

# Department of Housing & Community Development Annual Housing Element Progress Report



CUPERTINO

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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
<b>Projected Need (RHNA)</b>		<b>356</b>	<b>207</b>	<b>231</b>	<b>270</b>	<b>1,064</b>
<b>Total RHNA Entitled &amp; Produced* (2014 - 2019)</b>		<b>19</b>	<b>-</b>	<b>74</b>	<b>215</b>	<b>308</b>
<b>Projects Entitled by City (Not Yet Produced)</b>	<b>Hamptons</b>	<b>-</b>	<b>7</b>	<b>30</b>	<b>563</b>	<b>600</b>
	<b>Marina</b>	<b>16</b>	<b>-</b>	<b>2</b>	<b>170</b>	<b>188</b>
	<b>Vallco (SB35)</b>	<b>361</b>	<b>840</b>	<b>-</b>	<b>1,201</b>	<b>2402</b>
<b>Total Projects Entitled by City (Not Yet Produced)</b>		<b>377</b>	<b>847</b>	<b>32</b>	<b>1934</b>	<b>3190</b>
<b>Balance</b>		<b>-</b>	<b>-</b>	<b>125</b>	<b>-</b>	<b>125</b>

*\*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
	2016 APR	-	-	18	9	27
	2017 APR	-	-	12	16	28
	2018 APR	19	-	15	2	36
	2019 APR	-	-	15	24	39
Total RHNA Production (2014 - 2019)		19	-	74	215	308
Balance		337	207	157	55	756
* Includes 2014 production						

# 2019 Report

- Reporting Year: January 1 – December 31, 2019
- Must report building permits issued towards RHNA
- Due April 1, 2020

## **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 Westport Cupertino application was submitted in 2018 and deemed complete in 2019.**

# Applications in Review

- Canyon Crossing: 18 units
  - 13 townhomes (for-sale)
  - 5 apartments (rental)



## **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 2019
- 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 \$1,250,000 in loans/grants for rehabilitation projects from 2014 – 2019

## **Table G- Locally Owned Lands included in Housing Element Sites Inventory**

- Report 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
- N/A