Housing Element Implementation

(CCR Title 25 §6202)

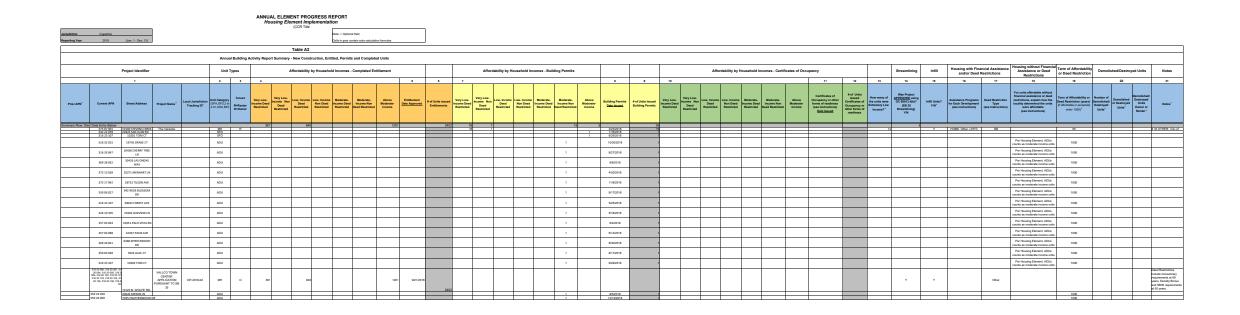
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Cells in grey contain auto-calculation formulas

Jurisdiction Cupertino **Reporting Year** 2018

Table A Housing Development Applications Submitted Total Total Date Approved Disapproved Project Identifier Unit Types Application Proposed Units - Affordability by Household Incomes Streamlining Notes Units by Units by Submitted Project Project 1 2 3 4 5 6 7 8 9 10 Was APPLICATION Total DISAPPROVED SUBMITTED Tenure Very Low-Low-Moderate Unit Category (SFA,SFD,2 to Date Very Low-Moderate-Total Low-Income Above Local Jurisdiction Total PROPOSED Units by Project Pursuant to GC Income Non Income Income Prior APN<sup>+</sup> Current APN Street Address Project Name<sup>+</sup> Application Submitted ncome Deed Non Deed Income Deed Moderate-APPROVED Notes\* 65913.4(b)? Tracking ID<sup>+</sup> R=Renter Deed Non Deed Units by Project Deed Auto-calculate 4,5+,ADU,MH) Restricted Restricted Restricted Income Units by project O=Owner Can Be (SB 35 Restricted Restricted Restricted Overwritten) Streamlining) Summary Row: Start Data Entry Below 84 1201 2402 2402 -240 10123 N. Wolfe Rd. Vallco Town Center Proje DP-2018-0 MH 840 1201 2402 2402 -2402 316 20 080, 316 20 081 3/27/20 0 36 Yes-Approved 316 20 094, 316 20 095 Pursuant to SB 35 316 20 099, 316 20 100 316 20 101, 316 20 103, 316 20 104, 316 20 105, 316 20 106, 316 20 107

(Jan. 1 - Dec. 31)



### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(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	6						
					<b>Regional Ho</b>	using Needs /	Allocation Pro	ogress					
					Permitted	I Units Issued	by Affordabi	lity					
		1					2					3	4
lı	ncome 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	550				1						19	557
Low	Deed Restricted Non-Deed Restricted	207											207
2011	Deed Restricted	004										50	
Moderate	Non-Deed Restricted	231	14	18	12	15						59	172
Above Moderate		270	164	9	16	2						191	79
Total RHNA		1064											
Total Units 44			178	27	28	36						269	795
Noto: unite convin	a extremely low-income house	bolds are included in t	he very low income	pormitted units total	<u> </u>								

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

Housing Element Implementation (CCR Title 25 §6202)

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

Note: + Optional field

	Table C																
	Sites Identified or Rezoned to Accommodate Shortfall Housing Need																
	Project Iden	tifier		Date of Rezone		Affordability by Household Income Type of Shortfall Sites Description											
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	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 I	Data Entry Below		-								-	-		-			
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(CCR Title 25 §6202)

Jurisdiction	Cupertino
Reporting Year	2018

(Jan. 1 - Dec. 31)

	Duo anona laval	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 ide								
1	2	3	4					
Name of Program	Objective	Timeframe in H.E	Status of Program Implementa					
Land Use Policy and Zoning Provisions	Accommodate the Regional Housing Needs Allocation (RHNA).	Ongoing: 2014-2022	Continue to provide adequate capacity through the Land U Ordinance to accommodate the RHNA allocation, monitor monitor sites inventory, and monitor development activity o					
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. updated to comply with state law. Reviewing incentiv Dwelling Units as part of the City 2019-20 work prog					
Lot Consolidation	Facilitate residential and mixed used developments.	Ongoing: 2014-2022	Continue to encourage lot consolidation when contiguous s are to be redeveloped. Encourage master plans for suc access and circulation. Provide technical assistance to adjacent parcels to facilitate coordinated redevelopme Encourage intra- and inter-agency cooperation in wor					
Flexible Development Standards	Encourage a range of housing options in the community.	Ongoing: 2014-2022	Continue to offer flexible residential development standard districts and consider granting reductions in off-street parki					
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 M developers of office, commercial, and industrial space pay affordable housing. Mitigated fees are collected and depos 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 I to new residential development. Mitigation includes either t rate units or the payment of the "Housing Mitigation" fee.					

dentified in the housing element. tation Use Element and Zoning or development standards, on Housing Opportunity Sites. s. The ordinance is regularly tives to build Accessory ogram. s smaller, underutilized parcels uch sites with coordinated to property owners of nent where appropriate. orking with applicants. rds in planned residential zoning king for senior housing. Mitigation Program. Require ay a mitigation fee to support osited into the City's Below n Program. The Program applies r the provision of below market

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	<ul> <li>Continue to maintain the BMR AHF. In 2018, the BMR AHF provided function to the following affordable housing projects, strategies, and services:</li> <li>BMR Program Administration- sixteen new households were assisted.</li> <li>Substantial rehabilitation- \$80,000 to the Greenwood Court Renovation Pro(4) former transitional housing units converted to BMR rental units</li> <li>Fair housing services- \$43,000 to Project Sentinel</li> </ul>
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 n limited to: • County Measure A Affordable Housing Bond • County Mortgage Credit Certificate • Housing Trust Silicon Valley First-Time Homebuyer Assistance and Developer Lo • 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 financia development groups, to encourage the development of affordable housing opportunities regionally and in the City. The City provided technical assista 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 identi surplus properties that have the potential for residential development and encourage long-term land leases of properties from churches, school districts, and corporation 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, partm with Community Development Block Grant (CDBG) and support the funding applica 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 we provided to the following to facilitate the development of affordable housing: •BMR AHF- \$80,000 to the Greenwood Court Renovation Project, (4) former transit housing units converted to BMR rental units •CDBG- \$64,000 to Rebuilding Together Silicon Valley, a low-income housing repa 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 meet and provides technical assistance to the public service agencies it funds. The City a 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 obonus provisions including a density bonus, incentives, and concessions.

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s, 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 furesidential developments to exceed planned density maximums for special housing, grant reductions in off-street parking, and partner with and/or supp funding application of qualified affordable housing developers for regional, a federal affordable housing funds. The City worked with developers and non organizations to encourage the development of affordable housing opportur regionally and in the City. In addition, the City participates in the Regional C Coordinators meeting and provides technical assistance to the public service funds. The City also participates in the Santa Clara County HOME Consort
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 zoning districts. The Zoning Ordinance is regularly updated to comply with
Residential Rehabilitation	Continue to utilize BMR AHF and CDBG funds to support residential rehabilitation efforts in the community.	Ongoing: 2014-2022	<ul> <li>Continue to utilize BMR AHF and CDBG funds to acquire/rehabilitate rental rehabilitate owner occupied housing. In 2018, BMR AHF and CDBG funds to the following residential rehabilitation efforts:</li> <li>BMR AHF- \$80,000 to the Greenwood Court Renovation Project, (4) forme housing units converted to BMR rental units</li> <li>CDBG- \$64,000 to Rebuilding Together Silicon Valley, a low-income housi rehabilitation program</li> <li>CDBG- \$176,201.65 to Vista Village Renovation Project, a low-income affer housing development.</li> </ul>
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 housin work with the property owner or other interested nonprofit housing provider 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 opportune homeownership while preserving a balanced housing stock with rental house
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 displaceme consider policies or programs to address the indirect displacement of lower 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 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 eval some of the other suggestions as identified in the Environmental Resources/Sustainability element.

ssistance using the BMR AHF and CDBG funds, allow
eed planned density maximums for special needs
street parking, and partner with and/or support the
affordable housing developers for regional, state, and
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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 City's Climate Action Plan, including evaluating the potential to provid energy conservation improvements at affordable housing projects (e reducing fees,) and continue to implement the policies in the climate
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 emergency shelters as a permitted use in the "BQ" Quasi-Public zon
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	<ul> <li>In 2018, BMR AHF, CDBG, and HSG funds were provided to the folloservices for lower-income households and persons with special need.</li> <li>CDBG- \$20,431.15 to Live Oak Adult Day Services, a senior adult d</li> <li>CDBG- \$35,000 to West Valley Community Services CARE Program access to resource and education program</li> <li>HSG- \$8,000 to Catholic Charities of Santa Clara County, a long-ter program</li> <li>HSG- \$25,000 to MAITRI, a transitional housing direct client service</li> <li>HSG- \$10,600 to Senior Adult Legal Assistance, a legal assistance</li> </ul>
Rotating Homeless Shelter	Continue to support the operation of a rotating homeless shelter.	Ongoing: 2014-2022	
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, educati investigation of fair housing complaints. In 2018, BMR AHF funds we following fair housing services: •\$43,000 to Project Sentinel, a landlord/tenant rental mediation progr 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, neigh ABAG, Air Quality Management District, Housing Trust Silicon Valley County Fair Housing Consortium, Santa Clara County HOME Conso County Continuum of Care, Housing Authority of Santa Clara County Transportation Authority. T+E22he City participated in the following of CDBG/Housing Coordinators, SV@Home, Housing CA, NAHRO, Gru US Department of Housing and Urban Development, among others.

linance, Green Building Ordinance, and the g the potential to provide incentives for ble housing projects (e.g. waiving or
policies in the climate action plan.
special needs persons by allowing "BQ" Quasi-Public zoning district.
ere provided to the following supportive rsons with special needs: rvices, a senior adult day care
Services CARE Program, a community
Clara County, a long-term care ombudsman
ing direct client services program ice, a legal assistance to elders program
iding outreach, education, counseling, and 18, BMR AHF funds were provided to the
t rental mediation program and fair housing
busing providers, neighboring jurisdictions, ing Trust Silicon Valley, Santa Clara County HOME Consortium, Santa Clara of Santa Clara County, and Valley pated in the following groups: Regional using CA, NAHRO, Grounded Solutions, pment, among others.

## **ANNUAL ELEMENT PROGRESS REPORT** Housing Element Implementation (CCR Title 25 §6202)

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

Note: + Optional field

	Table E								
	Commercial Development Bonus Approved pursuant to GC Section 65915.7								
Project Identifier			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 <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income4	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Star	t Data Entry Below								

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Note: + Optional field

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

	Units Re	habilitated, Prese	rved and Acquir	ed for Alternativ	Table F re Adequate Sites	pursuant to	Government Co	ode section 65	5583.1(c)(2)
	ns may list (for informa	tional purposes only) ι k the grey fields. Units	units that do not cour may only be credited	nt toward RHNA, but d to the table below v	were substantially reha	bilitated, acquire	ed or preserved. To am in its housing el	enter units in this	table as progress toward RHNA, please contact HCD at ate, preserve or acquire units to accommodate a portion of
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only			Units that Count Towards RHNA <sup>+</sup> 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.				The description should adequately document how each unit complies with subsection (c)(7) of Government	
	Extremely Low- Income <sup>+</sup>	Very Low-Income⁺	Low-Income <sup>*</sup>	TOTAL UNITS*	Extremely Low- Income <sup>+</sup>	Very Low- Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS*	Code Section 65583.1 <sup>+</sup>
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									