky Vu Hire Letter, Evelyn Moza Hire Letter
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	6th Cycle	Continuous	Staff will continue to coordinate with local school districts by forecasting development projects for comment and review. <i>Ongoing.</i>	Other	1	Outreach Master List
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	6th Cycle	Continuous	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. <i>Ongoing.</i>	Other	1	2025 Santa Clara County Planning Collaborative Agreement
Policy HE-7.3	Promote public-private partnerships to address housing needs in the community, especially housing for the workforce.	Ongoing	6th Cycle	Continuous	Staff will continue to promote public-private partnerships to address workforce housing needs by engaging local employers and private organizations. <i>Ongoing.</i>	Other	1	Outreach Master List
HE-7.3.1 Coordinate with Outside Agencies and Organizations	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: 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 (HASC) Valley Transportation Authority (VTA) Specifically, the City will meet with these agencies/organizations periodically to discuss the changing needs, development trends, alternative approaches, and partnering opportunities.	Ongoing as necessary	6th Cycle	Continuous	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. <i>Ongoing.</i>	Other	1	2025 Santa Clara County Planning Collaborative Agreement
HE-7.3.2 Coordinate with Local School Districts	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.	Outreach biennially	6th Cycle	Continuous	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. On April 16, 2025, the City awarded \$1,083,200 to the Wells Rd Educator housing project, which is planned to produce 101 units of middle-income housing for school district employees. In 2025, city housing staff have produced an outreach list for local schools and school districts, and will utilize the list for prompting student and teacher housing opportunities as they come available.	Other	2	City of Cupertino 2025-2030 Consolidated Plan, Outreach Master List

Jurisdiction	Cupertino
Reporting Period	(Jan. 1 - Dec. 31) 2025
Planning	6th Cycle 01/31/2023 - 01/31/2031

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(CCR Title 25 §6202)

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

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Cupertino	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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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 chcklist 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
Reporting Period	(Jan. 1 - Dec. 31) 2025
Period	6th Cycle 01/31/2023 - 01/31/2031

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

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

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Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

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	2025		

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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	(Jan. 1 - Dec. 31) 2025
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)

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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)	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	2025	(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	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	ur-City/Departments/Community-Development/Housing/BMR-Program-Overview#docaccess-eeb1f8ae5590957c680f3930c672b755af9a30	
Notes		

Last updated June 17, 2025

Jurisdiction	Cupertino	NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

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Table L							
Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							

Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restrictcd	0
	Non-Deed Restrictcd	0
Extremely Low	Deed Restrictcd	0
	Non-Deed Restrictcd	0
Very Low	Deed Restrictcd	0
	Non-Deed Restrictcd	14
Low	Deed Restrictcd	0
	Non-Deed Restrictcd	14
Moderate	Deed Restrictcd	0
	Non-Deed Restrictcd	14
Above Moderate		60
Total Units		102