



HOUSING DIVISION

CITY HALL
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PLANNING COMMISSION STAFF REPORT

Meeting: February 25, 2020

Subject

Department of Housing and Community Development (HCD) Annual Housing Element Progress Report (APR) as specified by HCD (per Gov. Code § 65400(a).

Recommended Action

1. Accept the Department of Housing and Community Development (HCD) Annual Housing Element Progress Report (APR) which must be submitted using the forms and tables specified by HCD (per Gov. Code § 65400(a).

Discussion

The Annual Housing Element Progress Report is a required report on the status of the City's housing programs. Pursuant to Government Code Section 65400 local governments must provide each year the annual report for the previous calendar to the legislative body, the Office of Planning and Research (OPR), and HCD. The City of Cupertino will submit the 2019 APR to OPR and HCD by the April 1, 2020 deadline.

In past years, the APR focused on building permits issued for new housing units broken down by affordability level, the City's progress towards meeting its Regional Housing Needs Allocation (RHNA), and the City's progress towards implementing its Housing Element programs. However, the reporting requirements significantly increased in 2019 pursuant to Chapter 374 Statutes of 2017 (Assembly Bill 879) and Chapter 366, Statutes of 2017 (Senate Bill 35) and this APR includes additional information to meet those requirements. Staff will provide a presentation at the Planning Commission's February 25 meeting with a summary of the City's RHNA progress and the updated reporting requirements. The following provides an overview of the information required in the APR.

Table A- Housing Development Applications Submitted

Includes data on housing units and developments for applications submitted and deemed complete. An "application" is a formal submittal of a project for approval, either for a discretionary entitlement, or where only a ministerial process is required (e.g., zoned by right), the application for a building permit. ~~The City did not receive any housing~~

applications in 2019. The City reported one development application in 2019. The Westport Cupertino development application was submitted in 2018 and deemed complete in 2019.

Table A2- Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

This table requires information for very-low, low, moderate and above-moderate income housing and for mixed-income projects. This includes data on net new housing units and developments that have received an entitlement, a building permit or a certificate of occupancy or other form of readiness.

Table B- RHNA Progress – Permitted Units by Affordability

This is an auto-populated summary of prior permitting activity in the current planning cycle, including permitting activity for 2019.

Table C- Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Reporting is required when a city or county identified an unaccommodated need of sites from the previous planning period. Cupertino has more than sufficient sites zoned to accommodate RHNA numbers.

Table D- Program Implementation Status

This is detailed information on the status and progress of housing element program and policy implementation for all programs described in the housing element. Cupertino is currently implementing all 26 programs and policies in the Housing Element. For Strategy HE-5.1.3, it should be noted that the City continues to support a Rotating Homeless Shelter. Although the Faith in Action organization was non-operational in 2019, the City is committed to working with Faith in Action, or another similar group, should this service be made available.

Table E- Commercial Development Bonus Approved

Reporting is required if jurisdiction has approved any commercial development bonuses during the reporting year. The City did not approve any commercial development bonuses in 2019.

Table F- Units Rehabilitated, Preserved and Acquired for Alternate Adequate Sites

This section reports units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved. Projects must be mentioned in Housing Element as a program specific site to be listed. This is not applicable to Cupertino; however, the City has gone beyond the Housing Element and provided \$1,250,000 in loans/grants for rehabilitation projects from 2014 – 2019.

Table G- Locally Owned Lands included in Housing Element Sites Inventory (NEW)

This is a report of sites that are owned by the reporting jurisdiction and have been sold, leased, or otherwise disposed of during the reporting year. Sites must be included in the Housing Element Sites Inventory. This is not applicable to Cupertino.

Fiscal Impact

There is no fiscal impact.

Prepared by: Kerri Heusler, Housing Manager

Reviewed by: Benjamin Fu, Director of Community Development

Approved for Submission by: Joseph Petta, City Attorney

Attachments:

1 - 2019 HCD Annual Housing Element Progress Report

2019 CUPERTINO Housing Element Annual Progress Report

General Information

First Name	Kerri	Street Address	10300 Torre Avenue	Phone	4087773251
Last Name	Heusler	City	Cupertino	Email	kerrih@cupertino.org
Title	Housing Manager	Zip Code	95014		

Comments: Include any additional information or explanation for the information provided in the following tables.

2019 CUPERTINO Housing Element Annual Progress Report

TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	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
326-27-039 326-27-040 326-27-041	21267 Stevens Creek Boulevard	0	0	0	0	0	0	203	203	0	0
326-27-039 326-27-040 326-27-041	21267 Stevens Creek Boulevard	23	0	16	0	0	0	0	39	0	0
Totals		23	0	16	0	0	0	203	242	0	0

Project Information

Project Identifier					Unit Types				
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Notes
	326-27-039 326-27-040 326-27-041	21267 Stevens Creek Boulevard	Westport Cupertino		5+	Owner	07/25/2019	No	
	326-27-039 326-27-040 326-27-041	21267 Stevens Creek Boulevard	Westport Cupertino		5+	Renter	07/25/2019	No	Westport Cupertino is one project. Additional line is used to report Rental Units.

2019 CUPERTINO Housing Element Annual Progress Report

TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
375 08 049	10349 JUDY AVE		0	0	0	0	0	0	0		0
8/13/26	10679 FLORA VISTA AVE		0	0	0	0	0	0	0		0
356 16 044	11096 LA PALOMA DR		0	0	0	0	0	0	0		0
357 04 056	22352 PALM AVE		0	0	0	0	0	0	0		0
326 30 039	20788 GARDEN GATE DR		0	0	0	0	0	0	0		0
326 30 161	20887 DUNBAR DR		0	0	0	0	0	0	0		0
326 28 071	21088 TULITA CT		0	0	0	0	0	0	0		0
362 27 003	7553 SQUIREWOOD WAY		0	0	0	0	0	0	0		0
357 19 069	21726 NOONAN CT		0	0	0	0	0	0	0		0
326 46 001	10470 AINSWORTH DR		0	0	0	0	0	0	0		0
10/20/75	10321 BRET AVE		0	0	0	0	0	0	0		0
359 11 049	10152 BONNY DR		0	0	0	0	0	0	0		0

357 19 020	21739 ALCAZAR AVE		0	0	0	0	0	0	0		0
326 41 045	21335 RUMFORD DR		0	0	0	0	0	0	0		0
375 25 016	18600 RALYA CT		0	0	0	0	0	0	0		0
342 29 068	22551 ALCALDE RD		0	0	0	0	0	0	0		0
342 22 078	22823 SAN JUAN RD		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 72		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 73		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 70		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 69		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 79		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 78		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 83		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 83		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 81		0	0	0	0	0	0	0		0

342 54 016	23000 CRISTO REY LOOP VILLA 80		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 77		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 76		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 75		0	0	0	0	0	0	0		0
342 54 016	23250 VIA ESPLENDOR VILLA 66		0	0	0	0	0	0	0		0
342 54 016	23250 VIA ESPLENDOR VILLA 65		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 68		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 71		0	0	0	0	0	0	0		0
342 54 016	23050 VIA ESPLENDOR VILLA 67		0	0	0	0	0	0	0		0
342 54 016	23250 VIA ESPLENDOR VILLA 64		0	0	0	0	0	0	0		0
342 54 016	23850 VIA ESPLENDOR VILLA 62		0	0	0	0	0	0	0		0
342 54 016	23850 VIA ESPLENDOR VILLA 61		0	0	0	0	0	0	0		0

342 54 016	23000 CRISTO REY LOOP VILLA 74		0	0	0	0	0	0	0		0
Totals			0	0	0	0	0	0	0		0

Building Permits											
Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	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	Building Permits Date Issued	# of Units Issued Building Permits
375 08 049	10349 JUDY AVE		0	0	0	0	1	0	0	02/22/2019	1
8/13/26	10679 FLORA VISTA AVE		0	0	0	0	1	0	0	03/05/2019	1
356 16 044	11096 LA PALOMA DR		0	0	0	0	1	0	0	04/01/2019	1
357 04 056	22352 PALM AVE		0	0	0	0	1	0	0	04/12/2019	1
326 30 039	20788 GARDEN GATE DR		0	0	0	0	1	0	0	05/03/2019	1
326 30 161	20887 DUNBAR DR		0	0	0	0	1	0	0	05/06/2019	1
326 28 071	21088 TULITA CT		0	0	0	0	1	0	0	05/22/2019	1
362 27 003	7553 SQUIREWOOD WAY		0	0	0	0	1	0	0	05/29/2019	1
357 19 069	21726 NOONAN CT		0	0	0	0	1	0	0	08/09/2019	1
326 46 001	10470 AINSWORTH DR		0	0	0	0	1	0	0	08/21/2019	1
10/20/75	10321 BRET AVE		0	0	0	0	1	0	0	09/03/2019	1
359 11 049	10152 BONNY DR		0	0	0	0	1	0	0	09/11/2019	1
357 19 020	21739 ALCAZAR AVE		0	0	0	0	1	0	0	09/18/2019	1

326 41 045	21335 RUMFORD DR		0	0	0	0	1	0	0	10/24/2019	1
375 25 016	18600 RALYA CT		0	0	0	0	1	0	0	12/09/2019	1
342 29 068	22551 ALCALDE RD		0	0	0	0	0	0	1	01/16/2019	1
342 22 078	22823 SAN JUAN RD		0	0	0	0	0	0	1	11/19/2019	1
342 54 016	23150 CRISTO REY LOOP VILLA 72		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23150 CRISTO REY LOOP VILLA 73		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23150 CRISTO REY LOOP VILLA 70		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23150 CRISTO REY LOOP VILLA 69		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23000 CRISTO REY LOOP VILLA 79		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23000 CRISTO REY LOOP VILLA 78		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23000 CRISTO REY LOOP VILLA 83		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23000 CRISTO REY LOOP VILLA 83		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23000 CRISTO REY LOOP VILLA 81		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23000 CRISTO REY LOOP VILLA 80		0	0	0	0	0	0	1	04/04/2019	1

342 54 016	23000 CRISTO REY LOOP VILLA 77		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23000 CRISTO REY LOOP VILLA 76		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23000 CRISTO REY LOOP VILLA 75		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23250 VIA ESPLENDOR VILLA 66		0	0	0	0	0	0	1	04/03/2019	1
342 54 016	23250 VIA ESPLENDOR VILLA 65		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23150 CRISTO REY LOOP VILLA 68		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23150 CRISTO REY LOOP VILLA 71		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23050 VIA ESPLENDOR VILLA 67		0	0	0	0	0	0	1	04/04/2019	1
342 54 016	23250 VIA ESPLENDOR VILLA 64		0	0	0	0	0	0	1	04/05/2019	1
342 54 016	23850 VIA ESPLENDOR VILLA 62		0	0	0	0	0	0	1	04/05/2019	1
342 54 016	23850 VIA ESPLENDOR VILLA 61		0	0	0	0	0	0	1	04/05/2019	1
342 54 016	23000 CRISTO REY LOOP VILLA 74		0	0	0	0	0	0	1	04/04/2019	1
Totals			0	0	0	0	15	0	24		39

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
375 08 049	10349 JUDY AVE		0	0	0	0	0	0	0		0
8/13/26	10679 FLORA VISTA AVE		0	0	0	0	0	0	0		0
356 16 044	11096 LA PALOMA DR		0	0	0	0	0	0	0		0
357 04 056	22352 PALM AVE		0	0	0	0	0	0	0		0
326 30 039	20788 GARDEN GATE DR		0	0	0	0	0	0	0		0
326 30 161	20887 DUNBAR DR		0	0	0	0	0	0	0		0
326 28 071	21088 TULITA CT		0	0	0	0	0	0	0		0
362 27 003	7553 SQUIREWOOD WAY		0	0	0	0	0	0	0		0
357 19 069	21726 NOONAN CT		0	0	0	0	0	0	0		0
326 46 001	10470 AINSWORTH DR		0	0	0	0	0	0	0		0
10/20/75	10321 BRET AVE		0	0	0	0	0	0	0		0
359 11 049	10152 BONNY DR		0	0	0	0	0	0	0		0
357 19 020	21739 ALCAZAR AVE		0	0	0	0	0	0	0		0

326 41 045	21335 RUMFORD DR		0	0	0	0	0	0	0		0
375 25 016	18600 RALYA CT		0	0	0	0	0	0	0		0
342 29 068	22551 ALCALDE RD		0	0	0	0	0	0	0		0
342 22 078	22823 SAN JUAN RD		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 72		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 73		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 70		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 69		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 79		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 78		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 83		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 83		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 81		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 80		0	0	0	0	0	0	0		0

342 54 016	23000 CRISTO REY LOOP VILLA 77		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 76		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 75		0	0	0	0	0	0	0		0
342 54 016	23250 VIA ESPLENDOR VILLA 66		0	0	0	0	0	0	0		0
342 54 016	23250 VIA ESPLENDOR VILLA 65		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 68		0	0	0	0	0	0	0		0
342 54 016	23150 CRISTO REY LOOP VILLA 71		0	0	0	0	0	0	0		0
342 54 016	23050 VIA ESPLENDOR VILLA 67		0	0	0	0	0	0	0		0
342 54 016	23250 VIA ESPLENDOR VILLA 64		0	0	0	0	0	0	0		0
342 54 016	23850 VIA ESPLENDOR VILLA 62		0	0	0	0	0	0	0		0
342 54 016	23850 VIA ESPLENDOR VILLA 61		0	0	0	0	0	0	0		0
342 54 016	23000 CRISTO REY LOOP VILLA 74		0	0	0	0	0	0	0		0
Totals			0	0	0	0	0	0	0		0

Project Information																	
Project Identifier					Unit Types					Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			Notes
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	
	375 08 049	10349 JUDY AVE			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	0			
	8/13/26	10679 FLORA VISTA AVE			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	1	Demolished	O	
	356 16 044	11096 LA PALOMA DR			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	0			

	357 04 056	22352 PALM AVE			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	0			
	326 30 039	20788 GARDEN GATE DR			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	1	Demolish ed	O	
	326 30 161	20887 DUNBAR DR			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	1	Demolish ed	O	
	326 28 071	21088 TULITA CT			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	1	Demolish ed	O	
	362 27 003	7553 SQUIRE WOOD WAY			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	0			

	357 19 069	21726 NOONAN CT			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	0			
	326 46 001	10470 AINSWO RTH DR			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	0			
	10/20/75	10321 BRET AVE			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	1	Demolish ed	O	
	359 11 049	10152 BONNY DR			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	0			
	357 19 020	21739 ALCAZA R AVE			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	0			

	326 41 045	21335 RUMFOR D DR			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	0			
	375 25 016	18600 RALYA CT			ADU	Owner	0	N				Per Housing Element, ADUs counts as moderate income units	1000	1	Demolish ed	O	
	342 29 068	22551 ALCALD E RD			SFD	Owner	0	N						1	Demolish ed	O	
	342 22 078	22823 SAN JUAN RD			SFD	Owner	0	N						0			
	342 54 016	23150 CRISTO REY LOOP VILLA 72	The Forum		2 to 4	Owner	0	N						0			
	342 54 016	23150 CRISTO REY LOOP VILLA 73	The Forum		2 to 4	Owner	0	N						0			
	342 54 016	23150 CRISTO REY LOOP VILLA 70	The Forum		2 to 4	Owner	0	N						0			

	342 54 016	23150 CRISTO REY LOOP VILLA 69	The Forum		2 to 4	Owner	0	N						0			
	342 54 016	23000 CRISTO REY LOOP VILLA 79	The Forum		2 to 4	Owner	0	N						0			
	342 54 016	23000 CRISTO REY LOOP VILLA 78	The Forum		2 to 4	Owner	0	N						0			
	342 54 016	23000 CRISTO REY LOOP VILLA 83	The Forum		2 to 4	Owner	0	N						0			
	342 54 016	23000 CRISTO REY LOOP VILLA 83	The Forum		2 to 4	Owner	0	N						0			
	342 54 016	23000 CRISTO REY LOOP VILLA 81	The Forum		2 to 4	Owner	0	N						0			
	342 54 016	23000 CRISTO REY LOOP VILLA 80	The Forum		2 to 4	Owner	0	N						0			
	342 54 016	23000 CRISTO REY LOOP VILLA 77	The Forum		2 to 4	Owner	0	N						0			

	342 54 016	23000 CRISTO REY LOOP VILLA 76	The Forum		2 to 4	Owner	0	N						0			
	342 54 016	23000 CRISTO REY LOOP VILLA 75	The Forum		2 to 4	Owner	0	N						0			
	342 54 016	23250 VIA ESPLEN DOR VILLA 66	The Forum		SFD	Owner	0	N						0			
	342 54 016	23250 VIA ESPLEN DOR VILLA 65	The Forum		SFD	Owner	0	N						0			
	342 54 016	23150 CRISTO REY LOOP VILLA 68	The Forum		SFD	Owner	0	N						0			
	342 54 016	23150 CRISTO REY LOOP VILLA 71	The Forum		SFD	Owner	0	N						0			
	342 54 016	23050 VIA ESPLEN DOR VILLA 67	The Forum		SFD	Owner	0	N						0			
	342 54 016	23250 VIA ESPLEN DOR VILLA 64	The Forum		SFD	Owner	0	N						0			

	342 54 016	23850 VIA ESPLEN DOR VILLA 62	The Forum		SFD	Owner	0	N						0			
	342 54 016	23850 VIA ESPLEN DOR VILLA 61	The Forum		SFD	Owner	0	N						0			
	342 54 016	23000 CRISTO REY LOOP VILLA 74	The Forum		2 to 4	Owner	0	N						0			

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TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Year 1 - 2015	Year 2 - 2016	Year 3 - 2017	Year 4 - 2018	Year 5 - 2019	Year 6 - 2020	Year 7 - 2021	Year 8 - 2022	Year 9 - 2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	356	Deed restricted	0	0	0	18	0	0	0	0	0	19	337
		Non-Restricted	0	0	0	1	0	0	0	0	0		
Low	207	Deed restricted	0	0	0	0	0	0	0	0	0	0	207
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Moderate	231	Deed restricted	0	0	0	0	15	0	0	0	0	74	157
		Non-Restricted	14	18	12	15	0	0	0	0	0		
Above Moderate	270		164	9	16	2	24	0	0	0	0	215	55
Total Units			178	27	28	36	39	0	0	0	0	308	
Total RHNA	1,064	Total Remaining Need for RHNA Period											756

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

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TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No Data Available

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TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
Land Use Policy and Zoning Provisions	Accommodate the Regional Housing Needs Allocation (RHNA).	Ongoing: 2014-2022	Continue to provide adequate capacity through the Land Use Element and Zoning Ordinance to accommodate the RHNA allocation, monitor development standards, monitor sites inventory, and monitor development activity on Housing Opportunity Sites.
Second Dwelling Units	Continue to implement the Accessory Dwelling Unit (ADU) Ordinance (or Second Dwelling Unit Ordinance) and encourage the production of second units.	Ongoing: 2014-2022	Continue to encourage the production of second units. The ordinance is regularly updated to comply with state law. Reviewed incentives to build ADUs as part of the City FY 2019-20 work program. 74 ADU permits issued since 2014.
Lot Consolidation	Facilitate residential and mixed used developments.	Ongoing: 2014-2022	Continue to encourage lot consolidation when contiguous smaller, underutilized parcels are to be redeveloped. Encourage master plans for such sites with coordinated access and circulation. Provide technical assistance to property owners of adjacent parcels to facilitate coordinated redevelopment where appropriate. Encourage intra- and inter-agency cooperation in working with applicants.
Flexible Development Standards	Encourage a range of housing options in the community.	Ongoing: 2014-2022	Continue to offer flexible residential development standards in planned residential zoning districts and consider granting reductions in off-street parking for senior housing. In 2019, the Westport Project development proposal utilized density bonus parking standards.
Heart of the City Specific Plan	Reduce constraints to housing development and ensure that the designated sites can obtain the realistic capacity shown in the Housing Element.	Ongoing: 2014-2022	Completed in May 2015.

Office and Industrial Housing Mitigation Program	Continue to implement the Office and Industrial Housing Mitigation Program which requires that developers of office, commercial, and industrial space pay a mitigation fee which will then be used to support affordable housing in the City.	Ongoing: 2014-2022	Continue to implement the Office and Industrial Housing Mitigation Program. Require developers of office, commercial, and industrial space pay a mitigation fee to support affordable housing. Mitigated fees are collected and deposited into the City's Below Market Rate (BMR) Affordable Housing Fund (AHF).
Residential Housing Mitigation Program	Continue to implement the Residential Housing Mitigation Program to mitigate the need for affordable housing created by new market-rate residential development.	Ongoing: 2014-2022	Continue to implement the Residential Housing Mitigation Program. The Program applies to new residential development. Mitigation includes either the provision of BMR units or the payment of the "Housing Mitigation" fee. A BMR Linkage Fees Update study is underway as part of the City's FY 2019-20 work program.
Below Market Rate (BMR) Affordable Housing Fund (AHF)	Continue to support affordable housing projects, strategies, and services, including but not limited to: BMR program administration, substantial rehabilitation, land acquisition, acquisition of buildings for permanent affordability, new construction, preserving "at-risk" BMR units, rental operating subsidies, down payment assistance, land write-downs, direct gap financing, and fair housing.	Ongoing: 2014-2022	Continue to maintain the BMR AHF. The City worked on a strategy to preserve Le Beaulieu, a low-income development at-risk of conversion to market rate units. Technical assistance provided to eight non-profits/developers looking to develop affordable housing. In 2019, the BMR AHF provided funding to the following affordable housing projects, strategies, and services: <ul style="list-style-type: none"> •BMR Program Administration- 1,040 sought assistance, 14 new households were assisted. •Fair housing services- \$43,000 to Project Sentinel
Housing Resources	Provide information on housing resources and services offered by the County and other outside agencies to Cupertino residents and developers interested in providing affordable housing.	Ongoing: 2014-2022	Continue to provide information on housing resources and services including, but not limited to: <ul style="list-style-type: none"> • County Measure A Affordable Housing Bond • County Mortgage Credit Certificate • County IDevelopmental Disability Funding • Housing Trust Silicon Valley First-Time Homebuyer Assistance and Developer Loans • Housing Authority Section 8 Vouchers. In addition, the City worked with non-profit organizations in providing programs and services for low-income households; and private industry, in particular financial and development groups, to encourage the development of affordable housing opportunities regionally and in the City. The City provided technical assistance to the public service agencies it funded and attended the Regional CDBG/Housing Coordinators meeting.

Surplus Properties for Housing	Explore opportunities on surplus properties.	Ongoing: 2014-2022	Continue to work with local public agencies, school districts, and churches to identify surplus properties that have the potential for residential development and encourage long-term land leases of properties from churches, school districts, and corporations for construction of affordable units.
Incentives for Affordable Housing Development	Continue to offer a range of incentives to facilitate the development of affordable housing.	Ongoing: 2014-2022	<p>Continue to offer a range of financial assistance through the City's BMR AHF, partner with CDBG and support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, density bonus incentives, flexible development standards, technical assistance, waiver of park dedication fees and construction tax, parking ordinance waivers, and expedited permit processing. In 2019, BMR AHF and CDBG funds were provided to the following to facilitate the development of affordable housing:</p> <ul style="list-style-type: none"> •\$81,875 to Rebuilding Together Silicon Valley, a low-income housing repair and rehabilitation program •\$43,310.20 to the Vista Village Renovation Project for substantial rehabilitation •\$120,000 to the Anjali Transitional House for substantial rehabilitation <p>In addition, the City participates in the Regional CDBG/Housing Coordinators meeting and provides technical assistance to the public service agencies it funds. The City also participates in the Santa Clara County HOME Consortium.</p>
Density Bonus Ordinance	Encourage the use of density bonuses and incentives for housing developments.	Ongoing: 2014-2022	In 2019, the City reviewed the Westport Cupertino project, which is utilizing the density bonus provisions including a density bonus, incentives, and concessions.

Extremely Low-Income Housing and Housing for Persons with Special Needs	Continue to encourage the development of adequate housing to meet the needs of extremely low-income households and person with special needs.	Ongoing: 2014-2022	Continue to provide financing assistance using the BMR AHF and CDBG funds, allow residential developments to exceed planned density maximums for special needs housing, grant reductions in off-street parking, and partner with and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds. The City worked with developers and non-profit organizations to encourage the development of affordable housing opportunities regionally and in the City. In addition, the City participates in the Regional CDBG/Housing Coordinators meeting and provides technical assistance to the public service agencies it funds. The City also participates in the Santa Clara County HOME Consortium. As part of the City's FY 2019-20 work program, a feasibility study is underway to determine the residential uses on a City owned site located at 10301 Byrne Avenue with the goal of assisting with the development of affordable housing for developmentally disabled adults.
Employee Housing	Permit employee housing in multiple zoning districts.	Ongoing: 2014-2022	Continue to implement the City's zoning code to allow employee housing in multiple zoning districts. The Zoning Ordinance is regularly updated to comply with state law.
Residential Rehabilitation	Continue to utilize BMR AHF and CDBG funds to support residential rehabilitation efforts in the community.	Ongoing: 2014-2022	Continue to utilize BMR AHF and CDBG funds to acquire/rehabilitate rental housing and rehabilitate owner occupied housing. In 2019, CDBG funds were provided to the following residential rehabilitation efforts: <ul style="list-style-type: none"> •\$81,875 to Rebuilding Together Silicon Valley, a low-income housing repair and rehabilitation program •\$43,310.20 to the Vista Village Renovation Project for substantial rehabilitation •\$120,000 to the Anjali Transitional House for substantial rehabilitation

Preservation of At-Risk Housing Units	Proactively contact the property owner of Beardon Drive, a housing project considered at risk of converting to market-rate housing, regarding its intent to remain or opt out of the affordable program.	Ongoing: 2014-2022	In the event the project becomes at risk of converting to market-rate housing, the City will work with the property owner or other interested nonprofit housing providers to preserve the eight units. In 2019, the owner of Beardon Drive paid off the City's CDBG loan and indicated that the property would continue to operate as affordable housing.
Condominium Conversion	Regulate the conversion of rental units in multi-family housing development in order to preserve the rental housing stock.	Ongoing: 2014-2022	Continue to monitor the effectiveness of this ordinance in providing opportunities for homeownership while preserving a balanced housing stock with rental housing.
Housing Preservation Program	Grant approval of proposed developments or redevelopments on if the project will comply with the City's BMR program, the number of units provided on site is at least equal to the number of existing units, and adverse impacts on displaced tenants (four or more units) are mitigated.	Ongoing: 2014-2022	Continue to participate in studies of regional housing need and displacement and consider policies or programs to address the indirect displacement of low-income residents as appropriate. The City's Affirmatively Furthering Fair Housing document is underway.
Neighborhood and Community Clean-Up Campaigns	Continue to encourage and sponsor neighborhood and community clean-up campaigns for both public and private properties.	Ongoing: 2014-2022	Continue to encourage and sponsor neighborhood and community clean-up campaigns for both public and private properties. The City promotes and/or staffs the following events available to the community: <ul style="list-style-type: none"> • Recology provides quarterly drop off events for bulky items, construction waste, and landscape waste. • The City staffs two annual creek clean ups- National River Clean Up Day and Coastal Clean Up Day.
Enforcement of Title 24	Continue to enforce Title 24 requirements for energy conservation and evaluate utilizing some of the other suggestions as identified in the Environmental Resources/Sustainability element.	Ongoing: 2014-2022	Continue to enforce Title 24 requirements for energy conservation and evaluate utilizing some of the other suggestions as identified in the Environmental Resources/Sustainability element. In 2019, the City adopted REACH codes which will assist in achieving the City's sustainability goals.
Sustainable Practices	Continue to implement the Landscape Ordinance for water conservation and the Green Building Ordinance that applies primarily to new residential and nonresidential development, additions, renovations, and tenant improvements of ten or more units.	Ongoing: 2014-2022	Continue to the implement the Landscape Ordinance, Green Building Ordinance, and the City's Climate Action Plan, including evaluating the potential to provide incentives for energy conservation improvements at affordable housing projects (e.g. waiving or reducing fees,) and continue to implement the policies in the climate action plan.

Emergency Shelters	Continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the "BQ" Quasi-Public zoning district.	Ongoing: 2014-2022	Continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the "BQ" Quasi-Public zoning district.
Supportive Services for Lower-Income Households and Persons with Special Needs	Continue to utilize the BMR AHF, CDBG, and General Fund Human Services Grants (HSG) funds to provide for a range of supportive services for lower-income households and persons with special needs.	Ongoing: 2014-2022	In 2019, BMR AHF, CDBG, and HSG funds were provided to the following supportive services for lower-income households and persons with special needs: <ul style="list-style-type: none"> •CDBG- \$20,935.04 to Live Oak Adult Day Services, a senior adult day care •CDBG- \$35,646.16 to West Valley Community Services (WVCS) CARE Program, a community access to resource and education program •HSG- \$8,000 to Catholic Charities of Santa Clara County, a long-term care ombudsman program •HSG- \$25,000 to MAITRI, a transitional housing direct client services program •HSG- \$10,600 to Senior Adult Legal Assistance, a legal assistance to elders program •HSG- \$40,000 to WVCS Haven to Home program, a supportive services and housing resources program for the homeless
Rotating Homeless Shelter	Continue to support the operation of a rotating homeless shelter.	Ongoing: 2014-2022	The City has previously provided Faith in Action Rotating Shelter with space at City Hall to provide intake and registration for the community each night. The Faith in Action Rotating Shelter was non-operational in 2019.
Fair Housing Services	Continue to provide fair housing services, retain a fair housing service provider, coordinate efforts with the County Fair Housing Consortium, and distribute fair housing materials at public counters/events.	Ongoing: 2014-2022	Continue to provide fair housing services including outreach, education, counseling, and investigation of fair housing complaints. In 2019, BMR AHF funds were provided to the following fair housing services: <ul style="list-style-type: none"> •\$43,000 to Project Sentinel, a landlord/tenant rental mediation program and fair housing program.

Coordination with Outside Agencies and Organizations	Partner with outside agencies and organizations in addressing local and regional housing needs.	Ongoing: 2014-2022	Continue to coordinate with school districts, housing providers, neighboring jurisdictions, 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, Housing Authority of Santa Clara County, and Valley Transportation Authority. The City participated in the following groups: Regional CDBG/Housing Coordinators, SV@Home, Housing CA, NAHRO, Grounded Solutions, US Department of Housing and Urban Development, among others.
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TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

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TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)

Activity Type	Affordability by Household Incomes				Description of Activity
	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Total Units by Income	0	0	0	0	

Jurisdiction	Cupertino		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 year.		Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas	
Reporting Period	2019	(Jan. 1 - Dec. 31)				
			ANNUAL ELEMENT PROGRESS REPORT			
			Housing Element Implementation			
			(CCR Title 25 §6202)			
Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1						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						
N/A						

Jurisdiction		Cupertino	
Reporting Year		2019 (Jan. 1 - Dec. 31)	
Building Permits Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		15
	Non-Deed Restricted		0
Above Moderate			24
Total Units			39
Note: Units serving extremely low-income households are included in the very low-income permitted units totals			
Housing Applications Summary			
Total Housing Applications Submitted:			1
Number of Proposed Units in All Applications Received:			242
Total Housing Units Approved:			0
Total Housing Units Disapproved:			0
Use of SB 35 Streamlining Provisions			
Number of Applications for Streamlining			0
Number of Streamlining Applications Approved			0
Total Developments Approved with Streamlining			0
Total Units Constructed with Streamlining			0
Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0
Cells in grey contain auto-calculation formulas			