Department of Housing & Community Development Annual Housing Element Progress Report

CUPERTINO

Kerri Heusler, Senior Housing Planner
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Background

In accordance with State law, CA cities must have an adopted General Plan with a Housing Element

- Cities must adequately plan to meet existing and projected housing needs of people at all income levels

- Cupertino Housing Element 2014-2022
  Certified by HCD on February 5, 2015
  Adopted by City Council on May 19, 2015

Background

- The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element

- Each jurisdiction must prepare an annual progress report on the status and progress in implementing its Housing Element

RHNA Entitlements By City

		Extremely Low/Very Low (0-50% of AMI)	Low (51-80% of AMI)	Moderate (81-120% of AMI)	Above Moderate (over 120% AMI)	Total Units
Projected Need (RHNA)		**356**	**207**	**231**	**270**	**1,064**
Total RHNA Entitled & Produced* (2014 - 2018)		19	-	59	191	269
Projects Entitled by City (Not Yet Produced)	Hamptons	-	7	30	563	600
	Marina	16	-	2	170	188
	Vallco (SB35)	361	840	-	1,201	2402
Total Projects Entitled by City (Not Yet Produced)		377	847	32	1934	3190
Balance		-	-	**140**	-	**140**

Produced means building permits issued

RHNA Generation by Developers

	Extremely Low/Very Low (0-50% of AMI)	Low (51-80% of AMI)	Moderate (81-120% of AMI)	Above Moderate (over 120% AMI)	Total Units
Projected Need (RHNA)	356	207	231	270	1,064
Total Projects Entitled by City (Not Yet Produced)	377	847	32	1934	3190
Building Permits Applied for By Developers and Issued — 2015 APR*	-	-	14	164	178
Building Permits Applied for By Developers and Issued — 2016 APR	-	-	18	9	27
Building Permits Applied for By Developers and Issued — 2017 APR	-	-	12	16	28
Building Permits Applied for By Developers and Issued — 2018 APR	19	-	15	2	36
Total RHNA Production (2014 - 2018)	19	-	59	191	269
Balance	337	207	172	79	795

* Includes 2014 production

2018 Report

- Reporting Year: January 1 – December 31, 2018

- Must report building permits issued towards RHNA

- Due April 1, 2019

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

- 1 application received: Vallco

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

- Requires information for very low, low, moderate and above moderate income housing and for mixed-income projects

- 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

- Summary of prior permitting activity in current planning cycle, including permitting activity for 2018

- Auto-populated

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

- Required when a city or county identified an unaccommodated need of sites from the previous planning period

- N/A. Cupertino has more than sufficient sites zoned to accommodate RHNA numbers.

Table D- Program Implementation Status

- Status/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

Table E- Commercial Development Bonus Approved

- Required if jurisdiction has approved any commercial development bonuses during the reporting year

- N/A

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

- Report 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

- N/A. But City has gone beyond Housing Element and provided $900,00 in loans/grants for rehabilitation projects from 2014 – 2018

Next Steps

- Submit Report to HCD by April 1, 2019 deadline