



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

CITY HALL
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Housing Policy Department
Received on:
MAR 25 2013

March 20, 2013

Ms. Melinda McCoy
Housing Policy Specialist
Division of Housing Policy Development
California Department of Housing and Community Development
1800 3rd Street
P.O. Box 952053
Sacramento CA 94252-2053

Dear Ms. McCoy,

Enclosed please find our Annual Housing Element Report which is due April 1, 2013. 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

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Cupertino

Mailing Address: 10300 Torre Avenue, Cupertino, CA 95014

Contact Person: Vera Gil Title: Senior Planner

Phone: 408-777-3251 FAX: 408-777-3333 E-mail: verag@cupertino.org

Reporting Period by Calendar Year: from 1/1/2012 to 12/31/2012

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor’s Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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

-and-

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Instructions

Government Code Section 65400 establishes the requirement that each city, county or city, and county planning agency prepare an annual report on the status of the housing element of its general plan and progress in its implementation using forms and definitions adopted by the Department of Housing and Community Development. The following form is to be used for reporting on the status of the housing element and implements Sections 6200, 6201, 6202, and 6203 of the Department of Housing and Community Development California Code of Regulations, Title 25, Division 1, Chapter 6

Please note, per Government Code Section 65700, charter cities are exempt from preparing an annual report on the status of the housing element. However, all jurisdictions including charter cities must submit annual reports in those cases where submittal is required for certain funding programs. In addition, the Department encourages all jurisdictions to submit an annual report as the report is a useful tool in meeting the review and revise requirement of subsequent housing element revisions per Government Code Section 65588.

Completing Tables

The following instructions refer to the tables of Attachment 1:

- Table A: *Annual Building Activity Report- Low-, and Very Low-Income Units and Mixed-Income Multifamily Projects*
- Table A2: *Annual Building Activity Report -Summary for Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)*
- Table A3: *Annual Building Activity Report Summary for Moderate- and Above Moderate-Income Units*
- Table B: *Regional Housing Needs Allocation Progress*
- Table C: *Program Implementation Status*

The instruction numbers coincide with the fields in the tables.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Cupertino
 Reporting Period Jan-12 - 1-Dec-12

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 Project Identifier (may be APN No., Project name or address)	2 Unit Category	3 Tenure R=Rentler O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions		7 Deed Restricted Units See Instructions	8 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			Inclusionary	Deed Restricted		
Rosebowl	5+	R	16	15	-31				Inclusionary	Deed Restricted		The units were converted from Moderate to Low and Very Low
(9) Total of Moderate and Above Moderate from Table A3			16	15	0	46	46					
(10) Total by income Table A/A3			16	15	-31	46	46					
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Cupertino
Reporting Period Jan-12 - 1-Dec-12

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 in its RHNA which meets the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c) X7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Low-Income		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	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	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	42	0	0	4	0	46	

* 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.		RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	Year 9	Total Units Issued (to Date (all years))	Total Remaining RHNA by Income Level
Income Level	Deed Restricted Non-deed restricted	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 Non-deed restricted	341	0	9	0	13	0	18		
Low	Deed Restricted Non-deed restricted	229	0	8	0	8	0	15				31	198
	Deed Restricted Non-deed restricted		0	0	0	0	0	0					
Moderate	Deed Restricted Non-deed restricted	243	31	27	0	0	0	-31				27	216
	Deed Restricted Non-deed restricted		0	0	0	0	0	0					
Above Moderate		357	185	264	3	37	37	46				572	-215
Total RHNA by COG. Enter allocation number.		1,170										668	
Total Units			216	308	3	58	37	46					502
Remaining Need for RHNA Period													

Note: units serving extremely 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)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.				
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	No longer avail.	State of California dissolved RDAs
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: Charly 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.
Program 24: Condo Conversion	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 Audits	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	Program will begin again in March 2012.
Program 34: Transitional 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 Accommodation	N/A	2010	The City has adopted a written reasonable accommodation policy and revised the relevant ordinances to refer to the policy.
Program 40: Coordination with Local School Districts	N/A	2009-2014	

General Comments:

