

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction CUPERTINO

Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						11	16				
(10) Total by Income Table A/A3			0	0	11	16					
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

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**Table A2**

### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: 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 GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	11	0	11	11
No. of Units Permitted for <b>Above Moderate</b>	1	0	15	0	0	16	16

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	356	0	0	0	0	0	0	0	0	0	0	356
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	207	0	0	0	0	0	0	0	0	0	0	207
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		231	12	15	11	0	0	0	0	0	0	38	193
Above Moderate		270	164	8	16	0	0	0	0	0	-	188	82
Total RHNA by COG. Enter allocation number:		1064	176	23	27	0	0	0	0	0	0	226	838
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

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

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.
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 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 2017, BMR AHF and Community Development Block Grant (CDBG) funds were provided to the following to facilitate the development of affordable housing: ¿BMR AHF- \$160,000 to the Greenwood Court Renovation Project, (4) former transitional housing units converted to BMR rental units ¿BMR AHF- \$3,672,000 loan to The Veranda, a (19) unit extremely-low and very-low income senior housing development ¿CDBG- \$64,000 to Rebuilding Together Silicon Valley, a low-income housing repair and rehabilitation program ¿CDBG- \$167,823.20 to Vista Village Renovation Project, a low-income

			<p>affordable housing development.</p> <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 participated 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 2017, the City approved The Veranda, a (19) unit affordable senior housing project eligible for a 35% density bonus.
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.
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.
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	<p>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. In 2017, BMR AHF and CDBG funds were provided to the following:</p> <p>¿BMR AHF- \$3,672,000 loan to The Veranda, a (19) unit extremely-low and very-low income senior housing development</p> <p>In addition, the City worked with non-profit organizations in providing programs and services for extremely low-income and special needs households 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 participated in the Santa Clara County HOME Consortium.</p>
Rotating Homeless Shelter	Continue to support the operation of a rotating homeless shelter.	Ongoing: 2014-2022	The City provides Faith in Action Rotating Shelter with space at City Hall to provide intake and registration for the community each night.
Fair Housing Services	Continue to provide fair housing services, retain a fair housing service provider,	Ongoing: 2014-2022	Continue to provide fair housing services including outreach, education, counseling, and investigation of fair housing complaints. In 2017, BMR AHF

	coordinate efforts with the County Fair Housing Consortium, and distribute fair housing materials at public counters/events.		funds were provided to the following fair housing services: ¿ \$10,000 to ECHO Housing, a fair housing program ¿ \$35,000 to Project Sentinel, a landlord/tenant rental mediation program The City hosted a regional Homebuyer Resource Fair with which provided fair housing and other housing education and resources to 150 members of the community.
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. In 2017, the City hosted a Speaker Series and brought in local professionals to educate the public on the topic of housing. In addition, 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.
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 payment of the "Housing Mitigation" fee or the provision of BMR units.
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,	Ongoing: 2014-2022	Continue to maintain the BMR AHF. In 2017, the BMR AHF provided funding to the following affordable housing projects, strategies, and services: ¿ BMR Program Administration- \$175,000 to Hello Housing. Through this program, five households purchased BMR for-sale units and 15 new rental households were assisted. ¿ Land Acquisition- \$3,672,000 loan to The Veranda, a (19) unit extremely-low and very-low income senior housing development. ¿ Substantial rehabilitation- \$160,000 to the Greenwood Court Renovation Project, (4) former transitional housing units converted to BMR rental units



	direct gap financing, and fair housing.		¿Fair housing services- \$10,000 to ECHO Housing and \$35,000 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 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.
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 2017, BMR AHF and CDBG funds were provided to the following residential rehabilitation efforts: ¿BMR AHF- \$160,000 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- \$167,823.20 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	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.
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 2017, BMR AHF, CDBG, and HSG funds were provided to the following supportive services for lower-income households and persons with special needs: ¿BMR AHF- \$175,000 to Hello Housing. BMR rental housing is provided to 142 low-income households. ¿CDBG- \$15,495 to Live Oak Adult Day Services, a senior adult day care ¿CDBG- \$32,488 to West Valley Community Services CARE Program, a community access to resource and education program ¿HSG- \$6,500 to Catholic Charities of Santa Clara County, a long-term care ombudsman program ¿HSG- \$23,400 to MAITRI, a transitional housing direct client services program ¿HSG- \$10,100 to Senior Adult Legal Assistance, a legal assistance to elders

			program
Rotating Homeless Shelter	Continue to support the operation of a rotating homeless shelter.	Ongoing: 2014-2022	The City provides Faith in Action Rotating Shelter with space at City Hall to provide intake and registration for the community each night.

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General Comments: