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COUNTY OF SAN BENITO

PLANNING & BUILDING INSPECTION SERVICES

2301 Technology Parkway
Hollister, CA 95023-2513
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Housing Policy Department
Received on:
NOV 13 2012

November 7, 2012

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

Re: County of San Benito Housing Element 2011 Progress Report

In recognition of State Government Code §65400, attached is the Annual Housing Element Progress Report (APR) for the calendar year of 2011 for unincorporated San Benito County's General Plan Housing Element. On November 6, 2012, housing and planning staff presented this report to the County Board of Supervisors, who accepted public comment and directed staff to submit the report to the Department of Housing and Community Development (HCD) and Governor's Office of Planning and Research (OPR). The report consists of the set of reporting tables prepared by HCD for use by local jurisdictions.

Please contact me at (831) 636.4316 x 14 or *cvalenzuela@cosb.us* if you have questions regarding the attached report.

Sincerely,

Christopher Valenzuela
Housing Programs Coordinator
County of San Benito

Enclosure: Annual Housing Element Cover Letter
Annual Housing Element Progress Report

cc: Governor's Office of Planning and Research

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: San Benito County

Mailing Address: 2301 Technology Parkway
Hollister, California 95023

Contact Person: Christopher Valenzuela Title: Housing Programs Coordinator

Phone: 831.636.4316 x14 FAX: 831.634.4913 E-mail: cvalenzuela@cosb.us

Reporting Period by Calendar Year: from 1/1/11 to 12/31/11

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

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

Jurisdiction County of San Benito

Reporting Period 1/1/2011 - 12/31/2011

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	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					2	5	7				
(10) Total by income Table A/A3 ► ►					2	5	7				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction County of San Benito

Reporting Period 1/1/2011 - 12/31/2011

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				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**				2		2	
No. of Units Permitted for **Above Moderate**	5					5	

* Note: This field is voluntary

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

Jurisdiction County of San Benito

Reporting Period 1/1/2011 - 12/31/2011

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	364												342
	Non-deed restricted					22							22	
Low	Deed Restricted	282												282
	Non-deed restricted					0								
Moderate	Deed Restricted	331												328
	Non-deed restricted					1	2						3	
Above Moderate		678				5	5						10	668
Total RHNA by COG. Enter allocation number:		1,655				28	7						35	1,620
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

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

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

Jurisdiction County of San Benito

Reporting Period 1/1/2011 - 12/31/2011

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**
2-Year Time Frame			
Program 1-2.	Utilize HOME Investment Partnership Program (HOME) funds. The County intends to use a portion of existing HOME Program Income to activate a HOME Rehabilitation Program.	Annually	Not activated, mainly due in part local real estate and value conditions.
Program 2-12.	Explore a pilot program by encouraging use rural schools for clustering seasonal farm labor housing during school vacation.	2011	Not activated.
Program 5-2.	CCES will continue to work in conjunction with the San Benito County Housing and Economic Development Department to further promote the Weatherization program to the community through referrals.	Ongoing	The program assisted 56 residences in 2011. Promotion was made by County Housing Programs Coordinator with other County affordable-housing programs. Brochures and a press release were prepared. Over 1,000 CCES program applications/information were distributed during outreach efforts and events at the San Benito County Community Food Bank, Meals on Wheels/Jovenes de Antaño, Hollister One-Stop Career Center, and Community Services and Workforce Development, and at the companies Cedar Valley Manufacturing and Earthbound Farms.
Annual Time Frame			
Program 1-1.	Apply for Community Development Block Grant (CDBG) funds to provide funding for housing activities, public improvements, public facilities, and public service projects serving lower-income people in small, typically rural communities.	Annually	County was awarded $500,000 in 2011 in CDBG funds for housing services to help fund the County's temporary homeless shelter, the Emmaus House (for victims of domestic violence), and the Community Food Bank (providing meals to low-income and senior population).

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

Jurisdiction County of San Benito

Reporting Period 1/1/2011 - 12/31/2011

Program 1-3.	Apply for Community Services Block Grants (CSBG). The CSBG funds will provide a range of services and activities to assist the needs of low-income individuals including the homeless, migrants and the elderly.	Annually	The County received approximately $252,586 in 2011 to fund various support services and the operations of the Family Homeless Winter Shelter during the months of December through March.
Program 1-4.	Apply for Emergency Housing and Assistance Program (EHAP). The EHAP funds will be used to provide rental assistance for emergency and transitional shelter purposes.	Annually	The County received an EHAP grant of $27,000 for the operations of the Family Homeless Winter Shelter during December through March. 20 homeless families participated in the program in 2011-2012.
Program 1-5.	Apply for Federal Emergency Shelter Grants (FESG). FESG funds will be used to provide for emergency shelters, services and transitional housing for homeless individuals and families.	Ongoing	The County did not receive Emergency Shelter Grant funds in 2011.
Program 1-6.	Emergency Food and Shelter Program (EFSP). EFSP funds will be used to provide low-income families with renter's assistance and stop eviction services.	Annually	$8,661 was received in 2011 to provide rental assistance to prevent eviction. A maximum assistance in the amount of $1,000 was provided to low-income residents.
Program 2-3.	The County shall annually review its eligibility for various federal and state programs that will provide rehabilitation and maintenance assistance for low-income units and special needs groups. The County shall submit applications for programs for which the County is eligible, as appropriate.	Annually	CSWD submitted the HUD Continuum of Care Application in September of 2011 to provide permanent housing for homeless individuals and families with a documented disability. The County was awarded $209,000 to serve up to 11 individuals/families. The County will act as the fiscal agent and contract administrator and the Homeless Coalition will provide the services. The program is anticipated to start sometime in early 2013.
Program 2-4.	The Planning Commission shall hold a meeting annually to review the Housing Monitoring Report and make a report to the County Board of Supervisors.	Annually	The report was presented directly to the County Board of Supervisors.

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

Jurisdiction County of San Benito

Reporting Period 1/1/2011 - 12/31/2011

Program 2-5.	The County shall seek financial assistance to provide financing to assist housing construction of extremely low, very low, low, and moderate-income units that serve families and special needs groups using CDBG, USDA, HOME, CalHome, and other Federal and State funding sources.	Annually	The County Housing Programs Coordinator received approval from the County Board of Supervisors to reactivate existing program income from the HOME Investment Partnerships program as these funds are to be used for low-income affordable-housing projects and programs.
Program 3-2.	The County shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.	Annually	The County remained eligible in 2011 for these types of programs; however, local real-estate market conditions made use of these programs impractical.
Program 3-5.	The County shall continue to periodically update the status of housing conditions to determine the need for housing rehabilitation and the removal of unsafe units.	Annually	Code Enforcement in 2011 continued its general activities of abating nuisances resulting from resident complaints, including those regarding Building Code violations, substandard housing conditions, and health/safety risks.
Program 3-6.	The County will contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the County's desire to preserve units as affordable housing.	Annually	Annual monitoring of affordable units' occupancy was performed in 2011. In addition, default expiration of the units affordability (expiration of the properties' resale-restriction agreements) will take place approximately 20 years in the future under the existing resale-restriction agreements applying to local below-market-rate housing units.
Program 5-1.	Low-Income Heating & Energy Assistance Program (LIHEAP). The County intends to apply annually for available LIHEAP and/or EAP funding opportunities.	Annually	CSWD received $93,851 in 2011 to operate the program. The County also received $282,572 to assist low-income residents with utility assistance (electric, gas, propane) from a range of $170 to $320 depending on household income. Services are provided in an effort to provide assistance and to prevent shut-off. Over 900 residents receive assistance on an annual basis.
On-Going Time Frame			
Program 1-10.	The County will meet with the Community Reinvestment Act Lenders Group organized by the County to discuss future housing needs and applicability of the Community Reinvestment Act.	Ongoing	No action.

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Jurisdiction County of San Benito

Reporting Period 1/1/2011 - 12/31/2011

Program 2-1.	The County shall continue to cooperate with and advise developers in the use of density-bonus incentives for affordable housing as permitted by State law and shall establish priority processing of development	Ongoing	The County's affordable-housing regulations provide density bonuses for affordable housing. Developers doing business in the County were made aware of these regulations and the incentives.
Program 2-2.	The County shall continue to cooperate with neighboring cities in the County, developers and builders and with financial institutions to secure tax-exempt mortgage revenue bonds.	Ongoing	No action.
Program 2-8.	The County shall continue to promote and encourage the self-help housing program which offers very low and low-income families the opportunity to use their "sweat equity" as the down payment on a new home that would otherwise be	Ongoing	The County informed interested developers and landowners of their eligibility for the self-help housing program.
Program 2-9.	Encourage appropriately designed second units. Second units shall be encouraged as a means of developing small, affordable units throughout the County.	Ongoing	The County promoted second units as an affordable-housing option to prospective developers and landowners.
Program 2-10.	Continue to allow the construction of accessory senior dwelling units, residences with deed restrictions requiring their residents to be at or above a certain age.	Ongoing	Two accessory senior dwelling units were approved and constructed in 2011, and deed restrictions were a condition of approval for these residences.
Program 2-17.	Low-income Housing Tax Credit Program (LIHTC). The County will work with local non-profit affordable housing developers to utilize LIHTC funds in order to provide newly constructed affordable housing rental units within the County.	Ongoing	The County worked with prospective developers in identifying properties with a greater likelihood for LIHTC eligibility, including features such as proximity to food, medical services, and public transportation.
Program 2-18.	Affordable Housing Program (AHP) and Community Investment Program (CIP). The County will utilize AHP and CIP funds in order to expand affordable housing supply within the County.	Ongoing	Not activated.

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Jurisdiction County of San Benito

Reporting Period 1/1/2011 - 12/31/2011

Program 2-19.	Housing Assistance Council (HAC). The County will utilize HAC funds to provide seed money for rural affordable housing development projects within the County.	Ongoing	Not activated.
Program 3-3.	The County intends to continue funding a Code Enforcement Officer position.	Ongoing	This funding was continued through 2011.
Program 4-1.	The Fair Housing Act, Title VIII of the Civil Rights Act of 1968, Article III, Sec. 15-36. The County will continue to promote and comply with all related Fair Housing Act policies.	Ongoing	The County continued to promote and comply with all related Fair Housing Act policies.
Program 4-2.	Language Barriers. The County will ensure all housing-related materials relating to activities, services and programs are distributed in multiple languages.	Ongoing	Distributed housing materials including handouts, brochures, and applications are published in English and Spanish.
Program 4-3.	Equal Housing Opportunities. The County will continue to promote and protect housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color or household composition.	Ongoing	The County continued to promote and comply with this practice.
Program 4-4.	Reasonable Accommodation. The County will continue to provide reasonable accommodation for persons with disabilities by using flexible approaches to retrofitting and converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities.	Ongoing	When feasible for the applicant, the County requires Americans with Disabilities Act compliance.
Program 4-5.	Ensure promotion of County deed-restricted affordable units throughout the community, at large. Promote awareness of deed-restricted affordable units that could be purchased through re-sale.	Ongoing	Public events such as workshops and presentations on housing take place to promote available deed-restricted units.

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Jurisdiction County of San Benito

Reporting Period 1/1/2011 - 12/31/2011

Program 4-6.	Housing Programs Coordinator. The County intends to continue funding the Housing Programs Coordinator position during the upcoming program period.	Ongoing	This funding was continued through 2011.
Program 5-4.	The County shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.	Ongoing	Energy conservation measures are required for new construction and for very substantial remodeling activity.
Program 5-5.	Encourage energy conservation in all existing rental and homeownership developments.	Ongoing	A handout is available at the County Planning and Building Department offering suggestions from the Monterey Bay Chapter of the American Institute of Architects on sustainable practices, such as efficient electrical fixtures and passive heating and cooling.

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

Jurisdiction	County of San Benito
Reporting Period	1/1/2011 - 12/31/2011

General Comments:

CITY OF CAMPBELL
Community Development Department

October 18, 2012

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

Re: Housing Element Annual Progress Reports
City of Campbell

To Whom It May Concern,

In our attempt to remain current with the Housing Element Annual Progress Reports, the Planning Division of the City of Campbell would like to submit the enclosed reports for calendar years 2010 and 2011. Should you have any questions about these or require additional information, please contact me at (408) 866-2144 or by email at rafaelm@cityofcampbell.com.

Sincerely,

Rafael Miranda

Rafael Miranda
Project Planner

cc: Paul Kermoyan, Planning Manager

70 North First Street · Campbell, California 95008-1423 · TEL 408.866.2140 · FAX 408.871.5140 · TDD 408.866.2790

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

Jurisdiction City of Campbell

Reporting Period Date 1/1/2011 - Date 12/31/2011

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	
663 El Patio Dr	SF	O				1	1	1			
(9) Total **of Moderate and Above Moderate** from Table A3 ► ►					8	24	32				
(10) Total by income Table A/A3 ► ►					8	25	33	1			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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

Jurisdiction City of Campbell

Reporting Period Date 1/1/2011 - Date 12/31/2011

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 Govemment Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		8		8	Record Deed of Trust
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	8	0	8	

* 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	5	3	0	0	8	8
No. of Units Permitted for **Above Moderate**	24	0	0	0	0	24	24

* Note: This field is voluntary

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

Jurisdiction City of Campbell

Reporting Period Date 1/1/2011 - Date 12/31/2011

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							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	198
	Non-deed restricted		0	0	0								
Low	Deed Restricted	122	2	0	16							18	103
	Non-deed restricted		1	0	0							1	
Moderate	Deed Restricted	158	0	0	8							8	150
	Non-deed restricted		0	0	0								
Above Moderate		413	26	9	24							59	354
Total RHNA by COG. Enter allocation number:		892	30	9	48							87	805
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Jurisdiction City of Campbell

Reporting Period Date 1/1/2011 - Date 12/31/2011

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	Need to amend ordinance
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 intends to update 2.0 by 2013
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	City 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	City 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
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(CCR Title 25 §6202)

Jurisdiction City of Campbell

Reporting Period Date 1/1/2011 - Date 12/31/2011

General Comments:

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

Jurisdiction City of Campbell

Reporting Period Date 1/1/2010 - Date 12/31/2010

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	
1047 Hazel Ave	SF	O				1	1				
George Ct	SF	O	1			14	15	15		RDA	
W. Rincon Ave	SF	O				3	3	3			
113 Christopher Ave	SF	O			1		1				
113 Christopher Ave	SU	R			1		1	1			
1555 Van Dusen Ln	SF	O				1	1	1			
(9) Total of **Moderate and Above Moderate** from Table A3 ► ► ►					0	9	9				
(10) Total by income Table A/A3 ► ►			1		2	28	31	20			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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

Jurisdiction City of Campbell

Reporting Period Date 1/1/2010 - Date 12/31/2010

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		6	2	8	Record Deed of Trust
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	6	2	8	

* 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**	9	0	0	0	0	9	0

* Note: This field is voluntary

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

Jurisdiction City of Campbell

Reporting Period Date 1/1/2010 - Date 12/31/2010

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								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								1	198
	Non-deed restricted		0	0									
Low	Deed Restricted	122	2	0								2	119
	Non-deed restricted		1	0								1	
Moderate	Deed Restricted	158	0	0									158
	Non-deed restricted		0	0									
Above Moderate		413	26	9								35	378
Total RHNA by COG. Enter allocation number:		892	30	9								39	853
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Jurisdiction City of Campbell

Reporting Period Date 1/1/2010 - Date 12/31/2010

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	Needs to be amended
Green Building	Encourage sustainable practices	2-year	Green Building standards adopted November 2010
Density Bonus	Reduce cost of affordable housing	5-year	City continues to offer density bonus
Secondary Dwelling Units	Provide moderately priced rentals	5-year	City continues to facilitate construction
Supportive Transitional Housing	Facilitate a variety of housing types	5-year	City intends to update 2.0 by 2013
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	City provides deferred loans to low income buyers
Mixed-Use Development	Provide affordable housing below market rate	5-year	City coordinates with developers
Housing Rehab Loan Program	Assist low income owners to preserve their home	5-year	City provides deferred and low interest repair loans
Homeless Assistance/Shelter Provisions	Assist homeless persons	5-year	Continue financial support to non-profit shelter providers

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

Jurisdiction City of Campbell

Reporting Period Date 1/1/2010 - Date 12/31/2010

General Comments: