CUPERTINO

**COMMUNITY DEVELOPMENT DEPARTMENT**
PLANNING DIVISION

CITY HALL
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March 15, 2011

HOUSING POLICY
DEVELOPMENT, HCD
MAR 21 2011

Melinda Benson
Housing Policy Specialist
Housing Policy Development
State of California, HCD
1800 Third Street, Room 430
Sacramento, CA 95811-6942

Dear Ms. Benson,

Enclosed please find our Annual Housing Element Report which is due April 1, 2011. If you have any questions, please contact me at (408)777-3251 or verag@cupertino.org.

Thank you for your assistance.

Sincerely,

CITY OF CUPERTINO

Vera Gil
Senior Planner

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

**Jurisdiction** City of Cupertino

**Reporting Period** Jan-10 - 1-Dec-10

### 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 | |
| Senior Housing Solutions 369-05-035 | SF | Renter | 5 | 0 | 0 | 0 | 5 | 0 | LTF, CDBG | Regulatory Agreement | 0 |
| Maitri Transitional Housing 375-01-008 | 2-4 | Renter | 8 | 8 | 0 | 0 | 16 | 0 | LTF, CDBG | Regulatory Agreement | 0 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ▶ ▶ | | | | | 0 | 30 | 30 | | | | |
| (10) Total by income Table A/A3 ▶ ▶ | | | 13 | 8 | | 30 | 51 | | | | |
| (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 (Senior Housing Solution and Maitri) | 0 | 13 | 8 | 21 | Policy 4 of the City's Housing Element provides a program whereby the City of Cupertino will make funding available to rehabilitate affordable housing units. The unit affordability is restricted by the City's loan agreement for a period of not less than 55 years. |
| (2) Preservation of Units At-Risk | 0 | 0 | 0 | 0 | |
| (3) Acquisition of Units | 0 | 0 | 0 | 0 | |
| (5) Total Units by Income | 0 | 13 | 8 | 21 | |

* 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** | **0** | **0** | **0** | **0** | **0** | 0 | **0** |
| No. of Units Permitted for **Above Moderate** | 24 | 0 | 0 | 6 | 0 | 30 | 0 |

* Note: This field is voluntary

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### Table B

**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | 2007 | 2008 | 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 | 341 | 0 | 9 | 0 | 13 | | | | | | 22 | 319 |
| | Non-deed restricted | | 0 | 0 | 0 | 0 | | | | | | | |
| Low | Deed Restricted | 229 | 0 | 8 | 0 | 8 | | | | | | 16 | 213 |
| | Non-deed restricted | | 0 | 0 | 0 | 0 | | | | | | | |
| Moderate | Deed Restricted | 243 | 31 | 27 | 0 | 0 | | | | | | 58 | 185 |
| | Non-deed restricted | | 0 | 0 | 0 | 0 | | | | | | | |
| Above Moderate | | 357 | 185 | 264 | 3 | 30 | | | | | | 482 | -125 |
| Total RHNA by COG. Enter allocation number: | | 1,170 | 216 | 308 | 3 | 51 | | | | | | 578 | 592 |
| 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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### 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** |
| Program 1: Zoning and Land Use Changes | 7.98 acres | 2010 | Completed. |
| Program 2: 2nd Dwelling Unit Ordinance | 25 units | Ongoing | Ongoing. |
| Program 3: Encourage Lot Consolidation | N/A | Ongoing | Ongoing. |
| Program 4: Housing Mit. Plan - Office and Indus. | N/A | Ongoing | Ongoing. |
| Program 5: Housing Mitigation Program - Residential | N/A | Ongoing | Ongoing. |
| Program 6: Affordable Housing Fund | N/A | Ongoing | Program continues to operate. |
| Program 7: Mortgage Credit Certificate Program | 1-2 Households Annually | 2009-2014 | Ongoing. |
| Program 8: Move-In for Less Program | N/A | 2009-2014 | Ongoing. |
| Program 9: Surplus Property for Housing | N/A | 2009-2014 | Ongoing. |
| Program 10: Jobs/Housing Balance Program | N/A | 2009-2014 | Ongoing. |
| Program 11: Affordable Housing Information and Support | N/A | 2009-2014 | Program continues to operate. |
| Program 12: Density Bonus Program | N/A | Ongoing | Program continues to operate. |
| Program 13: Regulatory Incentives for Affordable Housing | N/A | 2009-2014 | The City continues to waive park dedication fees and provide parking ordinance waivers for affordable developments. |
| Program 14: Extremely Low-Income Housing | N/A | Ongoing | The city continues to encourage the development of extremely low income housing. |
| Program 15: Residential and Mixed Use Opportunities in or Near Employment Centers | N/A | 2009-2014 | Program continues to operate. |
| Program 16: Expedited Permit Procedures | N/A | Ongoing | Program continues to operate. |
| Program 17: Redevelopment Housing Set Aside Fund | $518,000 over the planning period | Ongoing | Program continues to operate. |
| Program 18: Flexible Residential Standards | N/A | Ongoing | Flexible residential standards continue to be offered. |
| Program 19: Residential Development Exceeding Maximums | N/A | Ongoing | Ongoing. |
| Program 20: Monitor R-3 Development Standards | N/A | Every 2 years | Continue to monitor. |

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| | | | |
|---|---|---|---|
| Program 21: Clarify Language of Planned Dev. District | N/A | 2010 | Completed. |
| Program 22: Apartment Acquisition and Rehabilitation | 3-5 units annually | Ongoing | The City continues to assist non-profits with the purchase of apartment units and rehabilitation of these units. |
| Program 23: Preservation of "At Risk Units" | N/A | 2009-2014 | The City continues to work with property owners to preserve at risk units. |
| Name of Program | N/A | Ongoing | The City has a Condominium Conversion Ordinance which it continues to maintain. |
| Program 25: Rental Housing Preservation | N/A | Ongoing | The rental preservation program continues to operate. |
| Program 26: Conservation and Maintenance of Affordable Housing | N/A | 2009-2014 | The City continues to encourage home owners to maintain their homes through established programs. |
| Program 27: Neighborhood and Community Clean Up Campaigns | N/A | Ongoing | The Environmental Services division organizes a city-wide garage sale to encourage reuse of items which ordinarily might end up in the landfill. Also, they organize community creek clean-up campaigns. |
| Program 28: Energy Conservation Opportunities | N/A | 2009-2014 | Title 24 continues to be enforced. The City is also in the process of adopting a Green Building Ordinance to encourage energy conservation efforts. |
| Program 29: Fee Waivers or Reduction for Energy Conservation | N/A | Ongoing | The continues to consider whether to reduce or waive fees for energy conservation efforts. |
| Program 30: Energy Efficiency Autidts | N/A | Ongoing | Energy audits are offered through an ARRA grant by the Public Information Office through a contract with Actera. |
| Program 31: Energy Conservation in Residential Development | N/A | Ongoing | The City has a sustainability coordinator who encourages energy conservation and assists developers. |
| Program 32: Emergency Shelters | N/A | 2009-2010 | Completed |
| Program 33: Rotating Homeless Shelter | N/A | Ongoing | Due to funding constraints the program has been terminated by WVCS. In its place, the agency provides homeless prevention and homeless support services. |
| Program 34: Tranisional and Supportive Housing | N/A | 2009-2010 | Zoning ordinance has been revised to define transitional and supportive housing. |
| Program 35: Catholic Social Services | N/A | Ongoing | Catholic Charities of San Jose continues to be funded by the Urban County CDBG program. The agency provides shared housing matches for single parents, etc. |
| Program 36: Flexible Parking Standards | | Ongoing | |
| Program 37: Santa Clara County Fair Housing Consortium | N/A | Ongoing | The City continues to participate in the Fair Housing Consortium. |
| Program 38: Fair Housing Outreach | N/A | Ongoing | The City continues to provide fair housing outreach in the community through ECHO Housing. |
| Program 39: Reasonable Accomodation | N/A | 2010 | The City has adopted a written reasonable accomodation policy and revised the relevant ordinances to refer to the policy. |
| Program 40: Coordination with Local School Districts | N/A | 2009-2014 | |

**General Comments:**