

Housing Element Implementation

Note: + Optional field

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

Housing Development Applications Submitted

[illegible]

(CCR Title

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

[illegible]

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													
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
Very Low	Deed Restricted	356				18						19	337
	Non-Deed Restricted					1							
Low	Deed Restricted	207											207
	Non-Deed Restricted												
Moderate	Deed Restricted	231										59	172
Above Moderate	Non-Deed Restricted		14	18	12	15							
		270	164	9	16	2						191	79
Total RHNA		1064											
Total Units 44			178	27	28	36						269	795

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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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	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 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: <ul style="list-style-type: none"> •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	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.

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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+	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: Start 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 Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely 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 Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									