CITY OF CAMPBELL
Community Development Department

Date: April 15, 2015

From: Cindy McCormick, Senior Planner
Community Development Department
70 N. First Street, Campbell, CA 95008
P 408.871.5103 | F 408.871.5140

To: Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Re: 2014 Housing Element Annual Progress Report

To whom it may concern,

Please find enclosed the City of Campbell's Housing Element Progress Report for the period from January 1st through December 31st, 2014.

Please do not hesitate to contact me at (408) 871-5103 or via email at cindym@cityofcampbell.com to discuss any of the information provided in the attached report.

Sincerely,

Cynthia McCormick

Cindy McCormick, AICP

encl: 2014 Housing Progress Report
2014 Building Permit Summary

cc: Aki Snelling, Planning Manager

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

Jurisdiction City of Campbell

Reporting Period 1/1/2014 - 12/31/12014

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	
No Very Low or Low to report in 2014											
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	68	68				
(10) Total by income Table A/A3 ► ►						68	68				
(11) Total Extremely Low-Income Units*											

* 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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet 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	*No Rehabilitated, Preserved or Acquired to report in 2014*
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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 **Moderate**	*No Moderate to report in 2014*					0	
No. of Units Permitted for **Above Moderate**	49	4	14	1	0	68	

* Note: This field is voluntary

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Reporting Period 1/1/2014 - 12/31/12014

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.			2009	2010	2011	2012	2013	2014				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	199	1	0	0	1	33	0				35	164
	Non-deed restricted		0	0	0	0	0	0				0	
Low	Deed Restricted	122	2	0	16	2	10	0				30	91
	Non-deed restricted		1	0	0	0	0	0				1	
Moderate	Deed Restricted	158	0	0	8	3	9	0				20	138
	Non-deed restricted		0	0	0	0	0	0				0	
Above Moderate		413	26	9	24	40	310	68				477	-64
Total RHNA by COG. Enter allocation number:		892	30	9	48	46	362	68				563	329
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Reporting Period 1/1/2014 - 12/31/12014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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**
Preservation of Affordable Housing	Preserve assisted housing	5-year	On-going
Rental Assistance	Reduce homelessness	5-year	On-going
Shared Housing Program	Assist persons with special needs	5-year	On-going
Inclusionary Housing	Units affordable to low/mod households	5-year	On-going
Density Bonus	Reduce cost of affordable housing	5-year	City continues to offer density bonus
Secondary Dwelling Units	Provide modestly priced rentals	5-year	City continues to facilitate the construction
Supportive Transitional Housing	Facilitate a variety of housing types	5-year	City Council to consider City initiated text amendment involving revisions to transitional and supportive housing by end of 2014.
Fair Housing	Promote housing opportunities	5-year	City coordinates with Project Sentinel to conduct trainings
Housing Accessibility	Address special needs of persons w/ disabilities	5-year	City provides annual monitoring of reasonable accommodation procedures
First Time Homebuyer	Assist buyers with limited finances	5-year	County provides deferred loans to low income buyers
Mixed-Use Development	Provide affordable below market rate housing	5-year	City coordinates with developers
Housing Rehab Loan Program	Assist low income owners to preserve their homes	5-year	County provides deferred and low interest repair loans
Homeless Assistance/Shelter Provisions	Assist homeless persons	5-year	County assumed control of program as of July 2011

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Campbell

Reporting Period 1/1/2014 - 12/31/12014

General Comments:

Permit Number	Address	Work Description	Issued	Status	Occupancy	Type
BLD2012-00261	1775 REGINA WY	NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE	4/1/2014	FIN	R-3	NEW
BLD2012-01028	651 W HAMILTON AVE BLD 1 (TOWNHOUSES	NEW DETACHED MULTI-TOWNHOUSE BUILDING (7 UNITS)	9/29/2014	ISS	R-2	NEW
BLD2012-01029	651 W HAMILTON AVE BLD 1 R (TOWNHOUSI	NEW DETACHED MULTI-TOWNHOUSE BUILDING (7 UNITS)	2/19/2014	ISS	R-2	NEW
BLD2013-00326	262 UNION AVE	NEW ATTACHED TOWNHOME A-2	12/5/2014	ISS	R-3	NEW
BLD2013-00327	266 UNION AVE	NEW ATTACHED TOWNHOME B-3	12/5/2014	ISS	R-3	NEW
BLD2013-00328	270 UNION AVE	NEW ATTACHED TOWNHOME B-2	12/5/2014	ISS	R-3	NEW
BLD2013-00329	274 UNION AVE	NEW ATTACHED TOWNHOME B-1	12/5/2014	ISS	R-3	NEW
BLD2013-00330	278 UNION AVE	NEW ATTACHED TOWNHOME A-1	12/5/2014	ISS	R-3	NEW
BLD2013-00795	146 ENGLISH ROSE CIR LOT 1	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00796	144 ENGLISH ROSE CIR LOT 2	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00797	142 ENGLISH ROSE CIR LOT 3	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00798	140 ENGLISH ROSE CIR LOT 4	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00799	138 ENGLISH ROSE CIR LOT 5	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00800	136 ENGLISH ROSE CIR LOT 6	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00801	134 ENGLISH ROSE CIR LOT 7	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00802	132 ENGLISH ROSE CIR LOT 8	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00803	130 ENGLISH ROSE CIR LOT 9	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00804	128 ENGLISH ROSE CIR LOT 10	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00805	126 ENGLISH ROSE CIR LOT 11	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00806	124 ENGLISH ROSE CIR LOT 12	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00807	125 ENGLISH ROSE CIR LOT 13	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00808	127 ENGLISH ROSE CIR LOT 14	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00809	129 ENGLISH ROSE CIR LOT 15	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00810	131 ENGLISH ROSE CIR LOT 16	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00811	133 ENGLISH ROSE CIR LOT 17	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00812	135 ENGLISH ROSE CIR LOT 18	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00813	148 ENGLISH ROSE CIR LOT 19	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00814	150 ENGLISH ROSE CIR LOT 20	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00815	152 ENGLISH ROSE CIR LOT 21	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00816	154 ENGLISH ROSE CIR LOT 22	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00817	156 ENGLISH ROSE CIR LOT 23	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00818	158 ENGLISH ROSE CIR LOT 24	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-00819	160 ENGLISH ROSE CIR LOT 25	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/19/2014	ISS	R-3	NEW
BLD2013-01130	31 VIRGINIA AVE	NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE; USING	2/11/2014	ISS	R-3	NEW
BLD2013-01317	1138 LAURANCE HILL CT LOT 1	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	5/5/2014	ISS	R-3	NEW
BLD2013-01318	1142 LAURANCE HILL CT LOT 2	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	5/5/2014	FIN	R-3	NEW

BLD2013-01319	1146 LAURANCE HILL CT LOT 3	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	5/5/2014	FIN	R-3	NEW
BLD2013-01320	1155 LAURANCE HILL CT LOT 4	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	5/5/2014	FIN	R-3	NEW
BLD2013-01321	1151 LAURANCE HILL CT LOT 5	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	5/5/2014	FIN	R-3	NEW
BLD2013-01322	1147 LAURANCE HILL CT LOT 6	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	5/5/2014	FIN	R-3	NEW
BLD2013-01323	1143 LAURANCE HILL CT LOT 7	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	5/5/2014	ISS	R-3	NEW
BLD2013-01324	1139 LAURANCE HILL CT LOT 8	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	5/5/2014	FIN	R-3	NEW
BLD2013-01325	1135 LAURANCE HILL CT LOT 9	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	5/5/2014	FIN	R-3	NEW
BLD2013-01328	15 COLLEEN WAY	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE.	4/17/2014	FIN	R-3	NEW
BLD2013-01329	25 COLLEEN WAY	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	4/17/2014	FIN	R-3	NEW
BLD2014-00010	1498 VALE AVE	NEW 2ND LIVING UNIT UNIT 638SF	5/2/2014	FIN	R-3	NEW
BLD2014-00168	101 ALICE AVE	NEW DETACHED SECOND LIVING UNIT.	8/5/2014	ISS	R-3	NEW
BLD2014-00375	778 SHARMON PALMS LN	NEW FOURPLEX APARTMENT BUILDING (TO REPLACE FORMER	7/15/2014	FIN	R-2	NEW
BLD2014-00390	1284 ELAM AVE	NEW SINGLE FAMILY DWELLING WITH ATT'D GARAGE AND COVERI	7/28/2014	ISS	R-3	NEW
BLD2014-00622	1017 LUCOT WY	NEW SINGLE FAMILY DWELLING USING (E) FOUNDATION ONLY.	11/3/2014	ISS	R-3	NEW
BLD2014-00661	134 HUNT WY	NEW SINGLE FAMILY DWELLING. WVSD # 41994 NO BACKFLOW	12/12/2014	ISS	R-3	NEW
BLD2014-00779	1372 HOFFMAN LN	NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE	11/25/2014	ISS	R-3	NEW
BLD2014-00901	45 EL CAMINITO AVE	NEW SINGLE FAMILY DWELLING USING PORTIONS OF (E)	12/11/2014	ISS	R-3	NEW