ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

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Jurisdiction Cupertino Reporting Year 2018 (Jan. 1 - Dec. 31)

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									Table A		.								
							Housi	ing Develo	pment App	Dications	Submitted	1							
		Project Identific	ər		Unit Ty	pes	Date Application Submitted		P	roposed U	nits - Afforda	ability by Ho	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
		1			2	3	4				. 5			1	6	7	8	9	10
Prior APN ⁺	Current APN	Street Address	Project Name [*]	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deec Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes ⁺
Summary Row: St	art Data Entry Belov	v						400)	840				1404	2644	2402		1	
	326 27 042 / 326 27 043	21275 Stevens Creek Blvd.	Westport	DP-2018-05, ASA-2018- 05, TM-2018-03	SFA	C	5/17/2018	39						203	242			No	Under Review. Density Bor
	316 20 080, 316 20 081, 316 20 094, 316 20 095, 316 20 095, 316 20 100, 316 20 101, 316 20 104, 316 20 105, 316 20 106, 316 20 107		Vallco Town Center Projec Pursuant to SB 35		MH MH		3/27/2018	361		840				1201	2402	2402		Yes-Approved	2 types of Unit Category- S

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Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units Infill Housing with Financial Assistance Housing without Financial Term of Affordability and/or Dead Restrictions Restrictions Assistance or Deed Restriction Demolished/Destroyed Units Project Identifier Unit Types Affordability by Household Incomes - Building Permits Affordability by Household Incomes - Certificates of Occupancy Notes Affordability by Household Incomes - Completed Entitlement # of Units hand | Very Lear- | Lear- Norm | Infill Units 7
Y/M*

Assistance Programs for Each Development (we instructions)

Deed Restriction

Type (see histractions)

See histractions)

(see instructions)

Assistance Programs for Each Development (see histractions) Notes* 1 Y HOME Ober LIHTC DB # 16 OTHER: City of 316 32 015 19742 DRAKE CT 1000 ADU 10/30/2018 316 33 047 10430 CHERRY TREE LN Per Housing Element, ADUs counts as moderate income units 8/27/2018 1000 6/6/2018 Per Housing Element, ADUs counts as moderate income units 375 15 028 10271 MENHART LN 4/30/2018 375 17 042 18752 TILSON AVE 11/8/2018 ADU 1000 9/17/2018 5/25/2018 ADU 326 19 305 21902 OAKVIEW LN 5/18/2018 1000 357 03 024 10351 PALO VISTA RD Per Housing Element, ADUs counts as moderate income unit-6/4/2018 6/14/2018 369 20 021 6460 MYRTLEWOOD DR ADU 8/30/2018 359 03 028 7823 LILAC CT 8/17/2018 316 23 107 6/29/2018

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(CCR Title 25 §6202)

Jurisdiction	Cupertino	
Reporting Year	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

	Table B												
	Regional Housing Needs Allocation Progress												
	Permitted Units Issued by Affordability												
		1					2					3	4
	Income Level	RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	356				18						19	337
Very Low	Non-Deed Restricted	330				1						19	337
	Deed Restricted	207											207
Low	Non-Deed Restricted	201											207
	Deed Restricted	231										56	175
Moderate	Non-Deed Restricted	231	12	17	12	15						30	1/5
Above Moderate)	270	164	8	16	2						190	80
Total RHNA		1064											
Total Units 44			176	25	28	36						265	799

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

Cells in grey contain auto-calculation formulas

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						Si	tes Identified or F			tfall Housing N	eed						
							too laciltinea or i	tozonou to Aoo		tiun riouoning i							
	Project Iden	tifier		Date of Rezone		Affordability by	Household Income		Type of Shortfall				S	ites Description			
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very-Low Income	Low-Income	Moderate Income	Above Moderate - Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start	Data Entry Below																
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

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Jurisdiction	Cupertino	
Reporting Year	2018	(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
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Land Use Policy and Zoning Provisions	Accommodate the Regional Housing Needs Allocation (RHNA).	Ongoing: 2014-2022	Continue to provide adequate capacity through the Land Use Element and Zoning Ordinance to accommodate the RHNA allocation, monitor development standards, monitor sites inventory, and monitor development activity on Housing Opportunity Sites.
Second Dwelling Units	Continue to implement the Accessory Dwelling Unit 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. Reviewing incentives to build Accessory Dwelling Units as part of the City 2019-20 work program.
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.
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	11 0	Ongoing: 2014-2022	Continue to implement the Residential Housing Mitigation Program. The Program applies to new residential development. Mitigation includes either the provision of below market rate units or the payment of the "Housing Mitigation" fee.

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. In 2018, the BMR AHF provided funding to the following affordable housing projects, strategies, and services: •BMR Program Administration- sixteen new households were assisted. •Substantial rehabilitation- \$80,000 to the Greenwood Court Renovation Project, (4) former transitional housing units converted to BMR rental units •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: • County Measure A Affordable Housing Bond • County Mortgage Credit Certificate • 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 Community Development Block Grant (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	Continue to offer a range of financial assistance through the City's BMR AHF, partner with Community Development Block Grant (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 2018, BMR AHF and CDBG funds were provided to the following to facilitate the development of affordable housing: *BMR AHF- \$80,000 to the Greenwood Court Renovation Project, (4) former transitional housing units converted to BMR rental units *CDBG- \$64,000 to Rebuilding Together Silicon Valley, a low-income housing repair and rehabilitation program *CDBG- \$176,201.65 to Vista Village Renovation Project, a low-income affordable housing development. 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.
Density Bonus Ordinance	Encourage the use of density bonuses and incentives for housing developments.	Ongoing: 2014-2022	In 2018, the City is reviewing 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.
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 2018, BMR AHF and CDBG funds were provided to the following residential rehabilitation efforts: •BMR AHF- \$80,000 to the Greenwood Court Renovation Project, (4) former transitional housing units converted to BMR rental units •CDBG- \$64,000 to Rebuilding Together Silicon Valley, a low-income housing repair and rehabilitation program •CDBG- \$176,201.65 to Vista Village Renovation Project, a low-income affordable housing development.
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.
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 lower income residents as appropriate.
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.
Enforcement of Title 24		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.

	Ordinance for water conservation and the Green Building Ordinance that applies primarily to new residential and nonresidential development, additions, renovations, and tenant improvements of ten or more units.	Ongoing: 2014-2022	Continue to the implement the Landscape Ordinance, Green Building Ordinance, and the City's Climate Action Plan, including evaluating the potential to provide incentives for energy conservation improvements at affordable housing projects (e.g. waiving or reducing fees,) and continue to implement the policies in the climate action plan.
	Continue to 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.
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 2018, BMR AHF, CDBG, and HSG funds were provided to the following supportive services for lower-income households and persons with special needs: •CDBG- \$20,431.15 to Live Oak Adult Day Services, a senior adult day care •CDBG- \$35,000 to West Valley Community Services 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
	Continue to support the operation of a rotating homeless shelter.	Ongoing: 2014-2022	
Fair Housing Services	×	Ongoing: 2014-2022	Continue to provide fair housing services including outreach, education, counseling, and investigation of fair housing complaints. In 2018, BMR AHF funds were provided to the following fair housing services: •\$43,000 to Project Sentinel, a landlord/tenant rental mediation program and fair housing program.
Agencies and Organizations	Partner with outside agencies and organizations in addressing local and regional housing needs.		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. T+E22he 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								
	Project I	dentifier	Comm	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 Income4	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Sta	rt Data Entry Below								

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Table F Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type		Units that Do Not Co Listed for Information	Units that Count Towards RHNA * Note - Because the statutory requirements severly limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				unit complies with subsection (c)(7) of Government		
	Extremely Low- Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS*	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income ⁺	TOTAL UNITS*	Code Section 65583.1 ⁺
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

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