



HOUSING DIVISION

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PLANNING COMMISSION STAFF REPORT

Meeting: February 25, 2020

Subject

Department of Housing and Community Development (HCD) Annual Housing Element Progress Report (APR) as specified by HCD (per Gov. Code § 65400(a).

Recommended Action

Accept the Department of Housing and Community Development (HCD) Annual Housing Element Progress Report (APR) which must be submitted using the forms and tables specified by HCD (per Gov. Code § 65400(a).

Discussion

The Annual Housing Element Progress Report is a required report on the status of the City's housing programs. Pursuant to Government Code Section 65400 local governments must provide each year the annual report for the previous calendar to the legislative body, the Office of Planning and Research (OPR), and HCD. The City of Cupertino will submit the 2019 APR to OPR and HCD by the April 1, 2020 deadline.

In past years, the APR focused on building permits issued for new housing units broken down by affordability level, the City's progress towards meeting its Regional Housing Needs Allocation (RHNA), and the City's progress towards implementing its Housing Element programs. However, the reporting requirements significantly increased in 2019 pursuant to Chapter 374 Statutes of 2017 (Assembly Bill 879) and Chapter 366, Statutes of 2017 (Senate Bill 35) and this APR includes additional information to meet those requirements. Staff will provide a presentation at the Planning Commission's February 25 meeting with a summary of the City's RHNA progress and the updated reporting requirements. The following provides an overview of the information required in the APR.

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 City did not receive any housing development applications in 2019.

Table A2- Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

This table requires information for very-low, low, moderate and above-moderate income housing and for mixed-income projects. This includes 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

This is an auto-populated summary of prior permitting activity in the current planning cycle, including permitting activity for 2019.

Table C- Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Reporting is required when a city or county identified an unaccommodated need of sites from the previous planning period. Cupertino has more than sufficient sites zoned to accommodate RHNA numbers.

Table D- Program Implementation Status

This is detailed information on the status and 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. For Strategy HE-5.1.3, it should be noted that the City continues to support a Rotating Homeless Shelter. Although the Faith in Action organization was non-operational in 2019, the City is committed to working with Faith in Action, or another similar group, should this service be made available.

Table E- Commercial Development Bonus Approved

Reporting is required if jurisdiction has approved any commercial development bonuses during the reporting year. The City did not approve any commercial development bonuses in 2019.

Table F- Units Rehabilitated, Preserved and Acquired for Alternate Adequate Sites

This section reports 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. This is not applicable to Cupertino; however, the City has gone beyond the 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 (NEW)

This is a report of 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. This is not applicable to Cupertino.

Fiscal Impact

There is no fiscal impact.

Prepared by: Kerri Heusler, Housing Manager

Reviewed by: Benjamin Fu, Director of Community Development

Approved for Submission by: Joseph Petta, City Attorney

Attachments:

1 - 2019 HCD Annual Housing Element Progress Report