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

Jurisdiction City of Milpitas

Reporting Period 1/1/2012 - 12/31/2012

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	
Cerano Apts	5+	R	20	30	38	286	374	88			
Coyote Creek	5+	O		7		278	285	7			
(9) Total of Moderate and Above Moderate from Table A3 ►					38	564	602				
(10) Total by income Table A/A3 ► ►			20	37	76	1,128	1,261	95			
(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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units		4		4	
(5) Total Units by Income	0	4	0	4	

* 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**			38			38	
No. of Units Permitted for **Above Moderate**	278		286			564	

* Note: This field is voluntary

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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.													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	689	23	50	202	41	0	20					336	353
	Non-deed restricted		0	0	0	0	0	0						
Low	Deed Restricted	421	6	37	0	36	0	30					109	312
	Non-deed restricted		0	0	0	0	0	0						
Moderate	Deed Restricted	441	53	128	2	36	0	45					264	177
	Non-deed restricted		0	0	0	0	0	0						
Above Moderate		936	308	1,262	1,777	491	697	564					5,099	-4,163
Total RHNA by COG. Enter allocation number:		2,487	390	1,477	1,981	604	697	659					5,808	-3,321
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**
Identify Adequate Sites	Facilitate Land Use Acq./Study	2009-2014	Completed - Transit and Mid-Town Area Specific Plan
Housing & Neighborhood Conversation	Maintin Exisiting Neighborhoods Program and Code Enforcement	2009-2014	On-Going
New Housing Production	Facilitate New Housing Production	2009-2014	On-Going
Housing Diversity and Affordability	Promote Affordability/Diversity	2009-2014	On-Going
Fair Housing	Eliminate Housing Discrimination	2009-2014	On-Going
Energy Conservation	Promote Energy Conservation	2009-2014	Completed - Adoption of Green Building Ordinance and Climate Action Plan
Remove Government Constraints	Remove Government Constraints to Special Needs Housing	2009-2014	On-Going

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General Comments:

The Developer of Coyote Creek Project paid $1,485,000 In-Lieu Housing Fee for the future affordable housing.