

City of San José **Housing & Community Development Commission**

District 1 — Roma Dawson District 3 — Barry Del Buono District 5 — Ruben Navarro

District 7 — Victoria Partida (VC)

District 9 — Don Jackson Mayor — Zenia Cardoza

Start time: 5:45 PM

Lived Experience (Mayor) — Sketch Salazar

Lived Experience Alternate (Mayor) — VACANT

Alain Mowad — District 2 Linh Vong — District 4 Jen Beehler — District 6 Huy Tran — District 8 Roberta Moore — District 10

(C) Ryan Jasinsky — CAAC ML

Daniel Finn — CAAC MR

Commissioners are appointed by corresponding Council Members, but do not need to reside in that Council District.

REGULAR MEETING AGENDA

MARCH 14, 2024

Virtual **Zoom Link** Web ID: 940 5398 8541 Location: City Hall, Wing Rooms 118-120 888-475-4499 (Toll Free)

Members of the public have a choice to attend the meeting either in person at the location listed above, or to attend virtually, viewing and listening to the meeting by following the instructions below. Additional instructions are provided below to those members of the Public who would like to comment on items on the agenda.

Beginning Tuesday, February 6, 2024, the City of San José will limit verbal comment for Brown Act meetings to in person only. The public will still be able to watch live broadcasts of commission meetings on Zoom. The public may attend meetings in person to provide comment or may provide written comments on agenda items.

How to attend the Housing & Community Development Commission Meeting:

- 1) In person: For participants that would like to attend in person, the physical location is listed on the upper left of this page.
- 2) **Electronic Device Instructions:** For participants who would like to join electronically from a PC, Mac, iPad, iPhone, or Android device, please click this URL: Zoom Link.
 - a. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
 - b. Enter an email address and name to join the meeting.
- 3) Telephone Device Instructions: For participants who would like to listen to the meeting on their telephones, please dial 888-475-4499 (Toll Free).
- 4) Public Comments prior to meeting: If you would like to submit your comments prior to the meeting, please e-mail mindy.nguyen@sanjoseca.gov or call (408) 534-2961 by 12pm the day of the meeting. Comments submitted prior to the meeting will be considered as if you were present in the meeting.

7:15

Note that the times for items shown below are approximate and intended only to notify the Commission of the approximate amount of time staff expects each item might take.

Please note that items may be heard before or after the times shown, and plan accordingly.

APPROX. TIME	AGE	NDA ITEM
5:45	l.	Call to Order & Orders of the Day
		A. Chair reviews logistics for Zoom meetings
5:46	II.	Introductions and Roll Call
5:50	III.	Consent Calendar A. Approve the Minutes for the Regular Meeting of February 8, 2024 ACTION: Approve the February 8, 2024 action minutes
6:00	IV.	Reports and Information Only A. Director B. Council Liaison C. Chair
6:10	V.	Open Forum Members of the Public are invited to speak on any item that does <u>not</u> appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak during Open Forum; however, the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate due to a large number of speaker requests.
	VI.	Old Business
	VII.	New Business
6:15	A.	Housing Catalyst Work Plan Report and Housing Element Annual Progress Report (K. Clements, Housing Department, J. Ferguson, Planning, Building, & Code Enforcement) ACTION: Review Housing Catalyst Work Plan Report and Housing Element Annual Progress Report and make possible recommendations to staff and/or the City Council.

B. Rent Stabilization Program Budget and Fee Recommendations

(E. Hislop, Housing Department)

ACTION: Review and provide possible recommendations on the Rent Stabilization Program's proposed fee structure for Fiscal Year 2024-2025 based on current projections:

- 1. Annual Apartment Rent Control Fee: increase from \$72.00 per unit to \$76.00 per unit;
- 2. Annual Apartment Non-Rent Control Fee: increase from \$23.00 per unit to \$28 per unit;
- 3. Annual Mobilehome Rent Control Fee: increase from \$33.00 per unit to \$30.00 per unit; and
- 4. Fees in connection with withdrawal of a building under the Ellis Act Ordinance: to maintain \$2,833 per unit for up to 10 units and \$951 per unit for over 10 units.

C. Commission Letter to City Council on Recent Public Participation Changes

(R. Jasinsky, Housing and Community Development Commission)

ACTION: Review and approve Commission Letter to City Council on recent public participation changes.

8:45 VIII. Open Forum

Members of the Public are invited to speak on any item that does <u>not</u> appear on today's Agenda and that is within the subject matter jurisdiction of the Commission (per <u>Section 2.08.2840</u> of the San José Municipal Code). Meeting attendees are usually given two (2) minutes to speak during Open Forum; however, the time limit is in the discretion of the Chair of the meeting, and may be limited when appropriate due to a large number of speaker requests.

8:50 IX. Meeting Schedule

The next **Regular Meeting** for the Commission is scheduled to be held on **Thursday, April 11, 2024 at 5:45 p.m. in Wing Rooms 118-120 at San José City Hall, 200 E. Santa Clara St., San José, CA 95113. Items tentatively expected to be heard are:**

- Measure E Spending Plan
- Housing Trust Fund Budget
- Draft 2024-2025 Annual Action Plan

8:55 X. Adjournment

The City's <u>Code of Conduct</u> is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

8:15

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Open Forum on items that are not on the agenda and <u>are within the subject matter jurisdiction</u> of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Open Forum. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting. Agendas, Staff Reports and some associated documents for the Commission items may be viewed on the Internet at http://www.sanjoseca.gov/hcdc. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.

Correspondence to the Housing & Community Development Commission is public record and will become part of the City's electronic records, which are accessible through the City's website. Before posting online, the following may be redacted: addresses, email addresses, social security numbers, phone numbers, and signatures. However, please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the Housing & Community Development Commission, will become part of the public record. If you do not want your contact information included in the public record, please do not include that information in your communication.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk, 200 East Santa Clara Street, 14th Floor, San José, California 95113, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the Commission meeting may not be the final documents approved by the Commission. Contact the Office of the City Clerk for the final document.

On occasion, the Commission may consider agenda items out of order.

The Housing & Community Development Commission meets every second Thursday of each month (except for July and sometimes December) at 5:45pm, with special meetings as necessary. If you have any questions, please direct them to the Commission staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

The Levine Act requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than \$250 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign contribution. Please visit https://www.sanjoseca.gov/your-government/appointees/city-clerk/levine-act for updated forms and information.

To request translation or interpretation services, accommodation, or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events, or printed materials, please call (408) 535-1260 as soon as possible, but at least three business days before the meeting. Please direct correspondence, requests, and questions to:

City of San José Housing Department Attn: Mindy Nguyen 200 East Santa Clara Street, 12th Floor San José, California 95113 Tel: (408) 534-2961

Email: mindy.nguyen@sanjoseca.gov

Para residentes que hablan español: Si desea mas información, favor de llamar a Luisa Cantu al 408-535-8357.

Tiếng Việt: Xin vui lòng liên lạc Janie Le tại 408-975-4462.

對於說華語的居民: 請電 408-975-4450 向 Ann Tu 詢問詳細事宜。

MEETING ACTION MINUTES

February 8, 2024

MEMBERSRoma DawsonCommissioner (D1)PRESENT:Alain MowadCommissioner (D2)

Ruben Navarro Commissioner (D5) *Arrived at 5:54pm*Jen Beehler Commissioner (D6) *Arrived at 5:52pm*

Victoria PartidaVice Chair (D7)Huy TranCommissioner (D8)Don JacksonCommissioner (D9)Roberta MooreCommissioner (D10)

Vacant Mayor (CW) Ryan Jasinsky Chair (ML)

Daniel Finn Commissioner (MR)

MEMBERS
Barry Del Buono
Commissioner (D3)
ABSENT:
Linh Vong
Sketch Salazar
Lived Experience (CW)

STAFF PRESENT: Rosalynn Hughey Deputy City Manager and Acting Housing Director

Rachel VanderVeen Assistant Director of Housing

Lisa Joiner Deputy Director, PBCE

Mindy Nguyen Development Officer, Housing
Karly Wolak Senior Supervisor, Housing
Emily Hislop Division Manager, Housing

Stephanie Gutowski Housing Policy and Planning Administrator, Housing

Abraham Chacko Project Manager, PBCE

- (I) Call to Order & Orders of the Day
 - A. Chair Jasinsky called the meeting to order at 5:47 p.m. and reviewed logistics for Zoom meetings
- (II) Introductions Commissioners and staff introduced themselves.
- (III) Consent Calendar
 - A. Approve the Consent Calendar which includes Minutes for the Regular Meeting of December 14, 2023.

Commissioner Finn made the motion to approve the Consent Calendar with a second by Commissioner Dawson. The motion passed 9-0.

Housing & Community Development Commission DRAFT Minutes – Regular Meeting of February 8, 2024

Yes	Finn, Jasinsky, Dawson, Mowad, Beehler Partida, Tran, Jackson, Moore (9)
No	None (0)
Absent	Del Buono, Vong, Navarro, Salazar (4)

(IV) Reports and Information Only

- **A. Chair:** Chair Ryan Jasinsky reviewed logistics and guidelines for participation. Chair Jasinsky shared concerns on the City's new public participation guidelines and will author a letter with Commissioners Finn, Moore, and Dawson to submit to City Council. The letter is agendized for Commission approval at the March 14, 2024 HCDC regular meeting.
- **B. Director:** Ms. Rachel VanderVeen shared that the City's Housing Element has been certified by the State of California.
- **C.** Council Liaison: No updates were given as the Council Liaison was not present.
- (V) Open Forum
- (VI) Old Business
- (VII) New Business
 - A. Rent Stabilization Program Quarter 2 Mobilehome Interaction Log

ACTION: Approve Rent Stabilization Program Quarter 1 Mobilehome Interaction Log.

Commissioners asked clarifying questions and gave feedback to staff. No motions were made.

B. Funding Priorities 2024-2025 Annual Action Plan (S. Gutowski, Housing Department)

ACTION: Review the Rent Stabilization Program Annual Report FY 22-23 and Annual Report FY 21-22 and provide possible recommendations to staff.

Commissioners asked clarifying questions and gave feedback to staff. No motions were made.

C. Draft Soft Story Retrofit Program
(L. Joiner, A. Chacko, Planning, Building, and Code Enforcement Department)

ACTION: Review the proposed draft Citywide Mandatory Soft Story Seismic

Housing & Community Development Commission DRAFT Minutes – Regular Meeting of February 8, 2024

Retrofit Ordinance and Implementation Program and provide feedback to staff and/or City Council on the proposal.

Commissioners asked clarifying questions and gave feedback to staff. No motions were made.

(VIII) Open Forum

Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.

(IX) Meeting Schedule

The next Regular Meeting for the Commission is scheduled to be held on **Thursday**, **March 14**, **2024** at **5:45** p.m., **Wing Rooms 118-120**, at **San José City Hall**, **200** E. **Santa Clara St.**, **San José**, **CA 95113**. Items expected to be heard are (updated):

- Rent Stabilization Program Budget and Fee Recommendations
- Housing Catalyst Work Plan Report and Housing Element Annual Progress Report
- Commission Letter to City Council on Recent Public Participation Changes

(X) Adjournment

Chair Jasinsky adjourned the meeting at 9:15 p.m.

HCDC AGENDA: 3/14/24 ITEM: VII,A



Memorandum

TO: HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

FROM: Kristen Clements

Jerad Ferguson

SUBJECT: HOUSING CATALYST TEAM WORK PLAN STATUS REPORT **DATE:** February 29, 2024

Approved	Date

RECOMMENDATION

Review the status report on the work to implement the Housing Catalyst Team Work Plan and make possible recommendations to staff and/or the City Council.

SUMMARY AND OUTCOME

Staff is providing an annual report of the Housing Catalyst Team Work Plan (Work Plan). The Work Plan contains near-term strategies, programs, and policies from the 2023-2031 Housing Element that are underway, or that staff anticipates initiating in the next two years. Certification by the California Department of Housing and Community Development (HCD) of the City's adopted Housing Element now allows staff to focus on the implementation work and strategies in the Work Plan.

BACKGROUND

To coordinate the implementation of housing production, preservation, and protection work across multiple departments, the Housing Catalyst Team was established in 2018. The team meets on a biweekly basis and is composed of staff from the Business Development team in the Office of Economic Development and Cultural Affairs, the Citywide Planning Division of the Department of Planning, Building, and Code Enforcement, the Policy and Planning Team, and the Residential Development Division of the Housing Department, and the Planning Team of the Department of Parks, Recreation, and Neighborhood Services.

On November 15, 2022, staff presented the final update on the Housing Crisis Work Plan to City Council. Understanding that much more work needed to be done to increase housing opportunity and production in 2023 and beyond, staff recommended the creation of the Housing Catalyst Team Work Plan. Development of the 2023-2031 Housing Element provided an opportunity to thoroughly assess and outline all housing-related work in the next eight years across the city. The

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goal of the Work Plan is to clearly communicate the status of City staff's near-term work for the following two years related to housing production, preservation, and protection.

On June 20, 2023, City Council adopted the 2023-2031 Housing Element, which includes over 120 strategies and programs envisioned for the eight-year term of the Housing Element. The work is intended to facilitate the production and preservation of housing units in San José and facilitate the City's Regional Housing Needs Allocation (RHNA) of 62,200 units.

On June 26, 2023, staff presented the first version of the Work Plan to the Community and Economic Development Committee. On August 10, 2023, staff presented the Work Plan to the Housing and Community Development Commission.

On August 22, 2023, City Council accepted the report on the Work Plan, and directed staff to return to Council with a regular report on near-term work items so the community can also monitor progress. Additionally, City Council directed staff to engage identified stakeholders for each work plan item to give the community an opportunity to provide input.

On January 29, 2024, HCD certified the City's Housing Element, which was adopted by City Council on June 20, 2023. Each calendar year of the 2023-2031 Housing Element cycle, the City is required to provide an update to HCD on its progress in achieving the goals in the adopted Housing Element. This Annual Progress Report is due to HCD by April 1, 2024.

On February 26, 2024, staff presented an annual report on the progress of the Work Plan to the Community and Economic Development Committee.

ANALYSIS

With certification of the Housing Element, the Housing Catalyst Team can shift into implementation of the 124 work strategies and programs identified within the Housing Element and included in the Work Plan.

The current Work Plan is included in **Attachment A** to this memorandum. The Work Plan is composed largely of programs and strategies included in the Housing Element. The items included in the Work Plan are those for which staff has already initiated work or intends to initiate work in the next two years. The Work Plan items are largely the same as those presented to City Council in August 2023; however, the work items now reflect the revisions made to the version of the Housing Element submitted to HCD in November 2023 and certified by HCD in January 2024. Staff's ability to do significant work on many early implementation items was limited due to the need to focus on completing work to attain Housing Element certification from HCD.

¹ The Work Plan also now includes two additional items as indicated in the Housing Department's presentation to the Community and Economic Development Committee on January 22, 2024. https://sanjose.legistar.com/LegislationDetail.aspx?ID=6452460&GUID=E6108ECD-1EEB-46C0-9ECC-00C396B9CB83

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As the Work Plan evolves and needs arise, staff or City Council may propose adding housing-related work items not included in the Housing Element. The timing of when these work items could be initiated would be based on staff capacity, given the ambitious workload already identified in the Housing Element from 2023 to 2031. There are a total of 124 work items in the certified Housing Element, many of them with multiple components.

To best manage resources and capacity, staff proposes an annual report on the progress of the Work Plan to the Council Community and Economic Development Committee followed by a report to City Council each March. Staff will also provide an annual report the Housing and Community Development Commission prior to the report to the City Council each year. This report will align with the City's legally required Housing Element Annual Progress Report, due to HCD every April 1st. Staff is also working to publish a live version of the Work Plan on the City's website before the City Council meeting in March. Staff intends to post regular updates on work items in between formal annual reports.

As part of developing the housing goals and strategies in the adopted Housing Element, staff included information about the origin and/or interested stakeholders for each item. Staff will continue to include this information in the Work Plan to respond to the recommendation from City Council in August 2023. The Work Plan will be updated to reflect potential stakeholders that would be included in outreach and engagement activities on the work items.

Impact and Level of Effort

All items in the Work Plan are assigned a level of effort and estimated impact by the Housing Catalyst Team. The impact reflects staff's estimate of the potential positive effect on housing production, preservation, or protection that an item will have once it is implemented. Level of effort indicates how much work it will be and how long it will take for staff to complete an item. These metrics are designed to help staff prioritize work contained in the Work Plan. For instance, if two work items have the same level of effort and timeframe, but one would have a larger positive impact, that item would be prioritized over the other. Additionally, the level of effort metric, along with estimated completion dates, provides transparency to City Council and the public, along with an understanding of the time and effort required for each item. A detailed description of impact and level of effort is included in **Attachment B.**

Market Conditions and Challenges to Affordable Housing

San José remains one of the most expensive cities in the nation to rent or buy a home. According to Costar, Q4 2023, the average effective rent in San José across all apartment classes and sizes was \$2,708. Average rents have increased 2.8% from 2022. Rent growth has been dampened by uncertainty stemming from remote work, tech layoffs, high inflation, and high-interest rates. San José's overall rental vacancy rate was at 5.6%, up 0.1% year over year. Vacancy rates vary by apartment class. Higher-priced Class A properties had a vacancy rate of 8.3%, while vacancy rates for less expensive and often affordable Class C properties had a far lower vacancy rate of 5%.

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San José's for-sale market remained strong, with median prices rising steadily despite highinterest rates. According to the Santa Clara County Association of Realtors, the O4 2023 median single-family detached home price in San José was \$1,515,000, rising 16% yearly. Recent increases in interest rates have also made purchasing a home prohibitively expensive for many households. Thirty-year fixed interest rates rose steadily to a high of 7.79% in October 2023 before dropping to 6.61% in December 2023. However, even with higher interest rates and single-family home prices remaining well over \$1 million, homes are selling fast, with days on market remaining below one month at 28 days. This indicates an inherently strong market with a large pool of higher-income buyers able to buy homes. While for-sale homes in San José are accessible to higher-income households, only 7% are affordable to households earning the Area Median Income (AMI), according to the National Housing Opportunity Index.² As of the end of 2023, a San José household would need to earn approximately \$365,492 (202% of the AMI of \$181,300 for a family of four) and have \$303,000 saved to purchase a median-priced singlefamily home with a 20% down payment.³ A strong for-sale market ultimately means that the opportunity to purchase will continue to be even more challenging for middle- and lower-income households.

Attachment C contains a snapshot of the 2023 calendar year's progress in meeting the City's RHNA goal. For the Fifth RHNA cycle, the City met 65% of its RHNA goal. The City met 117% of its market-rate housing goal but only 29% of its affordable housing goal. The Sixth Cycle RHNA has set a challenging target of 62,200 units, up 77% from the Fifth Cycle goal of 35,080 units. Meeting the Sixth Cycle target is even more daunting for affordable housing. The scarcity of tax credit funding and bond allocations, the anticipated depletion of a significant affordable housing funding source (Measure A), a focus on combating homelessness with Measure E funds, reduced revenues from low- and moderate-income housing funds, and increasing development costs will make the achievement of Sixth Cycle RHNA affordable housing goals a formidable challenge.

Work Plan Highlights

City Infill Housing Ministerial Approval Ordinance (P-7) – The goal of this item is to create a new City-streamlined approval pathway for housing developments similar to existing state streamlining opportunities. Development that meets objective development standards could be approved without a public hearing and qualify for a California Environmental Quality Act (CEQA) ministerial exemption. Staff plans to begin work on this item in spring 2024, following the submission of the Housing Element Annual Progress Report. Part of the initial work on this item will be to create the specific standards that would apply to these projects, such as the amount of onsite deed-restricted affordable units that must be included to qualify for this approval pathway.

² National Association of Home Builders (NAHB) Housing Opportunity Index Q3 2022.

³ Santa Clara County Association of Realtors, Dec. 2023. Reasonable cost is defined as a household paying no more than 30% of their income for housing. Income to mortgage calculations assume payments at 30% of income, 20% down, 6.61% interest rate, 1.1% property tax.

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Small Multifamily Housing (P-35) – The goal of this item is to identify opportunities for missing middle housing of four to 10 units in locations throughout the City. As indicated in the Housing Element, this could potentially include areas adjacent to Urban Villages and residential areas along major streets. The work to complete this item will be a multi-year effort. Staff proposes conducting an economic analysis of missing middle housing types in the next Cost of Development Report. Understanding development feasibility and economics will serve to inform the future policy work on this item to understand what areas and housing types are realistic.

CEQA Analysis for Urban Villages (P-37) – The Housing Element Strategy P-37 states, "to the extent funding and capacity exist, conduct program-level CEQA analysis as part of the process of developing or updating urban village plans to help speed developments' timelines on all sites, including those not needed to accommodate the RHNA, and remove barriers to housing production." A March 2022 audit of PBCE's CEQA processes by the City Auditor also recommended that the City proactively prepare program Environmental Impact Reports (EIRs) as part of the preparation of an urban village plan. The completion of programmatic EIRs can shorten the entitlement process for development by allowing developers to "tier off" this analysis when they conduct environmental analyses for their proposed projects. This tiering means an individual project may have a shorter environmental review timeline since parts of its analysis may already be covered or addressed in the earlier programmatic EIR. EIRs are very expensive to prepare, typically costing between \$350,000 and \$400,000 each. In addition, funding would need to be identified for additional planning staff on the Environmental Review team to manage the preparation of these EIRs, as no such funding currently exists.

Historically, the City has relied on grants to pay for the preparation of urban village plans. Staff plans to continue to seek such funding opportunities. However, these grants typically do not provide enough funding to pay for both the preparation of a plan and an EIR. Going forward, the City will likely need to fund EIRs from its own funding sources, as was done last fiscal year for an EIR for the Saratoga Urban Village planning process. Given EIR costs and limited City resources, staff's approach will be to focus available funding on the preparation of EIRs on planning processes for "market ready" urban villages, where it is anticipated that market-rate housing development could be financially feasible in the near term. Funding for these EIRs would be proposed as part of the City's budget process. However, if funding is limited, staff recommends completing urban village plans for multiple areas over completing an urban village EIR and planning for fewer urban villages, to open up more areas of the City for market-rate housing. While an EIR could create a faster entitlement process, it in and of itself does not create new housing capacity or opportunities.

Evaluate Urban Village Planning Process (P-40) — Many of the previously approved urban village plans have taken much longer than the timelines established in the General Plan. This was often due to large scopes of work, large planning areas, the departure of project managers, and, in some instances, extensive community engagement. Completion timeframes from process initiation to Council approval were often two and a half years or more. The General Plan envisioned the urban village planning process to take no more than one year unless there was a need for a longer process to conduct sufficient community engagement.

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Until the Growth Horizons were eliminated as part of the Four-Year Review of the General Plan process in 2021, the Envision San José 2040 General Plan did not support completing many urban village plans in quick succession and instead only supported the completion of urban villages plans that were in the current Growth Horizon. With the acceleration of the housing crisis, the focus has shifted to completing urban village plans quickly to facilitate market-rate housing being built in more locations throughout San José; policy amendments to the General Plan now allow affordable housing to be built in urban villages citywide without the preparation of an urban village plan.

To expedite the completion of more urban villages, the Housing Element includes Strategy P-40. The objective of this strategy is to streamline the development of urban village plans and unlock more sites for housing beyond those sites needed to accommodate the City's RHNA. The strategy commits staff to "evaluate the General Plan's Urban Village strategy beginning in November 2024 and adopt amendments and/or modify practices identified in the report in 2025."

The strategy includes, as examples, potential opportunities for streamlining that should be considered. One approach is to tailor the planning process and approach based on an urban village's scale and location. For example, urban villages that are larger and located in key transit locations or historically disinvested areas might require a more extensive community planning and engagement process, while smaller scale urban villages that do not have strong transit connections could have a more streamlined planning and outreach process.

Another approach is to consolidate proximate or similar types of urban villages into one planning process. An example of this approach, which staff plans to implement, is to consolidate all the urban villages along the Capitol Avenue light rail line in Council Districts 4 and 5 into one planning process. The urban villages along this line are relatively small, ranging from urban villages with one or two properties to urban villages with commercial properties abutting a major intersection on all four corners. Conducting one community engagement process and preparing one plan document for proximate urban villages would save significant time and staffing resources than conducting individual planning processes for each.

In addition to this approach, staff will explore developing a policy framework for Council consideration that would allow market-rate housing in all similar urban villages, particularly smaller urban villages such as neighborhood villages. Such a process would not be as place-specific, and the policy framework would have broad applicability, establishing policies for medium- and high-density residential development while maintaining and potentially expanding commercial development.

Another streamlining approach identified in the Housing Element is a reevaluation of the typical components included in previous urban village plans to identify components that could be reduced or eliminated while still providing an effective policy framework to guide new development. This strategy has already been partially addressed by creating Citywide Design Standards and Guidelines. Instead of developing specific design guidelines for each urban village plan, each plan now references the Citywide Guidelines. Place-specific design guidelines are only developed if design issues are unique to a given urban village. The North First Street Urban Village Plan and the recently adopted Capital Caltrain Urban Village Plan are examples of plans

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that were able to reduce the scope of work and focus primarily on land use, circulation, open space, and urban design issues unique to the plan area, by relying on the Citywide Guidelines for overall development guidance. Reflecting a reduction in the scope of work, these plan documents are significantly shorter than prior plans completed. Going forward, staff will continue to identify how components of the urban village process and plan could be reduced further to focus on the key land use and design issues related to new development.

An additional constraint identified for housing development in urban villages is the lack of a regular funding source for the preparation of urban village plans. While grants are available for such efforts, and the City routinely applies for such grants, these grant opportunities are limited. Furthermore, some of these grants include criteria not aligned with the market-ready urban villages that still need completed plans. Given these funding limitations, Strategy P-40 in the Housing Element includes an action item for staff to recommend that City Council amend General Plan Policy IP-5.15 in 2024 to encourage the City to identify a stable, internal funding source to cover most of the costs for urban village planning processes. The current funding approach is to submit an annual budget proposal for allocating Citywide Planning funds to cover the preparation of one urban village plan; Citywide planning funds are generated through the Citywide Planning permit fee. Staff is monitoring Citywide fee revenue, which is currently down. As a result, Citywide Planning fees are not likely to be a regular source of funding in the near term, and other funding sources will need to be identified.

Housing on Public/Quasi Public Lands (P-24) – As directed, staff will be returning later in the spring with changes to the zoning ordinance to clarify that 100% affordable housing development with at least 25% of units designated for permanent supportive housing (PSH) is considered a PSH project. PSH is permitted in the Public/Quasi Public zoning district. However, the current definition in the zoning ordinance requires 100% of units to be PSH to be considered a PSH development. The definition change for PSH aligns with state law on the matter and will allow greater flexibility for developers to advance development with mixed populations to proceed more efficiently. Passage of Senate Bill (SB) 4 creates a pathway for affordable housing on properties owned by a religious institution or nonprofit college that largely accomplishes the goals previously envisioned for allowing housing on Public/Quasi Public lands.

Prohousing Designation (P-23, P-40) – In late June 2023, staff submitted a Prohousing application to the state after obtaining City Council approval on the application on June 20, 2023. In September 2023, HCD asked for additional information, and staff submitted a revised application on February 7, 2024, after shifting from focusing on obtaining Housing Element certification. The Prohousing Designation would enable the City to access new funding from HCD and strengthen applications for other state funding programs, such as the Affordable Housing and Sustainable Communities (AHSC) Program.

Key Anti-Displacement Work Items

The Citywide Residential Anti-Displacement Strategy is a work plan adopted by City Council in September 2020. An update on this work plan was provided at the February 26, 2024, Community and Economic Development Committee meeting. Work items from the Anti-

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Displacement Strategy were integrated into the Housing Element and, therefore, into this Work Plan so they can be prioritized along with staff's other work. Selected updates on key strategies from the Anti-Displacement Strategy and items directly related to anti-displacement work are as follows.

Establish a Preservation NOFA (R-2) – The Housing Department issued a Notice of Funding Availability (NOFA) of \$5 million for Acquisition and Rehabilitation on October 23, 2023. To issue the NOFA, staff completed underwriting guidelines with help from a consultant. Guidelines and program priorities were informed by loan programs of other cities and nonprofit lenders. The staff is in the process of reviewing applications for feasibility and anticipates a possible award in early 2024.

Preservation and Community Development Capacity Building (N-4) – The Housing Department issued a NOFA for \$1 million for Nonprofit Capacity Building on September 15, 2023. Eight applications were received. Staff is in the process of reviewing applications forat awards in early 2024.

Mobilehome Park General Plan Designation for Remaining Mobilehome Parks (R-6) – Staff completed General Plan land use designation amendments for 13 mobilehome parks that were determined to have the greatest potential risk of conversion by staff. The General Plan amendments for the remaining mobilehome parks will be completed by June 2024.

Tenant/Landlord Resource Centers and Code Violations Reporting (S-1) – Staff is working to identify space in various community and neighborhood centers to host weekly mobile tenant resource days, rotating monthly or every two months at different locations, beginning the summer of 2024. Rent Stabilization and Eviction Prevention staff members will be on-site at the mobile resource center to provide information on tenants' rights, obligations, and protections. Housing staff will coordinate with Code Enforcement to train resource center staff members on how to support tenants who wish to file code complaints.

Eviction Prevention - Housing Collaborative Weekly Eviction Prevention Court Clinic, Eviction (S-12) – Staff continues the City's partnership with the Santa Clara County Superior Court and Self-Help Center and other community partners to conduct a weekly workshop at the courthouse that offers a spectrum of resources to all parties involved in residential eviction actions. Resources include rental assistance, social services referral, and mediation. Funding was secured from a state earmark to continue these eviction diversion efforts in fiscal year 2024-2025.

Eviction Diversion Program (S-12) – The court-based eviction intervention program is on track to help keep over 125 households stably housed in fiscal year 2023-2024. The Eviction Diversion Program was awarded a \$2 million earmark in the State's 2023 budget. With no other funding source available, only a portion of the \$2 million will be available as rental assistance for eviction interventions. Some of that funding will cover staffing and other program operating costs in fiscal year 2024-2025.

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Local Enforcement of State Tenant Protections (S-32) – The Governor signed into law SB 567 (Durazo) (2023), which enhanced existing protections for renters against steep rent increases and evictions without cause. The final version of the law, which takes effect April 1, 2024, strengthens tenant eviction protections and gives cities and counties the authority to enforce existing rent increase caps and just cause provisions. The City advocated for the bill's passage, and staff requested earmark funding for efforts to educate and inform residents and property owners about state renter protections. The rent cap provisions apply to at least 50,000 rental units not covered by the City's Apartment Rent Ordinance, and the just cause provision applies to rental units not covered by the City's Tenant Protection Ordinance (e.g., duplexes, single-family homes, and condominiums with corporate ownership interests). The Rent Stabilization Program is a cost-recovery program funded by fees charged to units subject to the Apartment Rent Ordinance, the Tenant Protection Ordinance, and the Mobilehome Rent Ordinance. The fees are limited to providing outreach, information and education, and producing information about those ordinances. Staff time and other costs related to education and enforcement of state laws cannot be covered by Rent Stabilization Program fees.

EVALUATION AND FOLLOW-UP

Staff is providing the first annual status report on the Work Plan to the Housing and Community Development Commission. This item is recommended to be cross-referenced to the March 19, 2024, City Council meeting to be heard jointly with the Housing Element Annual Progress Report. Staff will provide annual updates to the Housing and Community Development Commission and City Council in March. As discussed, staff will implement a live version of the Work Plan on the City's website that can be updated throughout the year by Housing Catalyst Team members as needed to reflect the latest information on individual work items. Additionally, individual work items requiring City Council approval will be brought forward separately when work is completed.

PUBLIC OUTREACH

- ⊠This memorandum will be posted on the Housing Department website for the March 14, 2024 Commission meeting.
- ⊠A version of this memorandum will be posted on the City's Council Agenda website for the March 19, 2024 meeting.

COMMISSION RECOMMENDATION/INPUT

Input received from the Commission at the March 14, 2024 meeting will be included in a Supplemental Memorandum to City Council ahead of the March 19, 2023 City Council meeting. Staff on the Housing Catalyst Team will also consider the input received from the Commission as it continues to implement the Housing Catalyst Team Work Plan.

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FISCAL/POLICY ALIGNMENT

The creation of the Housing Catalyst Team Work Plan is consistent with what was proposed in the Housing Element adopted by City Council in June 2023. This action is also in alignment with the next steps discussed with the Commission and City Council in November 2022 in the final report on the Housing Crisis Work Plan.

KRISTEN CLEMENTS

Division Manager, Housing Department

JERAD FERGUSON

Principal Planner, Planning, Building and

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For questions, please contact Kristen Clements, Division Manager, Housing, at kristen.clements@sanjoseca.gov, or Jerad Ferguson, Principal Planner, Planning, Building and Code Enforcement, at jerad.ferguson@sanjoseca.gov.

ATTACHMENT A: Housing Catalyst Team Work Plan ATTACHMENT B: Impact and Level of Effort Definitions ATTACHMENT C: Progress on Housing Development

ATTACHMENT A

Ref#	Work Item	Status	Planned	Department(s)	Stakeholder Groups	Update	Impact	Level of	Anti-Displacement
	Work Item	Status	Completion	z epartinent(s)	State Holder Groups	Staff began zoning code amendments to update the definition of Permanent	Присс	Effort	Strategy (y/n)
H-14	Emergency Shelters	Active	December 2024	PBCE, Housing	Land Use Coalition	Supportive Housing (PSH). Staff also began analyzing the City's existing code to ensure compliance with Government Code Section 65583 (AB 2339). Staff will make amendments as needed as part of code updates to be completed by spring	Legally Required	Low	No
P-1	Align Zoning with the General Plan	Ongoing	December 2024	PBCE	НСД	Staff is currently working on the rezonings to align with the General Plan designations and will continue this work with a completion target of December 2024.	Legally Required	High	No
S-29	Rent Stabilization Program Strategic Plan and Program Assessment	Active	December 2028	Housing	Equity working group; rental access working group; veterans focus group; Indigenous Peoples focus group; LGBTQ+; African ancestry focus group	Staff completed outreach and Draft Strategic Plan with public comment process in 2023. In 2024, staff plans to bring this Plan to Council committee and full City Council.	High	Low	No
P-7	City Infill Housing Ministerial Approval Ordinance	Committed	December 2025	PBCE	Land Use Coalition	Staff intends to initiate work on this item in April 2024. Initial work will entail background research to understand how other jurisdictions have successfully implemented ministerial infill processes and strategy.	High	Moderate	No
P-12	Cost of Residential Development Study Update	Ongoing	2031	Housing, PBCE, OEDCA		Staff held a Cost of Development Study Session for City Council on October 26, 2023, providing market information on both affordable and market rate housing.	High	Moderate	No
S-23	Know Your Rights Materials	Active	January 2025	Housing, CAO	Rental access working group; Indigenous Peoples focus group; Equity Coalition	Planning work for the Know Your Rights campaign commenced in 2023. The Campaign will be rolled out in 2024.	High	Moderate	No
S-32	Local Enforcement of State Tenant Protections	Active	December 2026	Housing, CAO, IGR	Neighborhood equity working group; veterans focus group; disability focus group; high opportunity areas working group	In 2023, the City submitted multiple letters of support for SB 567 (Durazo, 2023), which extends state protections to renters against steep rent increases and evictions without cause. The bill's final version strengthens tenant eviction protections and allows cities and counties to help enforce existing rent increase caps under state law, for which the City advocated. This bill was signed by the Governor on September 30, 2023 and will take effect on April 1, 2024. The City also issued multiple letters of support for AB 875 (Gabriel, 2023), which would require county courts to report more uniform eviction case filing data. San José could use additional access to eviction data to better prevent eviction proceedings and serve residents at risk of displacement. This bill was vetoed by Governor Newsom, citing his concern about bills with significant cost implications being more appropriately addressed during the state budget process.	High	Moderate	No
P-10	Standardize and Streamline Permitting, Fees, Applications	Active	December 2025	Housing	Land Use Coalition; Housing production working group; developer focus groups	Staff started work to update the City's website as necessary. Staff will update the Council through the Community Economic Development Committee in March 2024. This update will contain a more detailed work plan and status report of the work to-date on the Development Fee Framework.	High	High	No

P-35	Small Multifamily Housing	Committed	June 2027	PBCE, Housing	African ancestry focus group; Land Use Coalition	Staff intends to initiate work on this item in 2024 by planning a feasibility analysis of different types of small multifamily housing in the new Cost of Development report in the fall of 2024.	High	High	No
P-37	CEQA Analysis for Urban Villages	Committed	December 2027	PBCE	Developer focus group	Staff will begin to proactively prepare program Environmental Impact Reports (EIRs) as part of the preparation of Urban Village plans. The completion of EIRs can shorten the entitlement process for developers by providing them with a reference during their environmental analysis for their proposed project. Funding will need to be identified to fund planning staff on the Environmental Review team to prepare the EIRs since no such funding currently exists.	High	High	No
R-1	Monitor At-risk Affordable Units	Committed	2031	Housing	Equity working group	Work had not yet started on this item in 2023. In 2024, staff will request budget authority for consulting assistance to update the City's risk assessment report for future expiring affordability restrictions.	High	High	No
S-1	Tenant / Landlord Resource Centers and Code Violations Reporting	Committed	2031	Housing, PBCE	Neighborhood equity working group; Equity Coalition	Work had not yet started on this item in 2023 but will begin in 2024.	High	High	No
S-12	Eviction Prevention - Housing Collaborative Weekly Eviction Prevention Court Clinic, Eviction Diversion Program, and Other Support for Legal Services	Ongoing	2031	Housing, CAO	Rental access working group; Equity Coalition	In 2023, 50 weekly courthouse workshops were held; 188 households were kept stably housed through the Eviction Diversion Program; 5,409 households were assisted via calls, walk-ins and emails; and the City secured \$2M funding to continue the Eviction Diversion Program through a state earmark in the state's 2023 budget.	High	High	No
S-13	Affordable Housing Renter Portal Access	Ongoing	2031	Housing	LGBTQ+ focus group; Equity Coalition	■San Jose's renter portal was launched in multiple languages: https://housing.sanjoseca.gov/ ■Staff sent out an mail blast to community organizations, affordable housing owners and property managers informing them of Doorway's launch ■©ity staff met with affordable housing owners and managers of properties in the City's portfolio to set up Doorway accounts and provide an orientation to the system ■①7 properties in the City of San Jose launched and started accepting applications through Doorway ■③8 part of the compliance cycle, Asset Management put in place a monitoring system for properties' compliance with the requirement they list on Doorway ■⑤Bease up efforts for new developments are now posted on Doorway	High	High	No
N-1	Equitable Neighborhoods-based Investment Strategies	Ongoing	2031	Housing, CMO, Budget, PRNS, PW, DOT, ESD, Library	Neighborhood equity working group; African ancestry focus group; Indigenous Peoples focus group	For performance measures, the Housing Department and City Manager's Office worked in 2023 on updating Housing's performance indicators include those on race/ethnicity and rent burden. In addition, the City Manager's Office discussed with neighborhood leaders across the City possible structures for the next iteration of the City's Neighborhoods Commission to represent interests of both homeowners and renters. The City's CDBG Internal NOFA issued in late 2023 prioritized areas of the City that were racially and ethnically concentrated areas as defined by HUD.	High	High	No
I-15	Housing Catalyst Team Work Plan	Ongoing	2031	PBCE, Housing, OEDCA, PRNS		In 2023, staff created the first two versions of the Housing Catalyst Work Plan and brought them to the Housing and Community Development Commission, Council Community Economic Development Committee, and City Council. Staff will provide an update on the Housing Catalyst Team Work Plan to the Community and Economic Development Committee in February 2024, the City's Housing and Community Development Commission in March 2024, and the City Council in March 2024 (in conjunction with the Housing Element Annual Progress Report.)	High	High	No

N-7	External Infrastructure Funding to Create Complete, High-quality Living Environments	Active	2031	Housing, DOT, PW, OEDCA, PRNS		Staff completed and issued its Internal Construction CDBG NOFA on 1/16/24. The NOFA included prioritization for HUD R/ECAP areas. As a result, the Department of Transportation will install Accessible Pedestrian Signals (APS) at signalized intersections in order to improve accessibility and safety, particularly for our most vulnerable users. An APS is an accessibility device installed at a traffic signal that provides audible and vibrotactile cues to let pedestrians (especially visually-impaired pedestrians) know when the traffic signal is in its "WALK" or "DON'T WALK" intervals. These devices provide clear feedback in multiple formats when it is safe to enter a crosswalk at an intersection. The proposed project will install APS at 108 locations throughout San Jose over the coming year. All project locations are in CDBG Low-Mod Census Tracts. Many project locations are in existing and emerging Project Hope Areas.	Moderate	Low	No
P-3	North San José Affordable Housing Overlay Zones	Ongoing	December 2024	PBCE	AFH Advisory Committee	Staff completed work necessary to create the new zoning overlays in North San José, and rezoned sites in North San José as described in the Council memos defining the strategy in December 2023 and January 2024. Staff will continue work later in 2024 on this item to consider other sites for the zoning overlays.	Moderate	Moderate	No
P-6	Regular Coordination Meetings for Affordable Housing	Ongoing	2031	PBCE, Housing, OEDCA, PW, DOT, Fire, PRNS		Staff initiated monthly cross-departmental meetings in 2023 to coordinate construction related permits. From 2023 to early 2024, 2,154 units have, or will soon, benefit from this effort. In 2024, the City intends to hire a full-time Housing Navigator staff member to coordinate this work.	Moderate	Moderate	No
P-14	Housing in Business Corridors	Active	November 2024	PBCE		Staff compiled data from the Neighborhood Business Districts and began outlining building height recommendations based on AB 2011 and SB 6 guidelines.	Moderate	Moderate	No
P-24	Housing on Public/Quasi Public Lands	Active	June 2024	Planning, Housing, DOT	Rental access working group; Housing production focus group; Land Use Coalition	This work is expected to be completed by June 2024 as part of Zoning Code quarterly updates. Zoning Code's definition of "permanent supportive housing" is being updated to match the state definition of 25% of a project being PSH being enough to allow housing on PQP sites. In late 2023, the City planned a joint initiative with Urban Land Institute San Francisco to convene two workshops this spring with homeless service providers, nonprofit organizations, landowners from churches and places of worship, and affordable housing developers. The purpose of the workshops will be to educate and encourage attendees to partner in the design and construction of emergency interim housing and permanent affordable housing on PQP sites.	Moderate	Moderate	No

P-40	Evaluate Urban Village Planning Process	Committed	December 2025	PBCE	Developer focus group; Land Use Coalition	The preparation of previously approved Urban Village Plans has often exceeded timelines outlined in the General Plan, attributed to various factors including project scale, turnover of project managers, and extensive community engagement. Historically, completion timeframes ranged around two and a half years or more, contrary to the General Plan's vision of completing such plans within a year, unless extended for community engagement. The Growth Horizons, eliminated in the Four-Year Review of the General Plan in 2021, initially limited the completion of Urban Village Plans. However, with a heightened focus on addressing the Housing Crisis, policy amendments now permit affordable housing construction citywide without individual Urban Village plans. To expedite completion, this work aims to streamline planning processes and unlock additional housing sites. Staff has been begun exploring options for this strategy and plans to begin this work in November. Given funding constraints, staff will recommend City Council amend General Plan Policy IP-5.15 this year to encourage the City to identify a stable, internal funding source to cover most of the costs for urban villages' planning processes.	Moderate	Moderate	No
H-13	Regional Homeless Response Coordination and Planning	Complete?	January 2024	Housing	Veteran focus group; LGBTQ+ focus group; high opportunity working group; schools focus group	On December 14, 2023, executive staff presented the City's Implementation Plan for the countywide Community Plan to End Homelessness 2020-2025 to the City Council's Neighborhood Services and Education Committee (NSE). NSE unanimously accepted the report and initial discussion of City engagement for the next regional plan. NSE approved a cross-reference of the report to be heard by the full City Council on January 9, 2024.	Moderate	Moderate	No
S-4	Updated Relocation Assistance	Committed	December 2025	Housing, PBCE	Neighborhood equity working group; Land Use Coalition	Work had not yet started on this item in 2023 but will begin in 2024.	Moderate	Moderate	Yes
S-11	Alternative Documentation for Non-Citizens	Committed	July 2025	Housing, CAO	Neighborhood equity working group; Equity Coalition	Significant work on this item has not yet commenced, but planning is underway.	Moderate	Moderate	No
S-15	Tenant Preferences in VTA station areas	Ongoing	2031	Housing		Staff held two meetings in 2023 with VTA to discuss the City's forthcoming tenant preferences and answer their questions. In spring 2024, the tenant preferences will go to the City Council for approval. If approved, staff will again meet with VTA about implementation at station areas.	Moderate	Moderate	No
S-21	Facilitation of Equal Access to Housing	Committed	December 2025	Housing		Work on this item had not yet commenced in 2023. Law Foundation, Project Sentinel, Asian Law Alliance, Bay Legal will be consulted in 2024.	Moderate	Moderate	No
I-2	Affirmative Marketing to Persons with Disabilities	Ongoing	2031	Housing	Disability focus group; Housing Choices Coalition	Affirmative Fair Housing Marketing plans are currently required and reviewed for all properties in the City's portfolio. In 2024, staff plans to commence research and identify next steps to enhance its requirements to help benefit applicants and residents living with disabilities.	Moderate	Moderate	No

1-8	Promotores-based outreach	Ongoing	2031	Housing, CMO	LGBTQ+ focus group	Currently, there are 3 Promotores contracts funded with federal ARPA funds with a potential for 2 more in the future. One Promotores Agency, LUNA, will be working specifically on outreach and engagement on Housing related issues. Annually, about 21 Promotores have been hired and trained to reach residents and small businesses in the zip codes most impacted by the pandemic (95111, 95112, 95116, 95122, and 95127). The Promotores have reached over 15,000 residents in these priority areas—with 3,100 referrals to senior nutrition programs, childcare services, and childcare scholarships, the Housing Mediation Program, and the Eviction Help Center. The Promotores have accomplished this by door-knocking, tabling at events, and participating in focus groups. In mid-2023, the Promotores also assisted City staff to conduct outreach for its Soft Story Retrofit program development.	Moderate	Moderate	No
I-14	Assessment of Fair Housing Plan	Committed	October 2024	Housing		Work on this item will commence in 2024. It will include content from the City's final 2023-2031 Housing Element and build on the outreach conducted for that plan. In 2024, staff plans to create and bring forward the plan to City Council for approval.	Moderate	Moderate	No
P-11	Allow "SB 9" Type Housing on Additional Properties	Active	December 2024	PBCE, Housing	African Ancestry working group; Land Use Coalition	Staff started work on obtaining a consultant in 2024 to develop SB 9 objective design standards and explore options related to the R-2 zoning district and historic resources.	Moderate	High	No
P-13	Replacement of Existing Affordable Housing Units	Committed	December 2028	PBCE, Housing	Neighborhood equity working group	Significant work on this item has not commenced.	Moderate	High	No
P-15	Moderate-income Housing Strategy	Committed	March 2025	Housing, PBCE	African ancestry focus group	In 2023, the Housing Department planned for the timing to secure consulting assistance and staffing for this work to commence in 2024.	Moderate	High	No

P-23	Pursue AHSC Funding near Diridon Station	Ongoing	2031	Housing, DOT		The Housing Department officially supported AHSC funding applications near Diridon Station. The City's funding commitments for affordable housing helped meet AHSC's requirements. The Department of Transportation participated in the applications. In late June 2023, staff submitted its Prohousing application to the state after obtaining City Council approval on the application on June 20, 2023. HCD asked for additional information in September 2023, to which staff responded in early 2024.	Moderate	High	No
R-2	Establish a Preservation NOFA	Ongoing	2031	Housing	Neighborhood equity working group	The Housing Department issued a \$5 million Notice of Funding Availability on October 23, 2023, making funds available for housing preservation through acquisition/rehabilitation. Responses will be evaluated and selected in spring 2024.	Moderate	High	Yes
R-9	Creation of a Preservation Policy	Committed	December 2026	Housing	Neighborhood equity working group; Equity Coalition; Land Use Coalition	In 2023, Housing Department staff met with the County of Santa Clara's Office of Supportive Housing and the South Bay Preservation Lab regarding jurisdictions' need to define criteria to enable developers to apply for state FIHPP funds. Staff from both San José and the County see benefits to aligning definitions. In 2024, staff will establish criteria for FIHPP and publish a list of affordable housing providers on its website.	Moderate	High	Yes
R-12	Revised Citywide Residential Anti- Displacement Strategy	Committed	December 2029	Housing	Neighborhood equity working group; Equity Coalition; Land Use Coalition	Work has not yet started on this item in 2023.	Moderate	High	No
R-13	Soft Story Program	Active	December 2024	PBCE, Housing		In 2023, the City created an inventory of potential soft story buildings and has completed extensive outreach to tenants, housing providers, and other stakeholders informing them about soft story issues and seeking their input on the proposed ordinance and program. The City's seismic consultant analyzed possible program parameters and made recommendations. Staff made multiple presentations to the City's Housing and Community Development Commission. The program's Ordinance was drafted in 2023 and will be finalized for City Council's consideration in spring 2024. In 2023, staff also obtained City Council approval to apply for an additional \$25M grant from the state and federal governments to help fund seismic rebates and staffing for the entire program implementation.	Moderate	High	Yes
H-1	Interim Homeless Housing Construction	Active	December 2025	Housing	LGBTQ+ focus group; formerly incarcerated focus group	In May 2023, the Guadalupe EIH (previously known as Civic Center), was completed and began services with a capacity of 96 units. Also in 2023, the Department of Public Works began the procurement process for the Rue Ferrari expansion, which will add 100 additional units. The Housing Department continues to manage state grants obtained to fund operations/services including the Permanent Local Housing Allocation (PLHA) and Homeless Housing, Assistance and Prevention (HHAP) programs from multiple funding rounds. In 2024, staff plans to seek additional funding to support ongoing operations of the City's interim housing.	Moderate	High	No

S-10	Study on Rent Increases and Burden in Affordable Housing	Active	June 2025	Housing, IGR	Rental access working group; Equity Coalition	In 2023, the City submitted multiple letters of support for SB 567 (Durazo) (2023), which extends protections to renters against steep rent increases and evictions without cause. The original bill language would have lowered rent increase caps to 5%, but this was removed to enable the bill to pass through the Legislature. The bill's final version strengthens tenant eviction protections and allows cities and counties to help enforce existing rent increase caps under state law, for which the City advocated. This bill was signed by the Governor on September 30, 2023 and will take effect on April 1, 2024.	Moderate	High	No
S-20	Tenant Preferences that Help Fight Displacement	Active	June 2025	Housing, CAO	Equity Coalition	Staff recommendations on tenant preferences were taken to the Housing and Community Development Commission in late 2023. Staff will bring the final proposal to the City Council's Community and Economic Development Committee and full City Council in spring 2024.	Moderate	High	No
S-24	Targeted Fair Housing Outreach and Enforcement	Committed	2031	Housing	Rental access working group	Significant work on this item had not yet commenced in 2023. In 2024, staff will seek data from legal assistance nonprofits on locations of complaints.	Moderate	High	No
S-28	Right to Counsel or Alternative	Committed	December 2026	Housing	AFH Advisory Committee; Equity Coalition	In 2023, the Housing Department engaged a rehired retiree to help issue the RIght to Council/Alternatives RFP and enter into contract with a consultant to do this study. Staff attended meetings in the fall with stakeholders interested in this work, including at a December 2023 roundtable with approximately 20 housing providers. Staff researched similar studies and drafted a scope of work for the RFP. To get early input on the study from a variety of stakeholders, staff posted the draft scope for public comment in December and sent announcements of the posting via eblasts. Staff plans to hold a public meeting to gather final comments on the draft scope in February 2024, issue the consultant RFP shortly thereafter, award the contract, and kick off the project with the consultant in mid-2024.	Moderate	High	No
1-4	Create a Housing Balance Report	Active	December 2025	Housing	Neighborhood equity group	In 2023, the Housing Department's Partnership for the Bay's Future fellow began research for the Housing Balance Report. When she departed the City earlier than expected, the Coro Foundation (which administers the PBF program on behalf of its funders) contracted with a consultant to assist the City and complete the first Report version. The consultant contract with Community Planning Collective kicks off work to create this Report in February 2024.	Moderate	High	Yes
P-42	Group Homes for Seven or More Persons	Committed	December 2024	PBCE		Work had not yet started on this item in 2023. In 2024, staff will review the City's zoning code to comply with state and federal laws and will seek City Council approval of any necessary zoning code changes in 2024.	Low	Low	No
P-43	Update City Density Bonus	Committed	December 2024	PBCE		Work had not yet started on this item in 2023. In 2024, staff will review the state Density Bonus Law and will seek City Council approval of any necessary code changes in 2024.	Low	Low	No
S-25	Tenant-based Vouchers in Higher-resource Areas	Committed	July 2026	Housing	Veterans focus group; disability focus group; high opportunities areas working group	Staff met with SCCHA in July and October 2023 to discuss use of rental vouchers in higher-opportunity areas. In 2024, staff will coordinate with SCCHA on its Mobility Program pilot, which provides incentives for owners to accept vouchers in higher-opporutnity areas.	Low	Low	No

N-4	Preservation and Community Development Capacity Building	Active	December 2027	Housing	Homeownership working group; Equity Coalition	The Housing Department issued its first Preservation NOFA of \$5 million in December 2023. Staff will evaluate responses in early 2024 for possible award. The Housing Department also issued a Nonprofit Capacity Building NOFA of \$1 million in funds from Google's community benefits agreement for the Downtown West developpment. The issuance on September 15, 2023 will result in three to four grants awarded in 2024.	Low	Low	Yes
N-6	Reduced Transit Fares for Lower-Income Residents	Ongoing	2031	Housing, DOT, IGR	Indigenous Peoples focus group; high opportunity areas focus group	The City signed onto two letters (by the Metropolitan Transportation Commission and the Fare Integration Task Force) supporting the Clipper BayPass all-agency transit pass pilot which would increase transit ridership and expand access to transit. Department of Transportation staff also engaged and coordinated with the Valley Transportation Authority on grant applications that would fund fare-reduction programs.	Low	Low	No
I-1	Persons with Disabilities Partnership and Priorities	Active	December 2026	Housing	AFH Advisory Group; disability focus group; veterans focus group; LGBTQ+ focus group; Indigenous Peoples focus group; homeownership working group	The Housing Department incentivized developers to increase production of units for the developmentally disabled through the release of its 2023 New Construction NOFA for \$50M. Awards	Low	Low	No
P-4	Affordable Housing Tools for North San José	Committed	December 2026	Housing	Rental production focus group	In 2023, staff planned for 2024's effort to procure consulting assistance to examine other land use-related tools and to create a feasibility study and an Implementation Plan.	Low	Moderate	No
P-20	Mixed-income Housing	Ongoing	2031	Housing, PBCE		In 2023, staff supported two mixed-income housing developments: 1) the 4300 Stevens Creek development which was funded by the California Housing Finance Agency's Mixed-Income Program program; and, 2) Modera the Alameda which used a 501(c)(3) bond structure supporting a range of income levels. Both were supported by City Council's approval on the City's bond policy exception.	Low	Moderate	No
P-30	Updated Feasibility Study for Commercial Linkage Fee	Active	January 2031	Housing, OEDCA		On January 10, 2024, staff published an information memorandum to the City Council providing an update on the Commercial Linkage Program. The update stated that due to current market conditions, the feasibility analysis will not be revisited in the coming months. As of January 2024, \$923,719 has been collected in commercial linkage fees.	Low	Moderate	No
P-41	Review and Revise Planning Permit Conditions	Committed	December 2025	PBCE	HCD	Work had not yet started on this item in 2023. In 2024, staff will begin reviewing the standard permit condition language for housing developments.	Low	Moderate	No

R-6	Mobilehome Park General Plan Designation for Remaining 56 Mobilehome Parks	Active	June 2024	PBCE	Golden State Manufactured-Home Owners League	Staff identified the 13 mobilehome parks that likely have the greatest risk for redevelopment and conducted outreach with the property owners and tenants. On December 5, 2023, City Council approved the General Plan amendment to change the land use designations of these sites to Mobilehome Parks.	Low	Moderate	No
H-11	Feedback from Those with Lived Experience in Homelessness in Decision Making	Ongoing	2031	Housing	LGBTQ+ focus group	In 2023, the Housing Department formalized its first partnership agreement with the local Lived Experience Advisory Board (LEAB). The City of San José and LEAB entered into a 2-year agreement to incorporate the voices of those with lived experience into local and regional decisionmaking. LEAB members will provide firsthand expertise and insight to address the causes of homelessness and impact policy change to adapt to the changing needs of those experiencing homelessness. LEAB members will also provide direct and immediate awareness to obstacles, identify deterrence strategies, and provide feedback regarding housing programs. This new contract formalizes the City of San José's partnership with the LEAB and ensures that the voices of those who use our services are at the forefront of design, operations, and evaluation, as strongly suggested and advised locally, by the state, and the federal government. Housing Department staff began attending LEAB meetings in fall 2023. In December 2023, staff provided training as requested by LEAB members.	Low	Moderate	No
N-2	Urban Village Plans with Anti-Displacement Features	Active	December 2024	PBCE, Housing	Neighborhood organizations on East side	In 2023, staff worked collaborately with the VTA and the community to identify anti-displacement features for the Five Wounds UV Plan. The City contracted with HR&A Advisors to prepare a housing and small business displacement risk assessment and implementation recommendation study. Staff received the draft study in late 2023. In early 2024, staff will determine which recommendations are feasible to implement and finalize it by late 2024.	Low	Moderate	No
I-10	Lived Experience with Homelessness Seat on Commission	Active	July 2026	Housing	LGBTQ+ focus group; AFH Advisory Committee	In 2023, staff fully implemented the HCDC Lived Experience seat. Staff ensured the seats were filled together with the Clerk's office and onboarded the new Commissioner and Alternate. Staff coordinated with the Finance Department on procedures for check cutting and pickup for Lived Experience commissioners, and arranged for a mobile tablet computer device, Wi-Fi connection, and City Hall space access for Lived Experience commissioners. Staff coordinated with other commission staff to ensure procedures were consistent and shared knowledge on logistics. In addition, the Housing Department regularly compensated the Lived Experience commissioners for meetings attended. In 2024, staff plans to re-fill the Alternate seat, orient the new Alternate, and complete the confidential evaluation.	Low	Moderate	No
P-26	Accessory Dwelling Unit (ADU) Amnesty Program	Active	December 2031	PBCE		PBCE secured new agreements for Peak Staffing in 2023 which will allow the Code Enforcement Division to staff the ADU Amnesty program with third-party building inspectors as directed by City Council. Code also reduced its staff vacancy rate in 2023 and filled the critical Building Code Compliance position in October 2023. Code expects to relaunch the ADU Amnesty program by end of June 2024.	Low	High	No

P-36	Alum Rock East Urban Village Plan	Active	August 2025	PBCE	In 2023, staff planned to procure a consultant in 2024 to assist the Alum Rock East Urban Village Plan. Work is planned to begin in 2024.	Low	High	No
P-38	Adequate Sites for Lower-Income Households on Nonvacant & Vacant Sites Identified in Previous Housing Element Cycles	Complete						No
I-3	Farmworker Housing	Complete						No

Attachment B

Impact and Level of Effort Definitions

Impact:

High Impact:

- Expected to enable production of 100+ market-rate or affordable housing units annually; OR
- Expected to result in the preservation of 20+ affordable housing units annually; OR
- Expected to result in significant time and/or cost savings for development.
- Expected to increase eviction protection, housing stability, and/or housing safety for 1,000s of households

Moderate Impact: ____

- Expected to enable production of 50-100 market-rate or affordable housing units annually; OR
- May result in the preservation of 10-20 affordable housing units annually; OR
- May result in time and/or cost savings for market-rate or affordable housing units
- Expected to increase eviction protection, housing stability, and/or housing safety for 100s of households

Low Impact:

- Unlikely to result in the creation of new market-rate or affordable units; OR
- Expected to result in the production of 50 or less housing units annually; OR
- Unlikely to result in the preservation of affordable housing units; OR
- Unlikely to result in any notable increase in eviction protection, housing stability and/or housing safety for a significant number of households

Impact TBD:

• Not enough work has been done on the item to understand its full impact, so no determination can yet be made

Legally Required:

• City is required to complete work due to state or federal rules/law

Level of Effort:

High Effort:

• Significant staff time and resources that may require a multi-year effort

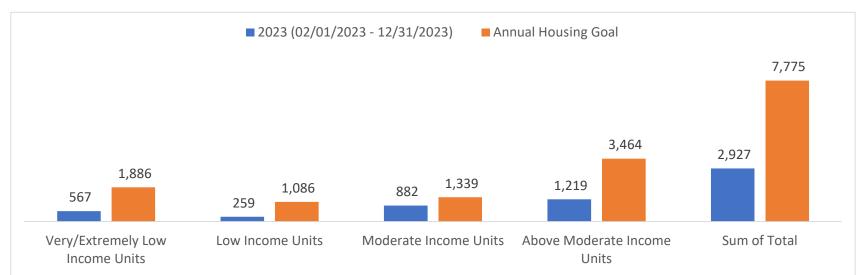
Moderate Effort:

• Moderate staff time and resources required and less than 12 months to complete

Low Effort:

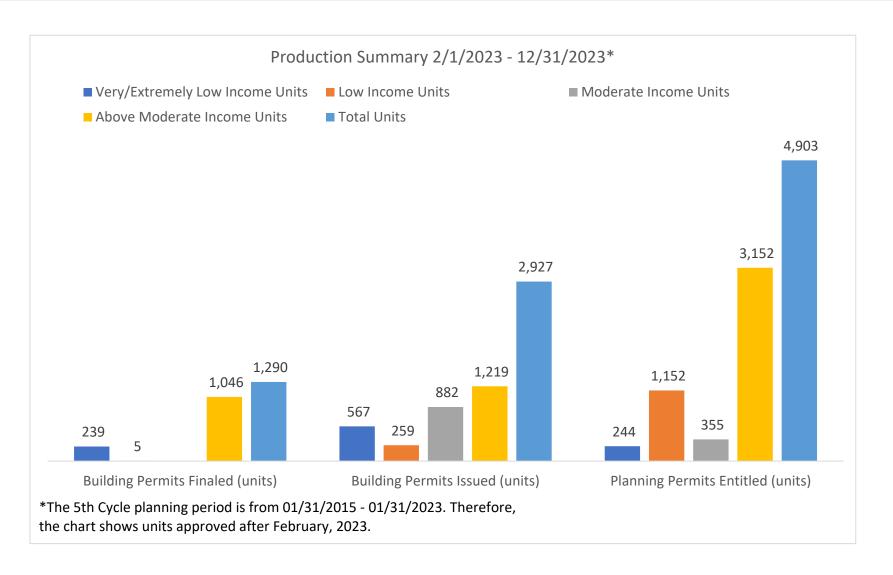
• Minimal staff time required to complete

	2023 (02/01/2023 - 12/31/2023)	Annual Housing Goal
Very/Extremely Low Income Units	567	1,886
Low Income Units	259	1,086
Moderate Income Units	882	1,339
Above Moderate Income Units	1,219	3,464
Sum of Total	2,927	7,775



This chart shows the 2023 (2/1/2023 - 12/31/2023) RHNA residential building permit performance by affordability level. Number of units receiving building permit is in blue (left) and the annual housing goal is in orange (right). Please note, the 5th Cycle planning period is from 01/31/2015 - 01/31/2023. Therefore, the chart shows units approved after February, 2023.

	Very/Extremely Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Building Permits Finaled (units)	239	5		1,046	1,290
Building Permits Issued (units)	567	259	882	1,219	2,927
Planning Permits Entitled (units)	244	1,152	355	3,152	4,903
Grand Total	1,050	1,416	1,237	5,417	9,120



HCDC AGENDA: 3/14/2024 ITEM: VII.A



Memorandum

TO: HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

FROM: Kristen Clements Jerad Ferguson

SUBJECT: SEE BELOW DATE: February 29, 2024

Approved Date

SUBJECT: REVIEW OF THE ANNUAL PROGRESS REPORT ON THE

IMPLEMENTATION OF THE SAN JOSE GENERAL PLAN HOUSING

ELEMENT AND THE HOUSING SUCCESSOR TO THE REDEVELOPMENT AGENCY ANNUAL REPORT

RECOMMENDATION

Review the Calendar Year 2023 Annual Progress Report (Annual Progress Report) and the Fiscal Year 2022-2023 Housing Successor to the Redevelopment Agency Annual Report (Housing Successor Report) and make possible recommendations to staff and/or the City Council.

SUMMARY AND OUTCOME

Review of the Annual Progress Report and Housing Successor Report will enable staff to submit both the City of San José's (City) first Calendar Year 2023 Annual Progress Report (Annual Progress Report) on the Sixth Cycle 2023-2031 Housing Element to its General Plan and the Fiscal Year 2022-2023 Housing Successor to the Redevelopment Agency Annual Report (Housing Successor Report) to the State of California by April 1, 2024, as required. The City Council's acceptance of the Annual Progress Report is required prior to submitting the report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research.

BACKGROUND

The Housing Element establishes a comprehensive policy framework to implement San José's residential strategies and outlines the City's plan to meet its affordable and market-rate housing production goals. The determination of Regional Housing Needs Allocation (RHNA) is made by HCD, the California Department of Finance, and regional Councils of Government throughout

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the state. The state agencies calculate statewide housing needs based upon population projections and regional population forecasts used in preparing regional transportation plans. The statewide need is then distributed to regional Councils of Government throughout California, which work with cities and counties within their purview to assign each jurisdiction its share of RHNA. It is to be noted that assigning housing goals to jurisdictions does not automatically result in the approval of housing entitlements or the production of homes. Building homes is dependent on developers, which are subject to market forces. Jurisdictions cannot control the market but can establish policies to encourage the development of housing.

The City is a member of the Association of Bay Area Governments (ABAG), the Bay Area's Council of Government. ABAG oversees housing goals for the region's nine counties and 101 cities. ABAG is responsible for distributing its RHNA to Bay Area governments through an allocation methodology consistent with development and growth patterns. HCD accepted ABAG's RHNA allocation methodology in April 2021. San José's RHNA for the eight-year planning period, from January 2023 through January 2031, is 62,200 housing units. This RHNA allocation is a 77% increase from the City's previous 2014-2023 RHNA cycle allocation of 35,080 units. This cycle's goal equates to an annual production rate of 7,775 units.

Table 1 – San José's 2023-2031 RHNA Allocation

Income Level	2023-31 RHNA Allocation	% of 2023-31 RHNA	2015-23 RHNA Allocation	% Change 2015-23 to 2023-31
Very-Low	15,088	24%	9,233	63%
Low	8,687	14%	5,428	60%
Moderate	10,711	17%	6,188	73%
Above-Moderate	27,714	45%	14,231	95%
Total RHNA	62,200	100%	35,080	77%

The RHNA is divided into four income categories that encompass all levels of housing need – very low-income, low-income, moderate-income, and above moderate-income. HCD combines extremely low-income and very low-income units into the very low-income category, but requires identification of the extremely low-income units in its detailed tables. Because extremely low-income is an important focus in San José, this memorandum includes all the categories, including extremely low-income, so tables and charts show five categories instead of the four categories defined by the RHNA. A significant portion of San José's current RHNA goal (38% or 23,775 units) is focused on extremely low-, very low-, and low-income households, as defined by HCD and shown in **Table 1** above. All levels of affordability are expressed as a percentage of area median income (AMI) for Santa Clara County (**Table 2**.)

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Table 2 – HCD 2023 Income Limits for Santa Clara County

	Household Size							
Income Level % of AMI	1	2	3	4	5	6	7	8
Extremely Low Income (30% AMI)	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100	\$66,350	\$70,650
Very Low Income (50% AMI)	\$62,450	\$71,400	\$80,300	\$89,200	\$96,350	\$103,500	\$110,650	\$117,750
Lower Income (80% AMI)	\$96,000	\$109,700	\$123,400	\$137,100	\$148,100	\$159,050	\$170,050	\$181,000
Median Income (100% AMI)	\$126,900	\$145,050	\$163,150	\$181,300	\$195,800	\$210,300	\$224,800	\$239,300
Moderate Income (120% AMI)	\$152,300	\$174,050	\$195,800	\$217,550	\$234,950	\$252,350	\$269,750	\$287,150

For the Fifth RHNA cycle, the City met 62% of its RHNA goal. The City issued 21,898 permits, out of which 16,379 were for market-rate housing and 5,519 were for affordable housing. The City met 115% of its market-rate housing goal, but only 26% of its affordable housing goal.

The anticipated depletion of a significant affordable housing funding source (Measure A), a focus on combating homelessness with Measure E Real Property Transfer Tax (Measure E) funds, and increasing development costs will make achievement of this Sixth Cycle RHNA goals, especially affordable housing goals, a formidable task. Through the Housing Catalyst Work Plan and scoring priorities in the City's Notice of Funding Availability (NOFA) for new construction of affordable housing, staff seeks to make the most efficient use of the City's limited funding resources.

The City Council adopted the City's Sixth Cycle Housing Element for 2023-2031 on June 20, 2023 and staff submitted it to HCD for certification. HCD responded with comments on August 28, 2023. Staff addressed the comments made by HCD as well as comments made by stakeholders. This resulted in revisions to the City Council-adopted 2023-2031 Housing Element. On January 29, 2024, HCD certified the City's Housing Element.

State law requires jurisdictions to prepare an annual progress report each calendar year that details the implementation of their Housing Element and submit it to HCD and the Governor's Office of Planning and Research. All jurisdictions, including charter cities such as San José, must submit annual reports. With the acceptance of a completed Annual Progress Report by the City Council, staff will submit the report to HCD and the Office of Planning and Research by the April 1, 2024 deadline.

¹ The 2023-2031 Housing Element is posted at https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/housing-element

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ANALYSIS

Housing Market Overview

San José remains one of the most expensive cities in the nation to rent or to buy a home. Market rents continue to be significantly out of reach for many San José workers including teachers, construction workers, and retail salespersons, as shown in **Figure 1**.²

\$400,000 Annual Income to Own a Median Priced Single-Family Home (\$365,492) \$370,000 \$340,000 \$310,000 \$280.000 Required Annual Income \$250,000 \$220,000 Annual Income to Own a Median Priced Townhome/Condo (\$208,161) \$190,000 \$160,000 Annual Income to Afford Average Rent for a Three-bedroom Apartment (\$149,280) \$130,000 Annual Income to Afford Average Rent for a Two-bedroom Apartment (\$122,560) Annual Income to Afford Average Rent for a One-bedroom Apartment (\$95,320) \$100,000 \$70.000 \$116,614 574 \$65,214 \$95,806 \$40,000 \$135, \$10,000 Police Officer Construction Fire Fighter Healthcare **Janitor** Retail Elementary School Teacher Salesperson Laborer Support Occupations

Figure 1 – Q4 2023 Housing & Rent Affordability for San José's Workforce

Occupations and Mean Annual Wages

San José average rents have increased 2.8% between the end of 2022 and end of 2023. Rent growth has been dampened by uncertainty stemming from remote work, technology companies' layoffs, high inflation, and high interest rates. In the fourth quarter (Q4) of 2023, the average effective rent in San José across all apartment classes and sizes was \$2,708. Table 3 compares

² Mean Annual Wages - Employment Development Department (EDD) – First Quarter 2023; Income to afford average rent calculation uses Costar Q4 2023 Average Effective Rents, rent at 30% of income and a single-income household; Income to afford mortgage uses SCCAOR Dec. 2023 median home sales prices; payments at 30% of income, 20% down, Dec. 2023 Freddie Mac 30-year Fixed Rate of 6.61%, 1.1% Property Tax, \$370 HOA dues for condos, and a single-income household.

³ Costar Q4 2023.

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rents and incomes needed to afford deed-restricted, rent-stabilized, and Class A⁴ market-rate housing in San José.

Table 3 – Comparison of Incomes and Rents⁵

	1-Bedroom	ı (2 people)	2-Bedroom (3 people)		
Income Level	Max Income	Affordable Rent	Max Income	Affordable Rent	
Extremely Low-Income (30% AMI)	\$43,500	\$1,087	\$48,960	\$1,224	
Very Low-Income (50% AMI)	\$72,500	\$1,812	\$81,600	\$2,040	
Low-Income (60% AMI)	\$87,000	\$2,175	\$97,920	\$2,448	
Low-Income (80% AMI)	\$116,000	\$2,900	\$130,560	\$3,264	
Moderate-Income (110%)	\$159,500	\$3,987	\$179,520	\$4,488	
Moderate-Income (120%)	\$174,000	\$4,350	\$195,840	\$4,896	
Average Rents for					
Rent Stabilized Apartments		\$1,873		\$2,280	
Market Rent Class A		\$2,907		\$3,675	

^{*} Note: The definition of affordable rent limit under state law includes a 30% housing cost standard plus a reasonable utility allowance by unit type. As the affordable rent limits also include a reasonable utility allowance, direct comparisons with rent stabilized and market-rate rents should be adjusted for the cost of utilities.

Table 3 illustrates that average Class A rents for both one- and two-bedroom units were below the affordable rent limit for moderate-income residents as of Q4 2023. It also illustrates that average rents for rent-stabilized apartments were affordable to low-income renters. Note that as these observations are based on averages, there also are many rents out of range for these residents' income levels.

San José's overall residential rental vacancy rate as of Q4 2023 was 5.6%. This is slightly higher than the City's 5.5% residential vacancy rate from Q4 2022. Vacancy rates for higher-priced Class A housing remain higher than for lower-priced housing. Class A properties had a vacancy rate of 8.3% in Q4 2023, while vacancy rates for less expensive and often affordable Class C housing were lower at 5%. (Definitions for CoStar building classes are included in **Attachment A**).

San José's for-sale market remains strong, with median prices continuing to increase despite high interest rates. Even though prices had cooled a bit towards the end of 2023, the median single-family detached home price in San José was \$1,515,000 in Q4 2023. This constituted a 16% increase year-over-year. Even with a smaller pool of qualified buyers due to higher interest rates,

⁴ Housing Class/Star Rating is defined by CoStar and is based on building characteristics such as location, size, quality of construction and materials, and amenities. See Attachment C for details.

⁵ Max Income and Affordable Rents from San José 2023 Income and Rent Limits at https://www.sanjoseca.gov/home/showpublisheddocument/99795/638241484745100000; Q4 2023 Class A Rents from Costar; Rent Stabilized Apartments Rents as of Dec. 2023 from City's Rent Registry data.

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homes were selling faster with days on the market dropping 15%, from 33 days in Q4 2022 to 28 days in Q4 2023.⁶

Recent historical increases in interest rates have also made purchasing a home prohibitively expensive for many households. Thirty-year fixed interest rate mortgages rose steadily to a high of 7.79% in October 2023, before dropping to 6.61% in December 2023.

Despite higher interest rates, single-family home prices in San José remain over \$1.5 million with sale timelines under one month. This indicates an inherently strong market with a large pool of higher-income buyers able to buy homes. While for-sale homes in San José are accessible to higher-income households, only 7% are affordable to households earning AMI, according to the National Housing Opportunity Index. As of the end of 2023, a San José household would have needed to earn approximately \$365,492 (202% of AMI of \$181,300 for a family of four) and have saved \$303,000 to purchase the median-priced single-family home with a 20% down payment, assuming the household paid a reasonable housing cost. A strong for-sale market ultimately means that the opportunity to purchase will continue to be even more challenging for middle- and lower-income households.

Summary of Residential Applications and Approvals in 2023

Attachment B – San José Housing Element Annual Progress Report for CY 2023 - includes permits for the 2023 calendar year. As shown on Attachment B, Table B, January 1 to January 30 was a projection period that counted towards the Fifth Cycle RHNA. The Sixth Cycle RHNA reporting began January 31, 2023. Therefore, 11 months of permit applications received January 31, 2023 to December 31, 2023 are summarized in Table 4. As noted in Table 4, in 2023, 596 applications for residential development were submitted to the City's Planning, Building, and Code Enforcement Department's Planning and Building Divisions for the development of 5,436 units, of which 72% were market-rate and 28% were restricted affordable. Among those applications, applicants submitted 556 building permit applications for accessory dwelling units (ADU), 97 building permit applications for single-family residences, and one building permit application for a Homekey project (which provides interim homelessness housing).

For streamlined land use permit processing for restricted affordable housing, there were five planning permit applications under Senate Bill 35 (Wiener, 2017) totaling 1,011 units. Senate Bill 35 and Assembly Bill 2162 allow for streamlined ministerial review of residential or mixed-use projects that meet specific affordability levels and other criteria and do not require California Environmental Quality Act clearance, community meetings, discretionary review, or public hearings, thereby reducing Planning Division staff's review times by an average of two months compared to other affordable housing projects. Planning Division staff anticipates that ministerial applications will continue to increase as developers seek time savings under state

⁶ Santa Clara County Association of Realtors, Dec. 2023.

⁷ Freddie Mac 30-year Fixed Rate Mortgage, Dec. 2023.

⁸ National Association of Home Builders Housing Opportunity Index Q3 2022.

⁹ Santa Clara County Association of Realtors, Dec. 2023. Reasonable cost is defined as a household paying no more than 30% of its income for housing. Income to mortgage calculations assume payments at 30% of income, 20% down, 6.61% fixed interest rate, 1.1% property tax.

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streamlined review. **Attachment B, Table A** provides project-specific details on residential applications.

Table 4 – Residential Applications Received January 31, 2023 to December 31, 2023

Application Type	# of Applications	Total Units
Planning permit	40	4,708
Single-Family (Building permits)	97	97
ADU (Building)	556	559
Homekey Project (Building)	1	72
TOTAL	694	5,436

Approvals between January 31, 2023 and December 31, 2023 are indicated in **Table 5.** Staff approved planning permit applications for 4,903 housing units in 2023, of which 3,152 were market-rate and 1,751 were affordable. As compared to 2022, this is a 34% decrease of 2,528 housing units entitled (when 5,636 were market-rate and 1,795 were affordable). Of all units entitled in 2023, 2,044 units (42%) were in urban villages. This proportion is slightly lower than in 2022 when 45% of entitled units were in urban villages. In 2023, staff approved five Senate Bill 35 applications. There was an increase in approval of these streamlining applications over 2022 when six ministerial applications were approved. **Attachment B, Table A2** provides details on completed permit applications.

Table 5 – Residential Planning Permits Approved, Units

Project Type	2023 Units	2023 %
Market-rate	3,152	64%
Affordable	1,751	36%
TOTAL	4,903	100%

Summary of Building Permit Activity in 2023

Between January 31, 2023 and December 31, 2023, the City issued building permits for 2,928 new residential units. This was a 63% increase over 2022. Of the building permits issued, 1,220 units were market-rate while 1,708 were affordable. **Table 6** illustrates this 2023 activity by income category.

Table 6 – Residential Building Permits Issued, Units

Project Type	2023 Units	2023 %
Market-rate	1,220	28%
Affordable	1.708	72%
TOTAL	2,928	100%

Of the units with building permits issued in 2023, 1,052 units (36%) were located in urban villages. In 2022, 53% of building permits issued were in urban villages. While this is a

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noteworthy decrease, production in urban villages is challenged by multiple factors. These include an ongoing market weakness in Class A residential due to current interest rates, increasing construction costs, and slowed rent growth. As these factors are likely to continue in the near term, it is important that the City consider other development strategies that respond to these constraints and produce needed housing.

From January 31, 2023 to December 31, 2023, the City issued 441 building permits for ADUs as compared to 448 in 2022. Even though ADU building permits issued did not significantly increase year-over-year, building permit volume for ADUs remains over 18 times the number issued in 2014. ADU building permit issuances significantly increased, following Zoning Ordinance updates approved by the City Council in 2016 and 2018, to comply with state law as well as permit process enhancement efforts to encourage the construction of ADUs.

ADUs are counted in the above moderate-income category in the current tables prepared for submission to HCD. However, staff is working on affordability assumptions provided by ABAG. ABAG's methodology may allow some ADU units to be counted in other income categories. As staff continues this work on the affordability methodology from ABAG, the final submission to HCD may change to reflect the affordability allowed under this methodology. Staff is working on an ADU survey to provide to ADU applicants to collect data on affordability. This survey data would be used in next year's progress report.

Figure 2 shows that the City was able to meet 35% of its annual market-rate permit goals and 40% of its affordable housing permit goals in 2023. Affordable units are those offering rents affordable to extremely low-, very low-, low-, and moderate-income households (as detailed in Table 2 above). Normally, the City can count some market-rate units as affordable to moderate-income households based upon current market conditions. Based on this year's analysis, the market provided 768 new naturally affordable units for moderate-income households. **Attachment C** - Methodology for Non-Deed Restricted Moderate-Income Units CY 2023 - provides a detailed description of the methodology staff used for the 2023 moderate-income analysis.

¹⁰ HCD guidelines indicate that, where actual rent information is unavailable, permitted units can be counted in the moderate-income category based on market conditions. However, it should be noted that it is uncertain how long the moderate-income units will remain affordable to moderate-income households because of the lack of recorded affordability restrictions.

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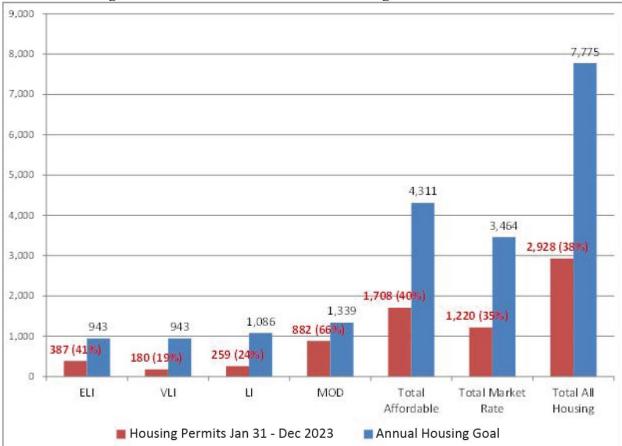


Figure 2 –2023 RHNA Residential Building Permit Performance

Building Permit Type and Location

In 2023, the City saw an increase in multifamily units (from 1,252 to 2,366) and slight decrease in ADUs (from 448 to 441). As shown in **Table 7**, 81% of units permitted were multifamily and there were three times as many ADU units receiving building permits as single-family units. As shown in Table 6, the City issued building permits for 1,708 affordable multifamily units. This was a 268% increase from 2022 where 464 affordable units were issued building permits.

Table 7 – Share of Units Receiving Building Permits by Property Type

Year	Multifamily	ADUs	Single-Family Detached	Single-Family Attached	Total*
2023	81%	15%	2%	2%	100%
2022	70%	25%	1%	4%	100%

Attachment D contains a map illustrating locations of properties for which the 2023 multifamily and ADU building permits were issued.

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Certificates of Occupancy

In 2023, the City issued certificates of occupancy for 1,290 residential units, a 25% decrease from 2022. Of the 1,290 units that received certificates of occupancy, 1,046 were market-rate and 244 were affordable. Approximately 72% (947 units) of the units that received certificates of occupancy were in multifamily development projects and approximately 25% (315 units) were ADUs. The remaining units were single-family homes and duplexes. Of the five largest multifamily projects that received certificates of occupancy in 2023, three were affordable housing developments – Immanuel Sobrato Community (106 apartments), PATH Villas at Fourth Street (93 apartments), and Mesa Terrace (45 apartments), and two were market-rate housing developments – Sixth and Jackson (518 apartments) and Sparta505 (77 apartments). Details on certificates of occupancy are in **Attachment B, Table A2**.

Progress on Programs and Policies

In addition to reporting on housing production, HCD requires annual updates on the City's programs and policies that support housing production. **Attachment B, Table D** provides a comprehensive progress update for 2023.

Units Rehabilitated, Preserved, and Acquired

Attachment B, Table F summarizes units that were preserved or rehabilitated in 2023. Preservation and rehabilitation only count toward RHNA goals in very narrow circumstances, and San José developments do not qualify under the state's rules. However, it is important to note that the City took action to preserve and extend affordability restrictions for six existing affordable housing developments for a total of 883 apartments to ensure their continued long-term affordability. The City also assisted in the rehabilitation of 2,448 apartments by funding Code Enforcement activities, Rebuilding Together, and Habitat for Humanity.

Units Lost to Expiring Affordability Restrictions

In 2023, no affordable homes were lost due to expiring affordability restrictions.

Important Legislation

As in previous years, the California State Legislature passed several laws related to housing in the 2023 legislative session. Some bills of note that became law in 2024 included the following.

- Senate Bill 4 (Weiner, 2023): This new law provides a streamlined process for religious organizations and nonprofit colleges to develop affordable housing on their property regardless of local zoning restrictions. This legislation also guarantees by-right approval of projects so long as they are consistent with all objective standards of the jurisdiction and comply with listed environmental protections.
- Senate Bill 423 (Weiner, 2023): This new law extends the sunset provision of Senate Bill 35 to 2036. Senate Bill 35, which authorized developments with certain levels of

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affordability to receive streamlined land use entitlements, was scheduled to sunset in 2026. The bill resulted in thousands of new subsidized affordable homes across California. Senate Bill 423 extended the state streamlining law for an additional 10 years and made other small changes to Senate Bill 35 in an effort to continue to accelerate construction of new affordable homes.

• Assembly Bill 1287 (Alvarez, 2023): This new law established new options for additional affordable homes to be created under the state's density bonus laws. The bill requires a city, county, or city and county to grant additional density, concessions, and incentives if an applicant agrees to include additional low- or moderate-income units on top of the maximum number of units for lower-, very low-, or moderate-income units.

Need for Funding and Resources

To meet the City's goal of 23,775 lower-income affordable homes in this RHNA cycle, staff conservatively estimates that it would require \$4.8 billion in City subsidies. ¹¹ The City's subsidies, if available, would leverage another approximate \$19.0 billion ¹² in private and public sources loaned to and invested in housing developments.

At this time of need for significantly more restricted affordable homes, most of the City's funding sources to subsidize affordable housing have been negatively impacted by current economic conditions. The Housing Department has six funding sources where the development of affordable housing is an allowable use: 1) Low-and Moderate-Income Housing Asset Fund (LMIHAF), 2) Inclusionary Fee Fund, 3) Commercial Linkage Fee Funds, 4) Affordable Housing Impact Fee Fund, 5) Real Property Transfer Tax (Measure E), and 6) federal HOME Investment Partnerships Program funds.

Since the state's dissolution of California's Redevelopment Agencies in 2012, the Housing Department's main source of funds for the development of new affordable housing has been repayments of redevelopment-funded loans into LMIHAF. However, LMIHAF revenues have decreased substantially, having dropped by 83% between March 2021 and March 2023 (from \$36.6 million to only \$6 million). Revenues are projected to be only \$5 million to \$6 million per year in the near future. Revenues are down because high interest rates have continued to discourage affordable housing owners from refinancing their properties' senior bank loans. This decrease, in turn, has reduced the number of paydowns or payoffs of the City's subordinate loans which in prior years had generated significant revenues. In addition, properties' operating costs have increased significantly due to much higher insurance costs and higher utility costs. Many affordable property owners also are still recovering financially from a loss in rental revenues during the COVID-19 pandemic. For these reasons, annual residual receipt loan repayments to the City based on a percentage of net annual profit are also depressed. LMIHAF revenue

¹¹ This estimate assumes the following: the City would need to subsidize all the development of extremely low-, very low-, and low-income units; no affordable homes are created by the private market through Inclusionary Housing requirements; City subsidy is capped at \$200,000 per unit for extremely low-, very low-, and low-income units; subsidies for moderate-income units are excluded.

¹² Assumes City subsidy comprises 20% of total development costs.

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decreases reduce the ability for the City to recycle existing loan repayments to new affordable housing properties and strain the Housing Department's ability to support its staffing levels.

Measure E, the General Fund real property transfer tax approved in March 2020, is the City's other major source of funding for affordable housing. Measure E revenues are also in short supply. Measure E generated \$50.5 million in its first year and \$110 million in its second year, with three-quarters being used to support the production of affordable housing. The City lowered Measure E revenue estimates to \$50 million for the 2023-2024 Adopted Budget due to the continued slow-down in the local real estate market. As this revenue source is significantly impacted by high dollar commercial property transactions, if those sales decrease, the tax revenue will be impacted. As of the 2025-2029 Five-Year Forecast, annual collections are anticipated rise by a modest \$5 million per year annually. However, the City will revise its forecast as economic conditions evolve. In addition, an increased focus of the City Council on funding homelessness response activities with Measure E funds in the near-term also will translate to a smaller share of revenues available for affordable housing development and preservation.

In May 2023, the City projected it would receive approximately \$2 million in total in-lieu fee payments over the next five years under the Inclusionary Housing Ordinance. This estimate is significantly depressed given the high interest rate environment having curtailed construction starts.

The City Council also approved a Commercial Linkage Fee on new commercial spaces to fund affordable housing in 2020. As of the end of Fiscal Year 2022-2023, the Commercial Linkage Fee had generated only \$900,000 in total revenue. Given that the commercial space development market is likely to continue its focus on rehabilitating existing buildings, it is anticipated that the City will receive only minimal payments of Commercial Linkage Fees over the next five years.

Besides the City's funding, the other important local source for deeply affordable multifamily housing – Santa Clara County Measure A – is 96% exhausted. As of December 2023, of the \$825 million in total in Measure A funds eligible to fund multifamily affordable housing developments, all but \$32 million was already committed or disbursed. Given that San José affordable housing developments have received \$402 million in Measure A funds to build and renovate 3,441 affordable units since 2016, 13 it is unlikely that much or any of the remaining funds to serve the entire county will be committed in San José.

From the sources listed above, the Housing Department periodically issues NOFAs to subsidize new affordable housing developments. **Table 8** provides details on the City's most recent NOFAs.

¹³ County of Santa Clara Office of Supportive Housing, as of Dec 5, 2023, https://osh.sccgov.org/sites/g/files/exjcpb671/files/documents/Measure%20A%201-pager%20Dec%2005%202023.pdf

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Table 8 – Recent City of San José Affordable Housing New Construction NOFAs

NOFA Issue Date	NOFA Amount (\$ Millions)	Amount Committed* (\$ Millions)	# Affordable Developments Committed	# Affordable Units Created
August 2018	\$100	\$92	10	831
June 2021	\$75	\$20	1	224
December 2021	\$150	\$145	11	1,288
October 2023	\$50	\$50	4	338
Total	\$375	\$307	26	2,681

^{*}Note: Any uncommitted funds from a given round were rolled into the following round's amount available.

The \$50 million NOFA for development of new multifamily affordable housing released in October 2023 was particularly competitive. The 17 submitted applications requested \$257.45 million in funding oversubscribing the NOFA by more than five times. After reviewing all proposals, staff selected four applications and reserved \$49.95 million in funding. Applications selected were those that exceeded the City's threshold scores and scored higher with additional points in specific bonus categories. As the selected developments achieve readiness milestones, including obtaining other funding commitments, staff will bring funding commitment requests to City Council over the next two years.

The City's affordable RHNA goals require an average of 2,972 affordable homes be issued building permits each year. **Table 8** illustrates that, despite the use of all of available City's revenues to create affordable housing, NOFA competitions over six years fell well short of the City's new goal for just one year. The strong demand for the City's limited funds in recent NOFAs demonstrates a desire and dedication for developers to produce affordable housing in San José, but adequate funding is required.

Given the City's declining revenues, additional funding for affordable housing creation is increasingly necessary to meet the City's needs. Fortunately, a potential source has been identified that could provide significantly more affordable housing revenues to San José. A regional bond to fund the production and preservation of affordable housing and the protection of renters is being considered for the fall 2024 ballot in all nine Bay Area counties. The regional bond measure ¹⁴ will support the Bay Area Housing Finance Authority issuing either \$10 or \$20 billion in general obligation bonds. If a \$10 billion bond is approved, the City would receive approximately \$1 billion and the County of Santa Clara would receive approximately \$1.2 billion. In addition, San José affordable housing developments would be able to apply for funding through Bay Area Housing Finance Authority's 20% portion of revenues from the bonds issued.

To make it more possible for governments to issue bonds to meet local needs, a lowered voter threshold for certain types of bonds authorized by Assembly Constitutional Amendment 1 may

¹⁴ See the City's Information memorandum on the regional bond, Nov. 17, 2023, https://www.sanjoseca.gov/home/showpublisheddocument/107721/638375632644770000

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also be on the fall 2024 ballot. This measure would enable local governments to use the same threshold for bonds supporting affordable housing, parks, and local infrastructure as schools already use for their general obligation bonds. If this state constitutional amendment is approved as currently proposed, the Bay Area Housing Finance Authority bond could pass with a 55% majority vote as opposed to the current requirements of a two-thirds super majority vote.

In short, if the Bay Area Housing Finance Authority regional bond and the constitutional amendment are approved on the fall 2024 ballot, the amount of financial resources that would flow into San José for affordable housing production and preservation and renter protections would increase exponentially.

Housing Successor to Redevelopment Agency Annual Report

The Housing Successor Report is included as **Attachment E**. The Housing Successor Report is based on the fiscal year and is required to be submitted with the Annual Housing Report. The City is the Housing Successor for the former San José Redevelopment Agency. The Housing Successor Report provides information on receipts and expenditures in LMIHAF, which contains repayments of loans made with original redevelopment funds for affordable housing.

LMIHAF is the City's major asset related to redevelopment. At the end of Fiscal Year 2022-2023, the City as Housing Successor had \$713,635,891 in total LMIHAF assets comprised of cash, loan receivables, and real property owned by the Housing Successor. Besides information on aggregate expenditures, the Housing Successor Report includes several expenditures tests that the Housing Successor must meet. The City met all of them in Fiscal Year 2022-2023, as follows.

Excess Surplus Test

The excess surplus test requires that the Housing Successor cannot have unencumbered funds that exceed the aggregate amount deposited into the fund during the preceding four fiscal years. If a Housing Successor fails to meet the excess surplus test, it may be required to transfer excess LMIHAF funds to the state. The Housing Successor Report indicates that the aggregate amount deposited into the fund during the four prior years was \$169.7 million, while the unencumbered amount at the end of Fiscal Year 2022-2023 was \$110.9 million. Therefore, the Housing Successor met this test because the balance does not exceed the aggregate amount deposited for the test period.

Senior Housing Test

Redevelopment law places a limit on the number of affordable housing units funded for senior citizens, as many jurisdictions focused on using most of their redevelopment funds for affordable housing to create homes for this uncontroversial population. The rule is, if this percentage exceeds 50% of units assisted over the last 10 years, the Housing Successor cannot expend future LMIHAF funds on new senior housing until it has reduced this percentage to 50% or below. The Housing Successor Report indicates that 39% of the City-assisted housing over the last 10 years

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was for senior affordable housing. Therefore, the City as Housing Successor met the senior housing test and can continue to fund senior affordable housing with LMIHAF funds.

Income Tests

Redevelopment dissolution law put in place two five-year income-related tests for the use of LMIHAF funds. First, at least 30% of LMIHAF funds must be spent for the development of rental housing affordable to extremely low-income households earning at or below 30% AMI. This City met this test by spending 43% in the 2014-2019 time period. The City is next scheduled to report on this test in spring 2025.

Second, no more than 20% of LMIHAF funds can be spent for the development of rental housing affordable to and occupied by households earning between 60% and 80% of AMI. The City last satisfied the test by spending 0% of LMIHAF on households earning 60% to 80% AMI during the 2014-2019 time period. The City is next scheduled to report on this test in spring 2025.

EVALUATION AND FOLLOW-UP

After the City Council accepts the Annual Progress Report and the Housing Successor Report, staff will submit the approved document to HCD and OPR by the state-mandated April 1, 2024, deadline.

PUBLIC OUTREACH

- ⊠This memorandum will be posted on the Housing Department website for the March 14, 2024 Commission meeting.
- ⊠A version of this memorandum will be posted on the City's Council Agenda website for the March 19, 2024 meeting.

COMMISSION RECOMMENDATION/INPUT

This memorandum will be heard by the Housing and Community Development Commission on March 14, 2024. Due to the timing of the submission of this report and strict deadlines, a summary of the Housing and Community Development Commission's feedback will be included in the presentation for this item to the City Council for its March 19, 2024 meeting.

FISCAL/POLICY ALIGNMENT

State law requires jurisdictions to prepare an Annual Progress Report each calendar year that details the implementation of their Housing Element. This will be the first Annual Progress

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Report for San Jose's Sixth Cycle 2023-2031 Housing Element. This work in consistent with the requirements of implementing the City's Housing Element.

KRISTEN CLEMENTS JERAD FERGUSON

Division Manager, Housing Department Principal Planner, Planning Building and

Code Enforcement

For questions, please contact Jerad Ferguson, Principal Planner, Planning, Building and Code Enforcement, at <u>jerad.ferguson@sanjoseca.gov</u> or (669) 223-1160.

ATTACHMENTS

Attachment A: Costar Building Class & Star Rating Definitions

Attachment B: San José Housing Element Annual Progress Report for CY 2023 (Tables A-J) Attachment C: Methodology for Non-Deed Restricted Moderate-Income Units CY 2023

Attachment D: Map of Properties that Received Building Permits in 2023

Attachment E: Housing Successor to Redevelopment Agency Annual Report FY 2022-23

Jurisdiction	San Jose	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Attachment A: San José Housing Element Annual Progress Report for CY 2023 (Tables A - J)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitte

								Hou	ısing C	Develo	pment	t Applic	cations	s Sub	mitted								
		Project Identifier			Unit Ty		Date Application Submitted					ability by Ho				Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Applic	Bonus Law cations	Application Status	Project Type	Notes
		1			2	3	4				5				6	7	8	9		10	11	12	13
Prior APN*	Current APN	Street Address	Project Name⁺	Local Jurisdiction	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	APPROVED	Total <u>DISAPPROVED</u> t Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Cod- section 65915?		Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes [*]
Summary Row: S	Start Data Entry B	elow					<u> </u>	531	0	201	(0 1129	0	3914	5775	52	. 0						
•		935 Willowleaf Dr.		PD22-031	5+		R 1/9/2023							30	30			NONE					
		71 Vista Montana 2881 Hemlock Ave.		MP23-001 SP23-001	5+ 5+		1/3/2023					219		75	446			SB 35 (2017)) Ye:				
		58 Cleveland Ave.		H23-005	5+		R 2/17/2023 R 3/6/2023	53				40		/5	94			NONE NONE					
		1199 Piedmont Rd.		PD23-005	SFD		8/23/2023					70		3	3	3		NONE				Discretionary	
		2130 Dry Creek Rd.		H23-006	SFD		3/15/2023	3						7	7	1		NONE			Pending	Discretionary	
		380 N 1st St.		H23-007	5+		R 4/14/2023	6		6		6		100	118			NONE		s Yes		Discretionary	
		82 E Santa Clara St. 579 W Virginia St.		SP23-020 H23-009	2 to 4 5+		5/19/2023 R 5/18/2023	3				+		18	3 18			NONE NONE					
		427 Page St.		H23-012	5+		R 6/22/2023	3 3			<u> </u>	+	<u> </u>	18				NONE					
	491-03-049	2595 Quimby Rd.		PD23-012	SFD		6/23/2023	3						8	8	3		NONE					
		717 W Julian St.		H23-016	5+		7/27/2023							19	19	19		NONE					
		741 S Winchester Bl. 1170 Pedro St.		H23-014	5+		7/5/2023							264 85				NONE NONE					
		5655 Gallup Dr.		H23-017 H23-019	5+ 5+		8/18/2023 R 7/26/2023	3						244	85			NONE					
		270 Southside Dr.		PD23-015	SFD		8/28/2023	3							6			NONE					
		210 Baypointe Py		H23-022	5+		8/15/2023							104				NONE					
		1390 S Winchester Bl.		MP23-004	5+		9/22/2023					68		2	101			SB 35 (2017)) Ye:				
		1175 Saratoga Ave. 390 Floyd St.		H23-023	5+		9/11/2023			12 73				48	135			NONE	No.				
		426 Page St.		MP23-005 H23-025	5+ 5+		R 8/30/2023 R 9/21/2023			/3		62		18				SB 35 (2017) NONE	Ye:				
		535 E Santa Clara St.		H23-027	5+		R 9/29/2023							41				NONE	No.				
		1565 Mabury Rd.		MP23-006	5+		R 9/21/2023	98				97			195	5		SB 35 (2017)) Ye:		Pending		
	689-08-001	0 Cozy Dr.		H23-028	SFD		10/23/2023							80	80			NONE					
		4300 Monterey Rd. 1000 S De Anza Bl		HA20-024-01 H23-029	5+		10/11/2023	18		18		326		90	000			SB 35 (2017)) Ye:				
		940 Willow St.		H23-029 H23-030	5+ 5+	h	R 10/12/2023 R 10/10/2023	3						126	- 00			NONE NONE					
		2470 Alvin Ave.		H23-031	5+		R 10/10/2023							138				NONE					
	684-38-034	160 Roundtable Dr.		H23-032	2 to 4		0 10/11/2023	3						2	2			NONE				Discretionary	
															C)							
		449 Wooster Ave.		H23-034	5+		R 10/20/2023	3						19				NONE					
		130 Stockton Ave. 259 Meridian Ave.		H23-035 MP23-007	5+ 5+		R 12/19/2023 R 11/8/2023					113		12	12			NONE NONE					
		247 N 34th St.		H23-037	2 to 4		12/4/2023	3				110		2	2			NONE					
	984-77-003	5670 Camden Ave.		H23-040	5+	F	R 10/31/2023	3						108				NONE	No	o N/A	Pending	Discretionary	
	097-33-034	211 River Oaks Py	-	H23-041	5+		11/8/2023	3 40		92				605	737			NONE					
-	467-15-084	675 E Santa Clara St. 879 Framquette Ave.		MP23-008 H23-044	5+ SFA		11/21/2023					198		40	214			SB 35 (2017) NONE					
-		1030 Lincoln Ave.		H23-044 H23-045	5FA 5+		12/8/2023 R 11/30/2023					+		22				NONE					
		1312 El Paseo De Saratoga		PDA20-006-02	5+	F	R 12/6/2023							867				NONE					
		812 Rosemar Ct.		PDA10-021-04	SFD		12/11/2023	3						1	1			NONE	No	o N/A	Pending	Discretionary	
		101 Delmas Ave.		H23-047	5+		12/16/2023					1		80	80			NONE					
-		203 S King Rd. 2072 MORRILL AV , SAN JOSE CA 95132-1	1107	H23-048 2022 703718 00	5+		R 12/16/2023					+		50	50			NONE NONE					
-		2072 MORRILL AV , SAN JOSE CA 95132-1 2072 MORRILL AV , SAN JOSE CA 95132-1		2022 703718 00	ADU		R 1/3/2023 R 1/3/2023					+		1	1			NONE					
		860 VILLA AV UNIT 2, SAN JOSE CA 95126		2022 703751 00	ADU		R 1/3/2023							1	1			NONE					
	0	2178 HIKIDO DR UNIT 2, SAN JOSE CA 951		2022 705202 00	ADU	F	R 1/5/2023	3						1	1			NONE	No	o N/A	Pending	Ministerial	
		772 6TH ST , SAN JOSE CA 95112-5022		2023 079080 00	ADU		R 1/6/2023							1	1			NONE					
1		1290 KEONCREST AV , SAN JOSE CA 951 1290 KEONCREST AV , SAN JOSE CA 951		2023 078817 00 2023 078821 00	ADU ADU		R 1/9/2023					1		1	1	-		NONE NONE					
1		7116 PETRUS CT UNIT 2, SAN JOSE CA 951		2023 078821 00	ADU ADU		R 1/9/2023					+		1	1	 		NONE					
		7096 PETRUS CT UNIT 2, SAN JOSE CA 95		2023 079473 00	ADU		R 1/9/2023							1	1			NONE					
	70158069	7090 PETRUS CT UNIT 2, SAN JOSE CA 95	5120	2023 079475 00	ADU	F	R 1/10/2023	3						1	1			NONE	No	o N/A	Pending	Ministerial	
		7097 PETRUS CT UNIT 2, SAN JOSE CA 95		2023 079480 00	ADU		R 1/10/2023	3						1	1			NONE					
	70158072	7103 PETRUS CT UNIT 2, SAN JOSE CA 95	5120	2023 079482 00	ADU	Į F	R 1/10/2023	3		1	1		1	1	1		1	NONE	No	N/A	Pending	Ministerial	

	85 LIGHTLAND RD UNIT 2, SAN JOSE CA 95121	2023 079055 000	ADU I	R 1/10/2023			1	1		NONE	No N/A	5	Ministerial
	74 CARLSEN WY UNIT 2, SAN JOSE CA 95118	2023 078795 000	ADU I	R 1/10/2023			1	1	1		No N/A	Approved	Ministerial
65916046 2915	15 CORD CT , SAN JOSE CA 95148-3007	2022 702833 000	ADU I	R 1/11/2023			1	1		NONE	No N/A	Pending	Ministerial
44724043 3638	38 WILLOWPARK DR , SAN JOSE CA 95118-1359	2022 702465 000	ADU I	R 1/12/2023			1	1		NONE	No N/A	Pendina	Ministerial
27909061 2942	42 NEAL AV , SAN JOSE CA 95128-3331	2023 079683 000	ADU I	R 1/13/2023			1	1		NONE	No N/A	Pending	Ministerial
	1 WILLOW GLEN WY UNIT 2. SAN JOSE CA 95125	2023 080128 000	ADU I	R 1/13/2023			1	1			No N/A		Ministerial
	6 BOULDER DR . SAN JOSE CA 95132-3203	2023 080087 000	ADU I	R 1/18/2023			1	- 1			No N/A		Ministerial
				17 1072020						HOHE	110	i onanig	iviii ilotoriai
	01 KENLAR DR , SAN JOSE CA 95124-5105	2022 700843 000	ADU I	R 1/19/2023			1	1			No N/A		Ministerial
	94 SADDLEWOOD DR UNIT 2, SAN JOSE CA 95121	2023 080132 000	ADU I	R 1/19/2023			1	1		NONE	No N/A	Pending	Ministerial
0 19 KI	KENT CT UNIT 2, SAN JOSE CA 95139	2022 699967 000	ADU I	R 1/20/2023			1	1		NONE	No N/A	Pending	Ministerial
0 2058	58 KIM-LOUISE DR UNIT 2, SAN JOSE CA 95008	2023 080448 000	ADU I	R 1/20/2023			1	1	1		No N/A		Ministerial
	03 TERILYN AV UNIT 2, SAN JOSE CA 95122	2023 079526 000	ADU I	R 1/20/2023			1	1	-		No N/A		Ministerial
		2023 079141 000	ADU I	R 1/21/2023			1	1			No N/A		Ministerial
		2023 081050 000						1					
	78 SCOTTSDALE DR UNIT 2, SAN JOSE CA 95148		ADU I	R 1/23/2023			1	1			No N/A		Ministerial
	1 MONROE ST UNIT 2, SAN JOSE CA 95128	2023 080170 000	ADU I	R 1/24/2023			1	1			No N/A		Ministerial
	1 EZIE ST UNIT 2, SAN JOSE CA 95111	2023 080362 000	ADU I	R 1/24/2023			1	1			No N/A		Ministerial
66006068 3160	60 HIGH MEADOW LN , SAN JOSE CA 95135-1616	2023 081596 000	ADU I	R 1/24/2023			1	1		NONE	No N/A	Pending	Ministerial
27735035 441 (1 GENEVIEVE LN , SAN JOSE CA 95128-5111	2023 081654 000	ADU I	R 1/28/2023			1	1		NONE	No N/A	Pendina	Ministerial
69431004 5980	80 CABRAL AV , SAN JOSE CA 95123-3812	2023 081383 000	ADU I	R 1/30/2023			1	1		NONE	No N/A	Pending	Ministerial
	58 DINA CT UNIT 2. SAN JOSE CA 95121	2023 081683 000	ADU I	R 1/30/2023			1	1			No N/A		Ministerial
	90 SERPA DR UNIT 2, SAN JOSE CA 95148	2023 082159 000	ADU I				1	1			No N/A		Ministerial
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	R 1/31/2023								i onanig	
	05 LINBURN CT UNIT 2, SAN JOSE CA 95148	2023 082520 000	ADU I	R 2/1/2023			1	1			No N/A		Ministerial
	07 FLINT AV UNIT 2, SAN JOSE CA 95148	2023 082170 000	ADU I	R 2/1/2023			1	1	1		No N/A		Ministerial
	90 ARROYO SECO DR UNIT 2, SAN JOSE CA 95125	2023 082680 000	ADU I	R 2/1/2023		<u> </u>	1	1	<u> </u>		No N/A		Ministerial
0 3133	33 CENTERWOOD WY UNIT 2, SAN JOSE CA 95148	2022 698898 000	ADU I	R 2/1/2023			1	1		NONE	No N/A	Pending	Ministerial
27911013 1005	05 GENEVIEVE LN , SAN JOSE CA 95128-3137	2023 082633 000	ADU I	R 2/1/2023			1	1		NONE	No N/A	Pending	Ministerial
	52 TAFT DR UNIT 2, SAN JOSE CA 95124	2023 083286 000	ADU I	R 2/4/2023			1 1	1			No N/A		Ministerial
	24 HEDDING ST UNIT 2, SAN JOSE CA 95126	2023 083025 000	ADU I				1 1	1	1				Ministerial
				R 2/4/2023			1 1	1	1				
	16 PACHECO DR UNIT 2, SAN JOSE CA 95133	2023 083234 000	ADU I	R 2/6/2023			1	1			No N/A		Ministerial
	6 5TH ST , SAN JOSE CA 95112-5020	2023 083498 000	ADU I	R 2/7/2023			1	1			No N/A		Ministerial
	0 TUSCARORA DR , SAN JOSE CA 95123-4128	2023 083803 000	ADU I	R 2/8/2023			1	1	1	NONE	No N/A	Approved	Ministerial
	74 ZORIA CL UNIT 2, SAN JOSE CA 95131	2023 083928 000	ADU I	R 2/9/2023			1	1	1		No N/A		Ministerial
	70 WILLIAMS RD UNIT 2, SAN JOSE CA 95117	2022 656445 000	ADU I	R 2/13/2023			1	1	-		No N/A	Pending	Ministerial
		2022 697262 000	ADU I	R 2/14/2023			1	- 1			No N/A		Ministerial
		2023 080004 000											
			ADU I	R 2/14/2023			1	1			No N/A		Ministerial
	98 MONDIGO AV UNIT 2, SAN JOSE CA 95122	2023 084313 000	ADU I	R 2/14/2023			1	1		HOHE	No N/A	i onanig	Ministerial
67025012 2610	10 PAGANINI AV , SAN JOSE CA 95122-1323	2023 083682 000	ADU I	R 2/14/2023			1	1		NONE	No N/A	Pending	Ministerial
67025012 2610	10 PAGANINI AV , SAN JOSE CA 95122-1323	2023 083688 000	ADU I	R 2/14/2023			1	1		NONE	No N/A		Ministerial
0 2110	10 SUNNY VISTA DR UNIT 2, SAN JOSE CA 95128	2023 084623 000	ADU I	R 2/15/2023			1	1			No N/A		Ministerial
	8 12TH ST UNIT 2. SAN JOSE CA 95112	2023 084869 000	ADU I				1	1			No N/A		Ministerial
				R 2/15/2023			1	1					Ministerial
	5 31ST ST , SAN JOSE CA 95116-1257	2023 080020 000	ADU I	R 2/15/2023							No N/A		
	34 MT KENYA DR , SAN JOSE CA 95127-4818	2023 084184 000	ADU I	R 2/17/2023			1	1			No N/A		Ministerial
		2022 701950 000	ADU I	R 2/17/2023			1	1			No N/A		Ministerial
49455032 3406	06 VANGORN CT , SAN JOSE CA 95121-2553	2023 080075 000	ADU I	R 2/17/2023			1	1		NONE	No N/A	Pending	Ministerial
0 2355	55 CORY AV UNIT 2, SAN JOSE CA 95128	2023 085148 000	ADU I	R 2/17/2023			1	1		NONE	No N/A	Pending	Ministerial
	1 16TH ST UNIT 2, SAN JOSE CA 95112	2022 697265 000	ADU I	R 2/17/2023			1	1	1		No N/A		Ministerial
	54 8TH ST , SAN JOSE CA 95112-3952	2023 081295 000	ADU I				1	1	-		No N/A		Ministerial
				R 2/17/2023									
	67 REBEL WY , SAN JOSE CA 95118-2140	2023 081663 000	ADU I	R 2/17/2023			1	1			No N/A		Ministerial
	64 MAGNOLIA AV UNIT 2, SAN JOSE CA 95126	2023 085484 000	ADU I	R 2/21/2023			1	1			No N/A		Ministerial
68433082 345 F	5 ROEDER CT , SAN JOSE CA 95111-4057	2023 084127 000	ADU I	R 2/21/2023			1	1		NONE	No N/A	Pending	Ministerial
0 1474	74 HICKS AV UNIT 2, SAN JOSE CA 95125	2023 085628 000	ADU I	R 2/21/2023			1	1		NONE	No N/A	Pending	Ministerial
	92 HEATHERDALE AV UNIT 2, SAN JOSE CA 95126	2023 084893 000	ADU	R 2/22/2023			1	1			No N/A		Ministerial
	30 SAN FELIPE RD UNIT 2, SAN JOSE CA 95135	2023 086146 000	ADU I	R 2/22/2023			1 1	1	1		No N/A		Ministerial
	41 DARNELL CT UNIT 2, SAN JOSE CA 95133							1					Ministerial
		2023 085651 000	ADU I	R 2/23/2023			1			HOHE	110	i onanig	iviii ilotoriai
	56 TUPOLO DR , SAN JOSE CA 95124-4753	2022 699789 000	ADU I	R 2/23/2023			1	1			No N/A		Ministerial
	SCHARFF AV UNIT 2, SAN JOSE CA 95116	2022 704187 000	ADU I	R 2/23/2023			1	1			No N/A		Ministerial
	8 AVENIDA MANZANOS UNIT 2, SAN JOSE CA 95123	2023 085962 000	ADU I	R 2/23/2023			1	1			No N/A	Pending	Ministerial
0 0 MA	MASTER FILE , SAN JOSE CA	2023 086500 000	ADU I	R 2/24/2023			1	1			No N/A		Ministerial
	34 NAGLEE AV , SAN JOSE CA 95126-1720	2022 703937 000	ADU I	R 2/27/2023			1 1	1			No N/A		Ministerial
	0 18TH ST , SAN JOSE CA 95112-1852	2023 086480 000	ADU I	R 2/27/2023			1 1	1			No N/A		Ministerial
	MASTER FILE SAN JOSE CA	2023 085312 000					 						Ministerial
			ADU I	R 2/28/2023			1	1				i onanig	THI HOTOTICA
	MASTER FILE , SAN JOSE CA	2023 085277 000	ADU I	R 2/28/2023			1	1			No N/A		Ministerial
	CROCKER CT , SAN JOSE CA 95111-4301	2023 086575 000	ADU I	R 2/28/2023			1	1			No N/A		Ministerial
	74 KARL ST , SAN JOSE CA 95122-1642	2022 703183 000	ADU I	R 3/1/2023			1	1			No N/A	Pending	Ministerial
		2023 087276 000	ADU I	R 3/1/2023			1	1			No N/A		Ministerial
	5 PACIFIC AV UNIT 3, SAN JOSE CA 95126	2023 087282 000	ADU I	R 3/1/2023			1 1	1			No N/A		Ministerial
	9 11TH ST . SAN JOSE CA 95112-3120	2023 084894 000	ADU I				1 1	1			No N/A		Ministerial
				R 3/2/2023		 	1 1	1					
	42 ELLEN AV UNIT 2, SAN JOSE CA 95125	2023 087649 000	ADU I	R 3/6/2023			1	1	T		No N/A		Ministerial
	89 FLEET ST , SAN JOSE CA 95120-3864	2023 087390 000	ADU I	R 3/6/2023			1	1			No N/A		Ministerial
	36 DI NAPOLI DR , SAN JOSE CA 95129-4015	2023 087686 000	ADU I	R 3/6/2023			1	1		NONE	No N/A	Pending	Ministerial
27457019 249 8	9 BELLEROSE DR , SAN JOSE CA 95128-1609	2023 086565 000	ADU I	R 3/6/2023			1	1		NONE	No N/A	Pending	Ministerial
	5 20TH ST . SAN JOSE CA	2023 086813 000	ADU I	R 3/6/2023			1 1	1			No N/A		Ministerial
	6 22ND ST , SAN JOSE CA 95116-2725	2023 088058 000	ADU I	D 2/6/2023			1 1	1			No N/A	i onanig	Ministerial
				R 3/6/2023			 						
	37 AIDA AV UNIT 2, SAN JOSE CA 95122	2023 087546 000	ADU I	R 3/7/2023			1	1			No N/A		Ministerial
	03 NORTREE ST UNIT 2, SAN JOSE CA 95148	2023 088395 000	ADU I	R 3/9/2023			1	1			No N/A		Ministerial
	7 ARNOLD WY UNIT 2, SAN JOSE CA 95128	2023 088332 000	ADU I	R 3/9/2023	<u> </u>	<u> </u>	1	1	<u> </u>		No N/A	i onanig	Ministerial
0 1323	23 MARTIN AV UNIT 2, SAN JOSE CA 95126	2023 086798 000	ADU I	R 3/9/2023			1	1		NONE	No N/A	Pending	Ministerial
	SAN FELIPE RD , SAN JOSE CA 95135-0000	2023 086988 000	ADU I	R 3/9/2023			1	1			No N/A		Ministerial
67633013 0 04	SAN FELIPE RD , SAN JOSE CA 95135-0000	2023 086942 000	ADU I	R 3/9/2023			1 1	1			No N/A		Ministerial
0.000010 U 3A	# 11 - LEI E 115 , ONIT TOOL ON 30 100-0000	2020 000042 004	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	11 3/3/2023		<u> </u>		1		INOINL	IN/A	i challig	Milliotoliai

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68518040 4837 RUE CALAIS , SAN JOSE CA 95136-3108	2023 088049 000	ADU	R 3/10/2023		1	1	NONE		/A Pending	Ministerial	
68518040 4837 RUE CALAIS , SAN JOSE CA 95136-3108	2023 088051 000	ADU	R 3/10/2023		1	1	NONE		/A Pending	Ministerial	
61236027 0 CLAYTON RD , SAN JOSE CA 95127-0000	2023 087858 000	ADU	R 3/11/2023		1	1	NONE	110	/A Pending	Ministerial	
0 1065 REDMOND AV UNIT 2, SAN JOSE CA 95120	2023 088837 000	ADU	R 3/13/2023		1	1	NONE		/A Pending	Ministerial	
67616020 3543 KETTMANN RD , SAN JOSE CA 95121-1226	2023 087118 000	ADU	R 3/13/2023		1	1	NONE		/A Pending	Ministerial	
23510078 950 4TH ST , SAN JOSE CA 95112-4939	2023 088609 000	ADU	R 3/13/2023		1	1	NONE		/A Pending	Ministerial	
42921034 1553 BIRD AV , SAN JOSE CA 95125-1817	2022 705194 000	ADU	R 3/14/2023		1	1	NONE	110	/A Pending	Ministerial	
0 902 MCCREERY AV UNIT 2, SAN JOSE CA 95116	2023 087605 000	ADU	R 3/14/2023		1	1	NONE	No N	/A Pending	Ministerial	
0 5806 LALOR DR UNIT 2, SAN JOSE CA 95123	2022 703290 000	ADU	R 3/15/2023		1	1	NONE	No N	/A Pending	Ministerial	
46713020 186 17TH ST , SAN JOSE CA 95112-1925	2023 087973 000	ADU	R 3/15/2023		1	1	NONE	No N	/A Pending	Ministerial	
46713020 184 17TH ST , SAN JOSE CA 95112-1925	2023 087965 000	ADU	R 3/15/2023		1	1	NONE		/A Pending	Ministerial	
0 1327 SYLVIA DR UNIT 2, SAN JOSE CA 95121	2023 089220 000	ADU	R 3/16/2023		1	1 1	NONE	No N	/A Approved	Ministerial	
26450015 434 SNYDER AV , SAN JOSE CA 95125-1667	2023 088557 000	ADU	R 3/16/2023		1	1	NONE		/A Pending	Ministerial	
65436030 2923 WINWOOD WY, SAN JOSE CA 95148-2642	2022 705515 000	ADU	R 3/16/2023		1	1	NONE		/A Pending	Ministerial	
48817056 2735 TWIN OAKS LN , SAN JOSE CA 95127-4567	2023 089722 000	ADU	R 3/17/2023		1	1	NONE		/A Pending	Ministerial	
0 138 SUNSET AV UNIT 2, SAN JOSE CA 95116	2023 089808 000	ADU	R 3/17/2023		i	1	NONE		/A Pending	Ministerial	 -
61234052 3432 GLAMORGAN CT . SAN JOSE CA 95127-4310	2023 089820 000	ADU	R 3/17/2023		1	1	NONE		/A Pending	Ministerial	
70820016 171 FRENCH CT , SAN JOSE CA 95139-1419	2023 088876 000	ADU	R 3/18/2023		1	1	NONE		/A Pending	Ministerial	
49131094 3050 ROSE CREEK DR , SAN JOSE CA 95148-1155	2023 089797 000	ADU	R 3/20/2023		1	1	NONE		/A Pending	Ministerial	
58927107 1689 PEACHWOOD DR , SAN JOSE CA 95132-2107	2023 083272 000	ADU	R 3/20/2023		1	1	NONE		/A Pending	Ministerial	
0 5228 ROEDER RD UNIT 2 SAN JOSE CA 95111	2023 090011 000	ADU	R 3/20/2023		1	1	NONE		/A Pending	Ministerial	
46704072 756 JULIAN ST UNIT 1, SAN JOSE CA 95112	2023 089109 000	ADU	R 3/21/2023		1	1	NONE		/A Pending	Ministerial	
0 6371 EL PASEO DR UNIT 2, SAN JOSE CA 95120	2023 099145 000	ADU	R 3/22/2023		1	1	NONE		/A Pending	Ministerial	
0 1173 CRESTON LN UNIT 2, SAN JOSE CA 95120	2023 085570 000	ADU	R 3/22/2023 R 3/22/2023		1	1	NONE		/A Pending	Ministerial	
0 1299 TERESITA DR UNIT 2, SAN JOSE CA 95122	2023 085570 000	ADU	R 3/22/2023		1	1	NONE			Ministerial	
					1	1 1	-		,, t i oriumig	minotoria	
0 4959 UNION AV UNIT 2, SAN JOSE CA 95124	2023 090861 000	ADU	R 3/27/2023	+ + + + + + + + + + + + + + + + + + + +	1	1	NONE		/A Approved	Ministerial	
0 2853 BELLINI CT UNIT 2, SAN JOSE CA 95132	2023 090817 000	ADU	R 3/27/2023		1		NONE		/A Pending	Ministerial	
0 3244 RIDDLE RD UNIT 2, SAN JOSE CA 95117	2023 087083 000	ADU	R 3/27/2023		1	1	NONE		/A Pending	Ministerial	
0 15605 WOODARD RD UNIT 2, SAN JOSE CA 95124	2023 091413 000	ADU	R 3/27/2023		1	1	NONE		/A Pending	Ministerial	
68051013 6086 WHITEHAVEN CT , SAN JOSE CA 95123-2300	2023 090480 000	ADU	R 3/27/2023		1	1	NONE		/A Pending	Ministerial	
46738007 133 20TH ST , SAN JOSE CA 95116-2712	2023 085516 000	ADU	R 3/28/2023		1	1 1	NONE		/A Approved	Ministerial	
48416081 144 BIRCH LN , SAN JOSE CA 95127-2310	2023 091086 000	ADU	R 3/28/2023		1	1	NONE		/A Pending	Ministerial	
0 1616 PEACHWOOD DR UNIT 2, SAN JOSE CA 95132	2023 091551 000	ADU	R 3/28/2023		1	1	NONE		/A Pending	Ministerial	
0 704 12TH ST UNIT 2, SAN JOSE CA 95112	2023 092005 000	ADU	R 4/3/2023		1	1	NONE	No N	/A Pending	Ministerial	
0 474 MAHONEY DR UNIT 2, SAN JOSE CA 95127	2023 090172 000	ADU	R 4/3/2023		1	1 1	NONE	No N	/A Approved	Ministerial	
0 892 VISTA DEL ROBLE PL UNIT 2, SAN JOSE CA 95120	2023 090704 000	ADU	R 4/3/2023		1	1	NONE	No N	/A Pending	Ministerial	
38109066 605 CAMINA ESCUELA , SAN JOSE CA 95129-2072	2023 091650 000	ADU	R 4/3/2023		1	1	NONE	No N	/A Pending	Ministerial	
24956012 341 14TH ST , SAN JOSE CA 95112-1837	2023 092443 000	ADU	R 4/4/2023		1	1	NONE		/A Pending	Ministerial	
26450051 1064 BIRD AV , SAN JOSE CA 95125-1618	2023 092441 000	ADU	R 4/4/2023		1	1	NONE		/A Pending	Ministerial	
24957057 487 17TH ST . SAN JOSE CA 95112-1733	2023 090974 000	ADU	R 4/4/2023		1	1	NONE		/A Pending	Ministerial	
68407045 4618 CAPITOLA AV , SAN JOSE CA 95111-2623	2023 089912 000	ADU	R 4/4/2023		1	1	NONE		/A Pending	Ministerial	
68407045 4618 CAPITOLA AV , SAN JOSE CA 95111-2623	2023 089917 000	ADU	R 4/4/2023		1	1	NONE		/A Pending	Ministerial	
0 17830 LOS ALAMOS DR UNIT 2. SAN JOSE CA 95070	2023 092439 000	ADU	11 4/4/2020		1	1	NONE		/A Pending	Ministerial	
0 2330 WESTGATE AV UNIT 2, SAN JOSE CA 95070	2023 092439 000	ADU	11 4/4/2023		1	1	NONE		/A Pending	Ministerial	
			R 4/4/2023			1					
0 1580 WILLOWDALE DR UNIT 2, SAN JOSE CA 95118	2023 092748 000	ADU	R 4/5/2023		1	1	NONE		/A Pending	Ministerial	
26459051 1051 CAMINO RICARDO , SAN JOSE CA 95125-4306	2023 092623 000	ADU	R 4/6/2023		1	1	NONE		/A Pending	Ministerial	
0 615 GAUNDABERT LN UNIT 2, SAN JOSE CA 95136	2023 093372 000	ADU	R 4/6/2023		1	1	NONE		/A Pending	Ministerial	
0 3279 HEBRON CT UNIT 3, SAN JOSE CA 95121	2023 093146 000	ADU	R 4/7/2023		1	1 1	NONE		/A Approved	Ministerial	
49750015 707 PLATTE RIVER CT , SAN JOSE CA 95111-1232	2023 092610 000	ADU	R 4/7/2023		1	1	NONE		/A Pending	Ministerial	
48616041 1434 PALMWOOD DR , SAN JOSE CA 95122-2070	2023 092008 000	ADU	R 4/10/2023		1	1	NONE		/A Pending	Ministerial	
0 6018 OSTENBERG DR UNIT 2, SAN JOSE CA 95120	2023 093801 000	ADU	R 4/10/2023		1	1	NONE	No N	/A Pending	Ministerial	
23045019 1372 DAVIS ST , SAN JOSE CA 95126-1405	2022 685037 000	ADU	R 4/10/2023		1	1	NONE	No N	/A Pending	Ministerial	
65450080 3110 NORWOOD AV , SAN JOSE CA 95148-2638	2023 093359 000	ADU	R 4/11/2023		1	1	NONE		/A Pending	Ministerial	
46203017 4435 JONQUIL DR , SAN JOSE CA 95136-2058	2023 092651 000	ADU	R 4/11/2023		1	1	NONE		/A Pending	Ministerial	
0 5295 DISCOVERY AV UNIT 2, SAN JOSE CA 95111	2023 088815 000	ADU	R 4/11/2023		1	1	NONE		/A Pending	Ministerial	
0 460 POCATELLO DR UNIT 2, SAN JOSE CA 95111	2023 091604 000	ADU	R 4/11/2023			1	NONE		/A Pending	Ministerial	
0 2695 CHERRY AV UNIT 2, SAN JOSE CA 95125	2023 090896 000	ADU	R 4/12/2023		1	1	NONE		/A Pending	Ministerial	
0 611 GAUNDABERT LN Unit 2, SAN JOSE CA 95136	2023 094289 000	ADU	R 4/12/2023		1	1	NONE		/A Pending	Ministerial	-
0 607 GAUNDABERT LN UNIT 2, SAN JOSE CA 95136	2023 094293 000	ADU	R 4/12/2023	+ + + + + + + + + + + + + + + + + + + +	1	1	NONE		/A Pending	Ministerial	
0 1887 MCLAUGHLIN AV UNIT 2, SAN JOSE CA 95130	2023 088753 000	ADU	R 4/12/2023		1 1	1	NONE		/A Pending	Ministerial	 -
65223059 3365 SAN RIVAS DR , SAN JOSE CA 95148-2145	2023 000733 000	ADU	R 4/12/2023		1	1	NONE		/A Pending	Ministerial	
65223059 3365 SAN RIVAS DR , SAN JOSE CA 95148-2145	2022 699467 000	ADU			1	1	NONE			Ministerial	
	2022 699467 000		R 4/12/2023			1					
0 1746 MARGARET ST UNIT 2, SAN JOSE CA 95116		ADU	R 4/13/2023		1	4	NONE		/A Pending	Ministerial	
0 13070 BROWN AV UNIT 2, SAN JOSE CA 95111	2023 094023 000	ADU	R 4/13/2023	+ + + + + + + + + + + + + + + + + + + +	1	4	NONE		/A Pending	Ministerial	
24503055 1318 OLD ABBEY PL , SAN JOSE CA 95132-2527	2023 093194 000	ADU	R 4/14/2023	+ + + + + + + + + + + + + + + + + + + +	1 1		NONE		/A Pending	Ministerial	
68416023 692 BOLD CT , SAN JOSE CA 95111-2609	2023 094530 000	ADU	R 4/17/2023	+ + + + + + + + + + + + + + + + + + + +	1		NONE		/A Pending	Ministerial	
0 2778 HOSTETTER RD UNIT 2, SAN JOSE CA 95132	2023 093342 000	ADU	R 4/17/2023		1	1	NONE		/A Pending	Ministerial	
0 6979 ROCKTON PL UNIT 2, SAN JOSE CA 95119	2023 094997 000	ADU	R 4/17/2023		1	1	NONE		/A Pending	Ministerial	
0 1746 MARGARET ST UNIT 3, SAN JOSE CA 95116	2023 079469 000	ADU	R 4/18/2023		1	1	NONE		/A Pending	Ministerial	
49460017 4039 KELVINGTON CT , SAN JOSE CA 95121-2616	2023 094974 000	ADU	R 4/18/2023		1	1	NONE		/A Pending	Ministerial	
68432065 242 SEABISCUIT DR , SAN JOSE CA 95111-2837	2023 094951 000	ADU	R 4/18/2023		1	1	NONE		/A Pending	Ministerial	
0 3114 PROVO CT UNIT 2, SAN JOSE CA 95127	2023 095100 000	ADU	R 4/18/2023		1	1	NONE	110	/A Pending	Ministerial	
0 1455 ESSEX WY UNIT 2, SAN JOSE CA 95117	2023 095162 000	ADU	R 4/18/2023		1	1 1	NONE	No N	/A Approved	Ministerial	
0 761 WILLOW GLEN WY UNIT 2, SAN JOSE CA 95125	2023 091122 000	ADU	R 4/18/2023		1	1	NONE	No N	/A Pending	Ministerial	
0 4308 MARLOWE DR UNIT 2, SAN JOSE CA 95124	2023 095047 000	ADU	R 4/19/2023		1	1 1	NONE		/A Approved	Ministerial	
59951019 3106 PROVO CT , SAN JOSE CA 95127-1034	2022 703668 000	ADU	R 4/19/2023		1	1	NONE		/A Pending	Ministerial	
42109003 15049 BREWSTER AV , SAN JOSE CA 95124-5026	2023 094459 000	ADU	R 4/19/2023		1	1	NONE		/A Pending	Ministerial	-
0 1280 DARRYDOON CT UNIT 2, SAN JOSE CA 95121	2023 094965 000	ADU	R 4/19/2023	+ + + + + + + + + + + + + + + + + + + +	1 1	1	NONE		/A Pending	Ministerial	
59218019 11711 FRANCIS DR , SAN JOSE CA 95121	2023 094992 000	ADU	R 4/19/2023		1 1	1	NONE		/A Pending	Ministerial	
	2020 004002 000	, ,,,,,,	11 7/10/2020				INOINL	140	,, i enumy	iviii iiotoi idi	

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	0 11711 FRANCIS DR UNIT 2, SAN JOSE CA 95133	2023 094993 000	ADU	R 4/19/2023			1	1			No N/A		Ministerial
	1 2533 BENTLEY RIDGE DR , SAN JOSE CA 95138-0000	2023 085530 000	ADU	R 4/20/2023			1	1			No N/A		Ministerial
	0 679 JACKSON ST UNIT 2, SAN JOSE CA 95112	2023 095663 000	ADU	R 4/20/2023			1	1		NONE	No N/A	Pending	Ministerial
	0 1367 SYLVIA DR UNIT 2, SAN JOSE CA 95121	2023 095733 000	ADU	R 4/21/2023			1	1		NONE	No N/A	Pending	Ministerial
	0 2565 SIERRA SERENA CT UNIT 2, SAN JOSE CA 95116	2023 095841 000	ADU	R 4/21/2023			1	1		NONE	No N/A	Pending	Ministerial
	8 420 4TH ST , SAN JOSE CA 95112-5256	2023 095261 000	ADU	R 4/21/2023			1	1			No N/A		Ministerial
	0 1461 LOCHNER DR UNIT 2. SAN JOSE CA 95127	2023 095965 000	ADU	R 4/21/2023			1	1			No N/A		Ministerial
	0 5621 BEGONIA DR UNIT 2, SAN JOSE CA 95124	2023 095765 000	ADU	R 4/22/2023		 	1	1		110112	No N/A	, onanig	Ministerial
								1	4				
	0 2075 CUNNINGHAM AV UNIT 2, SAN JOSE CA 95122	2023 096044 000	ADU	R 4/22/2023			1	1	1		No N/A		Ministerial
	6 2213 HICKS AV , SAN JOSE CA 95125-3935	2023 095837 000	ADU	R 4/24/2023			1	1			No N/A	, onanig	Ministerial
	0 1135 PIEDMONT RD UNIT 2, SAN JOSE CA 95132	2023 096223 000	ADU	R 4/25/2023			1	1			No N/A	, onanig	Ministerial
	0 396 2ND ST UNIT 2, SAN JOSE CA 95112	2023 094543 000	ADU	R 4/25/2023			1	1		NONE	No N/A	Pending	Ministerial
68055016	6 2197 HEATHER BROOK CT UNIT 2, SAN JOSE CA 95138	2023 096179 000	ADU	R 4/25/2023			1	1		NONE	No N/A	Pending	Ministerial
	0 2368 DAMASCUS CT UNIT 2, SAN JOSE CA 95125	2023 094775 000	ADU	R 4/25/2023			1	1	1		No N/A		Ministerial
	0 112 PIERCE AV UNIT 2, SAN JOSE CA 95110	2023 096407 000	ADU	R 4/25/2023			1	1			No N/A		Ministerial
	0 1835 PIEDMONT RD UNIT 2, SAN JOSE CA 95132	2023 096275 000	ADU	R 4/25/2023			1	1			No N/A		Ministerial
		2023 096811 000	ADU			 	1	1			No N/A		Ministerial
	0 3826 CARRYDUFF WY , SAN JOSE CA 95121-1418			R 4/27/2023			1	-					· · · · · · · · · · · · · · · · · · ·
	2 1288 MARTIN AV , SAN JOSE CA 95126-2627	2023 096800 000	ADU	R 4/27/2023			1	1			No N/A		Ministerial
	0 2690 ALDERWOOD DR UNIT 2, SAN JOSE CA 95132	2023 095804 000	ADU	R 4/28/2023			1	1			No N/A		Ministerial
	0 895 HAMPSWOOD WY UNIT 2, SAN JOSE CA 95120	2023 097163 000	ADU	R 4/28/2023			1	1			No N/A		Ministerial
	0 889 PETER PAN AV UNIT 2, SAN JOSE CA 95116	2023 096864 000	ADU	R 4/29/2023			1	1		NONE	No N/A	Pending	Ministerial
	0 1355 WHITEHURST CT UNIT 2, SAN JOSE CA 95125	2023 078985 000	ADU	R 5/1/2023			1	1		NONE	No N/A	Pending	Ministerial
	0 1168 ADRIAN WY UNIT 2, SAN JOSE CA 95122	2023 097041 000	ADU	R 5/1/2023			1	1		NONE	No N/A	Pending	Ministerial
	1 0 WABASH ST , SAN JOSE CA 95002-0000	2023 094747 000	ADU	R 5/1/2023			1	1			No N/A		Ministerial
	0 4594 PARK PAXTON PL UNIT 2. SAN JOSE CA 95136	2023 095370 000	ADU	R 5/2/2023		+ + + + + + + + + + + + + + + + + + + +	1	1			No N/A		Ministerial
	0 3445 HICKERSON DR , SAN JOSE CA 95135	2023 095370 000	ADU	R 5/2/2023		+ +	1 1	1			No N/A	, onanig	Ministerial
							1	1	1				
	0 135 16TH ST UNIT 2, SAN JOSE CA 95112	2023 094721 000	ADU	R 5/2/2023			1	-	1		No N/A		Ministerial
	0 2105 RAMISH DR UNIT 2, SAN JOSE CA 95131	2023 096720 000	ADU	R 5/3/2023			1	1			No N/A		Ministerial
	0 49 9TH ST UNIT 2, SAN JOSE CA 95112	2023 097556 000	ADU	R 5/4/2023			1	1	1		No N/A		Ministerial
	0 3893 FORESTER CT UNIT 2, SAN JOSE CA 95121	2023 097585 000	ADU	R 5/5/2023			1	1		NONE	No N/A	Pending	Ministerial
2773403	4 343 BAYWOOD AV , SAN JOSE CA 95128-5123	2023 098030 000	ADU	R 5/5/2023			1	1		NONE	No N/A	Pending	Ministerial
46208014	4 4025 YOLO DR , SAN JOSE CA 95136-1986	2023 097495 000	ADU	R 5/5/2023			1	1			No N/A		Ministerial
	0 2100 CULLY PL UNIT 2, SAN JOSE CA 95124	2023 098289 000	ADU	R 5/5/2023			1	1	1		No N/A		Ministerial
	7 437 TERRACE DR , SAN JOSE CA 95112-1754	2023 095295 000	ADU	R 5/5/2023		+	1	1			No N/A		Ministerial
		2023 093293 000					1	-					
	0 2093 CULLY PL UNIT 2, SAN JOSE CA 95124	2020 00000. 000	ADU	R 5/5/2023			1	1			No N/A		Ministerial
	3 3148 NORWOOD AV , SAN JOSE CA 95148-2640	2023 097797 000	ADU	R 5/8/2023			1	1		110112	No N/A	, onung	Ministerial
	4 1578 BARBERRY CT , SAN JOSE CA 95121-1703	2023 095881 000	ADU	R 5/9/2023			1	1		NONE	No N/A	Pending	Ministerial
4773001	5 1841 COURTNEY AV , SAN JOSE CA 95122-3705	2023 098188 000	ADU	R 5/9/2023			1	1		NONE	No N/A	Pending	Ministerial
	0 452 FULLER AV UNIT 2, SAN JOSE CA 95125	2023 098721 000	ADU	R 5/10/2023			1	1		NONE	No N/A	Pending	Ministerial
	0 1470 MERIDIAN AV UNIT 2, SAN JOSE CA 95125	2023 098627 000	ADU	R 5/10/2023			1	1			No N/A		Ministerial
	0 2983 EDISON DR UNIT 2, SAN JOSE CA 95133	2023 098907 000	ADU	R 5/11/2023			1	1			No N/A		Ministerial
	2 1496 HEARTHSTONE DR . SAN JOSE CA 95122-3802	2023 099193 000	ADU				1	1	1		No N/A		Ministerial
	0 601 SERENADE WY UNIT 2. SAN JOSE CA 95122-3602	2023 097028 000	ADU	R 5/11/2023			1	1	1		No N/A		Ministerial
				R 5/15/2023			1	1					Triii ilotoriai
	0 3332 SAN PABLO AV UNIT 2, SAN JOSE CA 95127	2023 099260 000	ADU	R 5/16/2023			1	1			No N/A		Ministerial
	0 1475 DENTWOOD DR UNIT 2, SAN JOSE CA 95118	2023 098167 000	ADU	R 5/16/2023			1	1			No N/A	Pending	Ministerial
	7 2228 CORONET DR , SAN JOSE CA 95124-6003	2023 099648 000	ADU	R 5/16/2023			1	1			No N/A		Ministerial
2992404	3 1056 EDEN AV , SAN JOSE CA 95117-3012	2023 100022 000	ADU	R 5/18/2023			1	1		NONE	No N/A	Pending	Ministerial
4970800	5 10175 SINGLETON RD , SAN JOSE CA 95111-3340	2023 085030 000	ADU	R 5/18/2023			1	1		NONE	No N/A	Pending	Ministerial
	0 1555 LARKSPUR DR UNIT 2, SAN JOSE CA 95125	2023 099944 000	ADU	R 5/19/2023			1	1			No N/A		Ministerial
	0 607 WHITE RD UNIT 2. SAN JOSE CA 95127	2023 099339 000	ADU	R 5/22/2023			1	1			No N/A		Ministerial
	0 3892 HURSTGLEN WY UNIT 2, SAN JOSE CA 95121	2023 099015 000	ADU	R 5/22/2023			1	1			No N/A		Ministerial
						+	+ + 1	1					
	0 1537 CROSS WY UNIT 2, SAN JOSE CA 95125	2023 084280 000	ADU	R 5/22/2023			1	1			No N/A		Ministerial
	0 0 MASTER FILE , SAN JOSE CA	2023 100505 000	ADU	R 5/22/2023			1	1			No N/A		Ministerial
	0 66 BALBOA AV UNIT 2, SAN JOSE CA 95116	2023 079011 000	ADU	R 5/23/2023			1	1			No N/A	, onanig	Ministerial
	0 1723 TERILYN AV UNIT 2, SAN JOSE CA 95122	2023 100178 000	ADU	R 5/23/2023			1	1		NONE	No N/A	Pending	Ministerial
	0 237 BURNING TREE DR UNIT 2, SAN JOSE CA 95119	2023 100583 000	ADU	R 5/23/2023			1	1	1	NONE	No N/A	Approved	Ministerial
	0 474 COE AV UNIT 2, SAN JOSE CA 95125	2023 100607 000	ADU	R 5/23/2023			1	1			No N/A		Ministerial
	0 2010 ABBEY LN UNIT 2. SAN JOSE CA 95008	2023 100343 000	ADU	R 5/23/2023			1	1			No N/A		Ministerial
	0 179 DI SALVO AV UNIT 2, SAN JOSE CA 95128	2023 100636 000	ADU	R 5/23/2023		+ + + + + + + + + + + + + + + + + + + +	1	1			No N/A	, onanig	Ministerial
	0 2424 APPLEY WY UNIT 2, SAN JOSE CA 95124	2023 100030 000	ADU			+ +	1 1	1					Ministerial
		2023 100485 000		R 5/23/2023		+	1 1	1					
	0 942 3RD ST UNIT 2, SAN JOSE CA 95112		ADU	R 5/23/2023			1	1			No N/A	, onung	Ministerial
	0 1166 HOPKINS DR UNIT 2, SAN JOSE CA 95122	2023 100785 000	ADU	R 5/24/2023			1	1			No N/A		Ministerial
	0 2990 AETNA WY UNIT 2, SAN JOSE CA 95121	2023 100960 000	ADU	R 5/26/2023			1	1			No N/A		Ministerial
	3 6762 HAMPTON DR , SAN JOSE CA 95120-5531	2023 098685 000	ADU	R 5/26/2023			1	1	<u> </u>	NONE	No N/A	Pending	Ministerial
4912108	2 2098 TAMPA WY , SAN JOSE CA 95122-2525	2023 100869 000	ADU	R 5/26/2023			1	1			No N/A		Ministerial
	0 690 21ST ST UNIT 2, SAN JOSE CA 95112	2023 100984 000	ADU	R 5/26/2023			1	1			No N/A		Ministerial
	0 269 11TH ST , SAN JOSE CA 95112	2023 099661 000	ADU	R 5/30/2023			1 1	1			No N/A		Ministerial
	3 441 ARCHGLEN WY , SAN JOSE CA 95111-1735	2023 100916 000	ADU	R 5/31/2023			1	1			No N/A		Ministerial
	0 3877 ASHRIDGE LN UNIT 2, SAN JOSE CA 95111	2023 100910 000	ADU				1	1			No N/A		Ministerial
	4 2946 QUIMBY RD , SAN JOSE CA 95121			R 5/31/2023			1 1	1					Ministerial
		2023 100711 000	ADU	R 6/1/2023		+	1	1	4		No N/A		
	3 2089 CULLY PL , SAN JOSE CA 95124	2023 102037 000	ADU	R 6/1/2023			1	1	1		No N/A		Ministerial
	0 13785 HIGHWOOD DR , SAN JOSE CA 95127-3757	2023 101917 000	ADU	R 6/5/2023			1	1			No N/A	, onanig	Ministerial
	0 2922 BRADBURY DR UNIT 2, SAN JOSE CA 95122	2023 101256 000	ADU	R 6/5/2023			1	1			No N/A		Ministerial
	0 2034 CRANWORTH CL UNIT 2, SAN JOSE CA 95121	2023 101759 000	ADU	R 6/5/2023			1	1		NONE	No N/A	Pending	Ministerial
	0 1031 GARLAND AV UNIT 2, SAN JOSE CA 95126	2023 102135 000	ADU	R 6/6/2023			1	1		NONE	No N/A		Ministerial
	0 119 MOSSWELL CT UNIT 2, SAN JOSE CA 95138	2023 101833 000	ADU	R 6/6/2023			1	1			No N/A		Ministerial
	0 4833 KINGRIDGE DR UNIT 3, SAN JOSE CA 95124	2023 102890 000	ADU	R 6/8/2023			2	2			No N/A		Ministerial
	6 1425 IRIS CT , SAN JOSE CA 95125-3355	2023 102676 000	ADU	R 6/8/2023			1	1	+		No N/A		Ministerial
	0 1360 ALVERNAZ DR UNIT 2, SAN JOSE CA 95121	2023 102676 000	ADU			+ +	1 1	1	+ +		No N/A		Ministerial
i 1	U I JOUU ALVERINAZ DR UNIT Z, SAN JUSE CA 951ZT	ZUZS 1UZ043 UUU	ADU	R 6/9/2023	1	1 1	1 1		1	INUINE	N/A	Pending	willisterial

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Column C		614 COYOTE RD UNIT 2, SAN JOSE CA 95111	2023 102693 000	ADU	R 6/9/2023	1 1					Ministerial
STATE STAT	64702075	10262 LOCHNER DR , SAN JOSE CA 95127-4128	2023 080733 000	ADU	R 6/10/2023	1 1	NO	NE N	o N/A	Pending	Ministerial
STATE STAT	0	10251 RYAN ST UNIT 2, SAN JOSE CA 95127	2023 103157 000	ADU	R 6/12/2023	1 1	NC NC	NE N	o N/A	Pending	Ministerial
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## 100 C F 100	67682034	2109 WENDOVER LN SAN JOSE CA 95121-0000	2023 103256 000	ADU	R 6/12/2023	1 1	NO	NF N	n N/A		Ministerial
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Common C	0	333 VIRGINIA ST UNIT 2, SAN JOSE CA 95110	2023 103408 000	ADU	R 6/14/2023	1 1	l NO	NE N	o N/A	Pendina	Ministerial
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## Company of the Control (1985) Act A process Act A	0	424 CASA LOMA CT UNIT 2, SAN JOSE CA 95129	2023 104058 000	ADU	R 6/16/2023	1 1	1 NO	NE N	o N/A	Approved	Ministerial
Column C	67011029	1649 ALDRICH WY SAN JOSE CA 95121-1605				1 1					Ministerial
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Proceedings	38102188	947 LONGWOOD LN , SAN JOSE CA 95129-2205	2023 100020 000	ADU	R 6/22/2023	1 1	NO	NE N	o N/A	Pending	Ministerial
Proceedings	0	2010 RIDGEMONT DR UNIT 2, SAN JOSE CA 95148	2023 104645 000	ADU	R 6/22/2023	1 1	1 NC	NE N	o N/A	Approved	Ministerial
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Month Mont	68733053	550 TUSCARORA DR., SAN JOSE CA 95123-4128	2023 104860 000	ADU	R 6/23/2023	1 1	NC NC	NE N	o N/A	Pending	Ministerial
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Company Comp	26417074	596 HARRISON ST , SAN JOSE CA 95125-2235	2023 103585 000	ADU	R 6/24/2023	1 1	NO	NE N	o N/A	Pending	Ministerial
### ANAPORT OF THE PROPERTY OF	0	5238 HALIFAX DR UNIT 2, SAN JOSE CA 95130	2023 105294 000	ADU	R 6/24/2023	1 1	NC	NF N	O N/A		Ministerial
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0 10 20 20 20 20 20 20	0	2104 CULLY PL UNIT 2, SAN JOSE CA 95124	2023 106689 000	ADU	R 7/5/2023	1 1	NO	NE N	o N/A	Pendina	Ministerial
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## 4981019 2588 LAMSFORD AV., SAN JOSE CA 95125-4056 2023 106595 001 ADU R 7172023 1 1 NONE No N/A Pending Ministerial 49406073 1087 ALMADEN AV., SAN JOSE CA 95110-3331 2023 106739 001 ADU R 7172023 1 1 NONE No N/A Pending Ministerial 49406073 1087 ALMADEN AV., SAN JOSE CA 95110-3331 2023 106739 001 ADU R 7172023 1 1 NONE No N/A Pending Ministerial 49406073 1087 ALMADEN AV., SAN JOSE CA 95110-3331 2023 108096 001 ADU R 71702023 1 1 NONE No N/A Pending Ministerial 49406074 1081 CLAPS WY. SAN JOSE CA 9512-3402 2023 108096 001 ADU R 71702023 1 1 NONE NO N/A Pending Ministerial 1 NONE N/A PENDING N/A PENDIN						1 1					
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43469073 1097 AMADEN AV. 58AN JOSE CA 89110-3331 2023 106927 000 ADU R 7/17/2023 1 1 1 NONE No. N/A Pending Ministerial NONE No. N/A Pending Ministerial 1 NONE No. N/A Pending Mini	68418046	4830 SNOW DR . SAN JOSE CA 95111-2675	2023 101904 000			1 1	NO	NE N	O N/A	Pending	Ministerial
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0 2888 SIERRA VISTA CT LAUT Z. SAN JOSE CA 95116						1 1					
0 2885 SIERRA VISTA CT UNIT 2, SAN JOSE CA 95116 2023 103282 001	43910064	1181 CLARK WY , SAN JOSE CA 95125-3402		ADU	R 7/10/2023	1 1	NO.	NE N	o N/A	Pending	Ministerial
AB443099 2885 SIERRA VISTA CT , SAN JOSE CA 98116-2820 2023 103290 00 ADU R 7/10/2023 1 1 1 NONE No N/A Pending Ministerial Pending Ministerial 28431011 2332 PACHECO DR , SAN JOSE CA 98133-1827 2023 107075 00 ADU R 7/11/2023 1 1 NONE No N/A Pending Ministerial NONE NO N/A P	0	2585 SIERRA VISTA CT UNIT 2, SAN JOSE CA 95116	2023 103282 000			1 1					
0 897 COE AV UNIT 2, SAN JOSE CA 95128 2023 107678 000 ADU R 7/11/2023 1 1 1 NONE No N/A Pending Ministerial S25431011 232 PACHECO DR SAN JOSE CA 95138-1227 2023 107705 000 ADU R 7/12/2023 1 1 1 NONE No N/A Pending Ministerial NONE No N/A Pending NoNE No N/A Pending Ministerial NONE N/A Pending Ministerial NONE NO N/A Pending Minister					R 7/10/2023	1 1					
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45807003 4919 TONINO DR , SAN JOSE CA 95136-2674 2023 107502 001 ADU R 7/12/2023 1 1 1 1 NONE No N/A Pending Ministerial 0 2923 STEVENS IN UNIT 2, SAN JOSE CA 95126-1502 2023 106850 000 ADU R 7/12/2023 1 1 1 NONE No N/A Approved Ministerial 1 NONE No N/A Approved Ministerial 1 NONE No N/A Pending Ministerial NONE No N/A Pending Ministeria											
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0 2621 SIBELIUS AV UNIT 2, SAN JOSE CA 95122 2023 107829 00(ADU R 7/14/2023 1 071829 00(ADU R 7/14/2023 1 071829 00(ADU R 7/14/2023 1 08199	27427013	1627 BEL AIR AV . SAN JOSE CA 95126-1502			R 7/13/2023	1 1					
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0 0619 MERIDIAN AV UNIT 2, SAN JOSE CA 95120 2023 106999 00 ADU R 7/14/2023 1 1 NONE No N/A Pending Ministerial 26446040 550 HULL AV , SAN JOSE CA 95125-1649 2023 107519 000 ADU R 7/14/2023 1 1 NONE No N/A Pending Ministerial NONE No N/A Pend					n 1/14/2023					i onanig	
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0 424 3RD ST UNIT 2, SAN JOSE CA 95112 2023 108027 000 ADU R 7/17/2023 1 1 1 NONE No N/A Pending Ministerial 249 10 COTTLE AV UNIT 2, SAN JOSE CA 95125 2023 108205 000 ADU R 7/17/2023 1 1 1 NONE No N/A Pending Ministerial 48116073 1620 WHITON AV JOSE CA 95116-2454 2023 108356 000 ADU R 7/17/2023 1 1 1 NONE No N/A Pending Ministerial 67607077 1630 WHITON AV JOSE CA 95121-1506 2023 105386 000 ADU R 7/18/2023 1 1 1 NONE No N/A Pending Ministerial NONE No N/A Pending Ministerial 0 3316 SAN RIVAS DR UNIT 2, SAN JOSE CA 95148 2023 108165 000 ADU R 7/18/2023 1 1 1 NONE No N/A Pending Ministerial	26446040	550 HULL AV , SAN JOSE CA 95125-1649				1 1					Ministerial
0 2419 COTTLE AV UNIT 2, SAN JOSE CA 95125 2023 108205 000 ADU R 7/17/2023 1 1 1 NONE No N/A Pending Ministerial 4816073 1620 WHITTON AV , SAN JOSE CA 9516-2454 2023 108356 000 ADU R 7/17/2023 1 1 1 NONE No N/A Pending Ministerial 67607077 [691 BAGPIPE WY , SAN JOSE CA 95121-1506 2023 105386 000 ADU R 7/18/2023 1 1 1 NONE No N/A Pending Ministerial 0 3316 SAN RIVAS DR UNIT 2, SAN JOSE CA 95148 2023 108165 000 ADU R 7/18/2023 1 1 1 NONE No N/A Pending Ministerial	0	424 3RD ST UNIT 2, SAN JOSE CA 95112	2023 108027 000	ADU		1 1	NC				Ministerial
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67607077 1691 BAGPIPE WY , SAN JOSE CA 95121-1506 2023 105386 000 ADU R 7/18/2023 1 1 1 NONE No N/A Pending Ministerial 1 NONE No N/A Pending Ministerial NONE NO N/A Pending Ministerial NONE No N/A Pending Ministerial											
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0 3316 SAN RIVAS DR UNIT 2, SAN JOSE CA 95148 2023 108165 000 ADU R 7/18/2023 1 1 1 NONE No N/A Pending Ministerial	67607077	1691 BAGPIPE WY , SAN JOSE CA 95121-1506	2023 105386 000	ADU	R 7/18/2023	1 1	NO.	NE N	o N/A	Pending	Ministerial
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			ADU R	7/20/2023		1	1		NONE	No	N/A Pendir	
			ADU R	7/21/2023		1	1		NONE	No	N/A Pendir	
30316062 626 CRE	RESTVIEW DR , SAN JOSE CA 95117-1105	2023 109071 000	ADU R	7/21/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
0 3209 GA	SARNET DR UNIT 2, SAN JOSE CA 95117 2	2023 108238 000	ADU R	7/24/2023		1	1		NONE	No	N/A Pendir	
48111002 187 BAI	LBOA AV , SAN JOSE CA 95116-1310 2	2023 108900 000	ADU R	7/24/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
			ADU R	7/24/2023		1	1		NONE	No	N/A Pendir	
			ADU R	7/24/2023		1	1		NONE	No	N/A Pendir	
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			ADU R	7/24/2023		1	1		NONE	No	N/A Pendir	
			ADU R	7/24/2023		1	1		NONE	No	N/A Pendir	
			ADU R	7/25/2023		1	1		NONE	No	N/A Pendir	g ministeria.
0 1046 NE			ADU R	7/25/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
0 1476 KO		2023 109081 000	ADU R	7/25/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
46736078 218 22N	ND ST , SAN JOSE CA 95116-2725 2		ADU R	7/25/2023		1	1		NONE	No	N/A Pendir	
67042007 2971 ST	TALLION WY , SAN JOSE CA 95121-1740 2		ADU R	7/25/2023		1	1		NONE	No	N/A Pendir	
			ADU R	7/26/2023		1	1		NONE	No	N/A Pendir	
			ADU R			1	1		NONE	No	N/A Pendir	
			ADU R	7/26/2023			1		NONE	No	N/A Pendir	
				7/26/2023								9
			ADU R	7/26/2023		1	1		NONE	No	N/A Pendir	
			ADU R	7/28/2023		1	1		NONE	No	N/A Pendir	
		.020 000110 000	ADU R	7/28/2023		1	1		NONE	No	N/A Pendir	
68712082 6090 LAI	ARIOS CT , SAN JOSE CA 95123-3929 2	2023 090150 000	ADU R	7/28/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
0 1681 CLI	LEVELAND AV UNIT 2, SAN JOSE CA 95126 2	2023 109859 000	ADU R	7/28/2023		1	1		NONE	No	N/A Pendir	g Ministerial
			ADU R	7/31/2023		1	1		NONE	No	N/A Pendir	
			ADU R	7/31/2023		1	1		NONE	No	N/A Pendir	
			ADU R	7/31/2023		1	1		NONE	No	N/A Pendir	
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			ADU R	7/31/2023		1	1		NONE	No		
			ADU R	7/31/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/1/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/1/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/1/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
26456018, more 939 CHA	ABRANT WY , SAN JOSE CA 95125-2371 2	2023 110368 000	ADU R	8/2/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
			ADU R	8/2/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/2/2023		1	1		NONE	No	N/A Pendir	9
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			7.00	8/2/2023		1	1		-	110	N/A Pendir	
			ADU R	8/2/2023		1	1		NONE	No	N/A Pendir	
43914003 1007 BY			ADU R	8/2/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
0 3353 DE	ENTON WY UNIT 2, SAN JOSE CA 95121 2	2023 110483 000	ADU R	8/4/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
0 2915 RE	EMINGTON WY UNIT 3, SAN JOSE CA 95148 2	2023 109983 000	ADU R	8/4/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
0 333 AVF	ENIDA PINOS UNIT 2, SAN JOSE CA 95123 2		ADU R	8/4/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/7/2023		1	1		NONE	No	N/A Pendir	
			ADU R			1	1		NONE	No	N/A Pendir	
				8/10/2023			1					g ministeria.
			ADU R	8/10/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/11/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/11/2023		1	1		NONE	No	N/A Pendir	
		2023 112098 000	ADU R	8/11/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
41452030 2112 CU	ULLY PL UNIT 2, SAN JOSE CA 95124 2	2023 112137 000	ADU R	8/11/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
0 2125 CU	ULLY PL UNIT 2, SAN JOSE CA 95124 2	2023 112140 000	ADU R	8/11/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
	ULLY PL UNIT 2, SAN JOSE CA 95124 2		ADU R	8/11/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/11/2023		1	1		NONE	No	N/A Pendir	
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				8/11/2023			1		NONE	No		
			ADU R	8/11/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/11/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/11/2023		1	1		NONE	No	N/A Pendir	9
		2023 105509 000	ADU R	8/14/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
29913032 4168 PIF	IPER DR , SAN JOSE CA 95117-3116 2		ADU R	8/14/2023		1	1		NONE	No	N/A Pendir	
0 2121 HU	URAN DR UNIT 2, SAN JOSE CA 95122 2	2023 112240 000	ADU R	8/14/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/14/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/15/2023		1	1		NONE	No	N/A Pendir	
			ADU R				1		NONE			
				8/15/2023			1			No	1 0 1 dil	
			ADU R	8/15/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/16/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/17/2023		1	1		NONE	No	N/A Pendir	ng Ministerial
			ADU R	8/17/2023		1	1		NONE	No	N/A Pendir	
26451007 462 MAF	ARSHALL AV , SAN JOSE CA 95125-1651 2	2023 088178 000	ADU R	8/21/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/21/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/21/2023		1	1		NONE	No	N/A Pendir	
			ADU R			1	1		NONE	No	N/A Pendir	g minotoriai
			ADU R	8/21/2023		4	1		NONE	No	N/A Pendir	9
				8/21/2023			1					
			ADU R	8/21/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/22/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/23/2023		1	1		NONE	No	N/A Pendir	9
			ADU R	8/28/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/28/2023		1	1		NONE	No	N/A Pendir	
		2023 112478 000	ADU R	8/29/2023		1	1		NONE	No	N/A Pendir	
24541056 1739 AP	PRILSONG CT , SAN JOSE CA 95131-2721 2	2023 112308 000	ADU R	8/29/2023		1	1		NONE	No	N/A Pendir	
			ADU R	8/30/2023		1	1		NONE	No	N/A Pendir	
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0 1446 WII	VILLOVINION AV UNIT 2, SAN JUSE OA 33110	.020 112008 004	אסטן ג	0/30/2023	<u> </u>	' '	-		INOINE	INU	IVA FEIIUII	y wii ii steriai

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47743026 1397 TAKA CT , SAN JOSE CA 95122-2947	2023 113762 000	ADU	R 8/31/2023		1	1	NONE	No N/A		Ministerial
26403013 1280 PEDRO ST , SAN JOSE CA 95126-3825	2023 114512 000	ADU	R 8/31/2023		1	1	NONE	No N/A		Ministerial
0 3015 SILVERLAND DR UNIT 2, SAN JOSE CA 95135	2023 114361 000	ADU	R 8/31/2023		1	1	NONE	No N/A	Pending	Ministerial
26457060 78 LESTER AV , SAN JOSE CA 95125-3141	2023 113672 000	ADU	R 9/1/2023		1	1	NONE	No N/A	Pending	Ministerial
0 2968 DRIFTWOOD DR UNIT 2, SAN JOSE CA 95128	2023 114281 000	ADU	R 9/1/2023		1	1	NONE	No N/A	Pending	Ministerial
0 2970 DRIFTWOOD DR UNIT 2, SAN JOSE CA 95128	2023 114300 000	ADU	R 9/1/2023		1	1	NONE	No N/A		Ministerial
28412005 1433 ST FRANCIS DR . SAN JOSE CA 95125-5247	2023 114663 000	ADU	R 9/1/2023		1	1	NONE	No N/A		Ministerial
68413014 458 SKYWAY DR , SAN JOSE CA 95111-2669	2023 114761 000	ADU	R 9/7/2023		1	1	NONE	No N/A		Ministerial
						1				
0 1307 ERINWOOD CT UNIT 2, SAN JOSE CA 95121	2023 111264 000	ADU	R 9/7/2023		1	1	NONE	No N/A		Ministerial
0 349 ARCO CT UNIT 2, SAN JOSE CA 95123	2023 109133 000	ADU	R 9/7/2023		1	1	NONE	No N/A	, onanig	Ministerial
49713013 3192 WELBY CT , SAN JOSE CA 95111-2271	2023 109348 000	ADU	R 9/8/2023		1	1	NONE	No N/A	, onanig	Ministerial
42914007 1345 NEWPORT AV , SAN JOSE CA 95125-3245	2023 115430 000	ADU	R 9/11/2023		1	1	NONE	No N/A	Pending	Ministerial
0 641 TOYON AV UNIT 2, SAN JOSE CA 95127	2023 115746 000	ADU	R 9/11/2023		1	1	NONE	No N/A	Pending	Ministerial
0 641 TOYON AV UNIT 3, SAN JOSE CA 95127	2023 115760 000	ADU	R 9/11/2023		1	1	NONE	No N/A		Ministerial
49131052 3018 MOONSTAR CT , SAN JOSE CA 95148-1112	2023 112497 000	ADU	R 9/11/2023		1	1	NONE	No N/A		Ministerial
48116026 1646 SAN FERNANDO ST , SAN JOSE CA 95116-2421	2023 097346 000	ADU	R 9/14/2023		1	1	NONE	No N/A		Ministerial
0 0 MASTER FILE , SAN JOSE CA		ADU			1	1	NONE	No N/A		Ministerial
	2023 115960 000		R 9/14/2023			1				· · · · · · · · · · · · · · · · · · ·
0 0 MASTER FILE , SAN JOSE CA	2023 115967 000	ADU	R 9/14/2023		1	1	NONE	No N/A		Ministerial
48416055 2760 GAY AV , SAN JOSE CA 95127-2318	2023 115995 000	ADU	R 9/14/2023		1	1	NONE	No N/A		Ministerial
0 587 CALPELLA DR Unit 2, SAN JOSE CA 95136	2023 116008 000	ADU	R 9/14/2023		1	1	NONE	No N/A		Ministerial
41919047 1763 WYRICK AV , SAN JOSE CA 95124-3635	2023 115562 000	ADU	R 9/15/2023		1	1	NONE	No N/A	Pending	Ministerial
57702064 6061 BURCHELL AV , SAN JOSE CA 95120-3814	2023 116483 000	ADU	R 9/15/2023		1	1	NONE	No N/A	Pending	Ministerial
46732080 108 23RD ST , SAN JOSE CA 95116-2729	2023 114833 000	ADU	R 9/18/2023		1	1	NONE	No N/A	Pending	Ministerial
65987008 3740 DARSHAN CT , SAN JOSE CA 95148	2023 116585 000	ADU	R 9/18/2023		1	1	NONE	No N/A		Ministerial
59905051 3234 TRISTIAN AV . SAN JOSE CA 95127-1460	2023 116521 000	ADU	R 9/18/2023	 	1	1	NONE	No N/A		Ministerial
24502130 1336 OLD STONE WY , SAN JOSE CA 95132-0000	2023 114490 000	ADU	R 9/18/2023		1	1	NONE	No N/A	, onanig	Ministerial
					1	1				
0 2075 HEATHERDALE AV UNIT 2, SAN JOSE CA 95128	2023 116806 000	ADU	R 9/22/2023		1		NONE	No N/A		Ministerial
67627032 3870 FORESTER CT , SAN JOSE CA 95121-1004	2023 116001 000	ADU	R 9/25/2023		1	1	NONE	No N/A		Ministerial
42116039 15195 CLYDELLE AV , SAN JOSE CA 95124-5302	2023 117365 000	ADU	R 9/25/2023		1	1	NONE	No N/A		Ministerial
0 5000 EDENVIEW DR UNIT 2, SAN JOSE CA 95111	2023 117445 000	ADU	R 9/25/2023		1	1	NONE	No N/A	Pending	Ministerial
49465040 3332 COACHLIGHT DR , SAN JOSE CA 95111-1307	2023 117340 000	ADU	R 9/26/2023		1	1	NONE	No N/A		Ministerial
48811115 1402 BERKSFORD WY , SAN JOSE CA 95127-4605	2023 117333 000	ADU	R 9/26/2023		1	1	NONE	No N/A		Ministerial
0 2416 QUIMBY RD UNIT 2, SAN JOSE CA 95148	2023 116974 000	ADU	R 9/26/2023		1	1	NONE	No N/A		Ministerial
68716089 672 BOLIVAR DR , SAN JOSE CA 95123-3907	2023 118162 000	ADU			1	1				Ministerial
	2023 117426 000		R 9/26/2023			1	NONE			
46735047 1203 WHITTON AV , SAN JOSE CA 95116-2354		ADU	R 9/27/2023		1	1	NONE	No N/A		Ministerial
65434004 3078 OLIVEWOOD PL , SAN JOSE CA 95148-2715	2023 118384 000	ADU	R 9/28/2023		1	1	NONE	No N/A	, onung	Ministerial
49467038 3339 VANGORN WY , SAN JOSE CA 95121-2555	2023 116930 000	ADU	R 9/29/2023		1	1	NONE	No N/A	Pending	Ministerial
58311039 1107 VIRGIL PL , SAN JOSE CA 95120-4217	2023 118295 000	ADU	R 9/29/2023		1	1	NONE	No N/A		Ministerial
59503060 1216 CHAMPAGNE LN , SAN JOSE CA 95132-3018	2023 118790 000	ADU	R 9/29/2023		1	1	NONE	No N/A	Pending	Ministerial
0 1742 HUDSON DR UNIT 2. SAN JOSE CA 95124	2023 118808 000	ADU	R 10/2/2023		1	1	NONE	No N/A		Ministerial
42117054 15255 DICKENS AV , SAN JOSE CA 95124-5410	2023 111059 000	ADU	R 10/3/2023		1	1	NONE	No N/A		Ministerial
27926031 2932 DRIFTWOOD DR . SAN JOSE CA 95128-4445	2023 111033 000	ADU			1	1	NONE			Ministerial
			R 10/4/2023			1				
0 0 MASTER FILE , SAN JOSE CA	2023 119537 000	ADU	R 10/4/2023		1	1	NONE	No N/A		Ministerial
0 0 MASTER FILE , SAN JOSE CA	2023 119544 000	ADU	R 10/4/2023		1	1	NONE	No N/A		Ministerial
59531020 1015 NOBLE AV , SAN JOSE CA 95132-3169	2023 117994 000	ADU	R 10/5/2023		1	1	NONE	No N/A	Pending	Ministerial
0 590 CURIE DR UNIT 2, SAN JOSE CA 95123	2023 119220 000	ADU	R 10/5/2023		1	1	NONE	No N/A	Pending	Ministerial
0 1203 HOLLY HILL DR UNIT 2, SAN JOSE CA 95122	2023 115092 000	ADU	R 10/6/2023		1	1	NONE	No N/A		Ministerial
44707011 1687 HILLSDALE AV , SAN JOSE CA 95124-3214	2023 119782 000	ADU	R 10/9/2023		1	1	NONE	No N/A	Pending	Ministerial
68407073 4516 APTOS AV , SAN JOSE CA 95111-2603	2023 119343 000	ADU	R 10/10/2023		1	1	NONE	No N/A		Ministerial
70150040 933 PORTSWOOD CL , SAN JOSE CA 95120-3331	2023 117948 000	ADU	R 10/10/2023		1	1	NONE	No N/A		Ministerial
			R 10/10/2023			1				
43427117 445 NORTHERN RD , SAN JOSE CA 95125-1230	2022 701946 000	ADU	R 10/11/2023		1	1	NONE	No N/A		Ministerial
67613068 2468 ABORN RD , SAN JOSE CA 95121-0000	2023 119501 000	ADU	R 10/11/2023		1	1	NONE	No N/A		Ministerial
26449093 977 PREVOST ST , SAN JOSE CA 95125-0000	2023 119618 000	ADU	R 10/11/2023		1	1	NONE	No N/A		Ministerial
26117044 1260 RANDOL AV , SAN JOSE CA 95126-2127	2023 119272 000	ADU	R 10/11/2023		1	1	NONE	No N/A	Pending	Ministerial
0 13085 BROWN AV UNIT 2, SAN JOSE CA 95111	2023 120357 000	ADU	R 10/12/2023		1	1	NONE	No N/A	Pending	Ministerial
57531049 1358 VIA DE LOS REYES , SAN JOSE CA 95120-4456	2022 696749 000	ADU	R 10/12/2023		1	1	NONE	No N/A		Ministerial
56702030 4932 ALAN AV SAN JOSE CA 95124-5229	2023 120333 000	ADU	R 10/12/2023		1	1	NONE	No N/A		Ministerial
56702030 4932 ALAN AV , SAN JOSE CA 95124-5229	2023 120333 000	ADU	R 10/12/2023	 	1	1	NONE	No N/A		Ministerial
	2023 120326 000				1	1 1			, onung	THI HOTO HAI
0 931 UNIVERSITY AV UNIT 2, SAN JOSE CA 95126		ADU	10/10/2020		1	1	NONE	No N/A		Ministerial
0 5290 GATEWOOD LN UNIT 2, SAN JOSE CA 95118	2023 120702 000	ADU	R 10/14/2023		1	1	NONE	No N/A		Ministerial
0 4568 SAMSON WY UNIT 2, SAN JOSE CA 95124	2023 120928 000	ADU	R 10/17/2023		1	1	NONE	No N/A	, onanig	Ministerial
41414069 2225 WILLESTER AV , SAN JOSE CA 95124-2019	2023 120816 000	ADU	R 10/17/2023		1	1	NONE	No N/A		Ministerial
27916031 2967 FIRESIDE DR , SAN JOSE CA 95128-4003	2023 120944 000	ADU	R 10/17/2023		1	1	NONE	No N/A		Ministerial
56946049 4859 POPEJOY CT , SAN JOSE CA 95118-2269	2023 120049 000	ADU	R 10/18/2023		1	1	NONE	No N/A		Ministerial
49448029 1050 KITCHENER CL , SAN JOSE CA 95121-2618	2023 120771 000	ADU	R 10/18/2023		1	1	NONE	No N/A		Ministerial
37329058 1068 ALDERBROOK LN , SAN JOSE CA 95129-2951	2023 115592 000	ADU	R 10/19/2023		i	1	NONE	No N/A		Ministerial
68428007 143 CARLING CT , SAN JOSE CA 95111-4007	2023 120914 000	ADU		 	1	1	NONE	No N/A		Ministerial
30736034 3637 COUNTRYWOOD CT , SAN JOSE CA 95111-4007	2023 120914 000	ADU	R 10/19/2023		1	1	NONE	No N/A		Ministerial
			R 10/19/2023		1	1				THI HOTO HAI
0 1998 CAPITOL AV UNIT 2, SAN JOSE CA 95132	2023 121092 000	ADU	R 10/19/2023		1	1	NONE	No N/A		Ministerial
0 0 MASTER FILE , SAN JOSE CA	2023 121451 000	ADU	R 10/19/2023		1	1	NONE	No N/A		Ministerial
0 749 COLLEEN DR UNIT 2, SAN JOSE CA 95123	2023 121401 000	ADU	R 10/20/2023		1	1	NONE	No N/A	Pending	Ministerial
0 3172 DURANT AV UNIT 2, SAN JOSE CA 95111	2023 121634 000	ADU	R 10/20/2023		1	1	NONE	No N/A		Ministerial
0 2876 PLUMAS DR UNIT 2, SAN JOSE CA 95121	2023 103663 000	ADU	R 10/20/2023		1	1	NONE	No N/A		Ministerial
49735125 2738 CRAMER CL , SAN JOSE CA 95111-1124	2023 121581 000	ADU	R 10/23/2023		1	1	NONE	No N/A		Ministerial
59207048 2764 VALLEY HEIGHTS DR , SAN JOSE CA 95113-2046	2023 121561 000	ADU		 	1	1	NONE			Ministerial
0 1984 LOCH NESS WY UNIT 2. SAN JOSE CA 95131-2046		ADU	R 10/23/2023		1	1	NONE	No N/A		· · · · · · · · · · · · · · · · · · ·
	2023 121555 000		R 10/23/2023		1				, onanig	Ministerial
47743082 2001 KILCHOAN WY , SAN JOSE CA 95122-2932	2023 121250 000	ADU	R 10/23/2023		1	1	NONE	No N/A		Ministerial
0 11851 SOUTHWOOD DR UNIT 2, SAN JOSE CA 95070	2023 121721 000	ADU	R 10/23/2023		1	1	NONE	No N/A		Ministerial
0 6017 BLACKBIRD CT UNIT 2, SAN JOSE CA 95120	2023 120105 000	ADU	R 10/24/2023		1	1	NONE	No N/A	Pending	Ministerial
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65915017 2946 WHITTINGTON DR , SAN JOSE CA 95148-3042	2023 120122 000	ADU	R 10/24/2023		1	1			No N/A		Ministerial
25457011 973 CAPE MARY PL , SAN JOSE CA 95133-1261	2023 122048 000	ADU	R 10/24/2023		1	1			No N/A		Ministerial
48818035 1921 EVERWOOD CT , SAN JOSE CA 95148-1110	2023 122058 000	ADU	R 10/24/2023		1	1		NONE	No N/A	Pending	Ministerial
48423022 2725 FLORENCE AV , SAN JOSE CA 95127-2809	2023 120682 000	ADU	R 10/25/2023		1	1		NONE	No N/A	Pendina	Ministerial
43902027 1228 PINE AV , SAN JOSE CA 95125-3458	2023 121875 000	ADU	R 10/25/2023		1	1		NONE	No N/A	Pending	Ministerial
68505020 5286 RIO GRANDE DR , SAN JOSE CA 95136-3367	2023 120489 000	ADU	R 10/25/2023		1	1			No N/A		Ministerial
0 5676 LADNER DR UNIT 2. SAN JOSE CA 95123	2023 121461 000	ADU	R 10/25/2023		1	1			No N/A		Ministerial
41424020 1939 CAMDEN AV SAN JOSE CA 95124-2839	2023 121401 000	ADU	R 10/26/2023		1	1			No N/A		Ministerial
		7100			1		+				
26444027 844 RIVERSIDE DR , SAN JOSE CA 95125-2266	2023 117533 000	ADU	R 10/27/2023		1	1			No N/A		
37202046 1022 ARLINGTON LN , SAN JOSE CA 95129-2842	2023 080468 000	ADU	R 10/27/2023		1	1			No N/A	· onanig	
24913066 691 TAYLOR ST , SAN JOSE CA 95112-3041	2023 122223 000	ADU	R 10/27/2023		1	1			No N/A	· onanig	Ministerial
26131046 123 CLEAVES AV , SAN JOSE CA 95126-3002	2023 122511 000	ADU	R 10/30/2023		1	1		NONE	No N/A	Pending	Ministerial
48103021 247 34TH ST , SAN JOSE CA 95116-1223	2023 122476 000	ADU	R 10/30/2023		2	2		NONE	No N/A	Pending	Ministerial
67649084 2073 DANDERHALL WY, SAN JOSE CA 95121-1327	2023 122119 000	ADU	R 10/30/2023		1	1			No N/A		Ministerial
0 6092 CHESBRO AV UNIT 2, SAN JOSE CA 95123	2023 122802 000	ADU	R 10/31/2023		1	1			No N/A		Ministerial
59525056 3520 PINNACLE CT , SAN JOSE CA 95132-2432	2023 122755 000	ADU	R 10/31/2023		1	1	+		No N/A		Ministerial
49932014 1052 UMBARGER RD , SAN JOSE CA 95132-2402	2023 122777 000	ADU			1	- 1	+		No N/A		Ministerial
			R 10/31/2023		1		+				Triii ii otorica
49932014 1052 UMBARGER RD , SAN JOSE CA 95121-2362	2023 122782 000	ADU	R 10/31/2023		1	1			No N/A		Ministerial
0 120 RANKIN AV UNIT 2, SAN JOSE CA 95110	2023 121593 000	ADU	R 11/1/2023		1	1			No N/A		Ministerial
29910008 4052 TEALE AV , SAN JOSE CA 95117-3432	2023 123392 000	ADU	R 11/3/2023		1	1			No N/A		Ministerial
48620033 1154 HOPKINS DR , SAN JOSE CA 95122-1622	2023 111659 000	ADU	R 11/4/2023		1	1		NONE	No N/A	Pending	Ministerial
24927071 848 TAYLOR ST , SAN JOSE CA 95112-3049	2023 121384 000	ADU	R 11/7/2023		1	1		NONE	No N/A	Pending	Ministerial
65468027 3549 WESTVIEW DR , SAN JOSE CA 95148-1914	2023 120885 000	ADU	R 11/7/2023		1	1			No N/A		
26126041 1150 SIERRA AV , SAN JOSE CA 95126-2640	2023 123576 000	ADU	R 11/7/2023		1	1			No N/A		
44710036 1813 MATZLEY DR . SAN JOSE CA 95124-2341	2023 123376 000	ADU	R 11/7/2023	+	1	1			No N/A		Ministerial
0 2350 ARDEN WY UNIT 2, SAN JOSE CA 95122	2023 118916 000	ADU	R 11/7/2023		1	1	+		No N/A	· onanig	Ministerial
				+ + + + + + + + + + + + + + + + + + + +		1					
27905066 874 DANIEL WY , SAN JOSE CA 95128-3119	2023 123819 000	ADU	R 11/9/2023		1		.————		No N/A		Ministerial
0 3703 YERBA BUENA AV UNIT 2, SAN JOSE CA 95121	2023 116773 000	ADU	R 11/9/2023		1	1			No N/A		Ministerial
49752032 746 PINTO DR , SAN JOSE CA 95111-1229	2023 123296 000	ADU	R 11/9/2023		1	1			No N/A		Ministerial
24137006, more 748 PINTO DR , SAN JOSE CA 95111-1229	2023 123298 000	ADU	R 11/9/2023		1	1		NONE	No N/A	Pending	Ministerial
25444062 538 DOWNSGLEN WY, SAN JOSE CA 95133-2304	2023 123290 000	ADU	R 11/9/2023		1	1		NONE	No N/A	Pending	Ministerial
43917031 1069 FRANQUETTE AV , SAN JOSE CA 95125-2622	2023 123274 000	ADU	R 11/9/2023		1	1			No N/A		Ministerial
49458037 1319 ELDAMAR CT , SAN JOSE CA 95121-2529	2023 124312 000	ADU	R 11/9/2023		1	1	+		No N/A		Ministerial
57546049 1382 PIERCE RANCH RD , SAN JOSE CA 95120-4565	2023 124660 000	ADU	R 11/10/2023		1	1			No N/A		Ministerial
	2023 124134 000					1					
49122044 2017 TERILYN AV , SAN JOSE CA 95122-2376		ADU	R 11/13/2023		1	1			No N/A		Ministerial
41918071 4556 HARWOOD RD , SAN JOSE CA 95124-4504	2023 123256 000	ADU	R 11/13/2023		1	1		HOHE	No N/A	, onang	Ministerial
46738026 274 19TH ST , SAN JOSE CA 95116-2707	2023 123087 000	ADU	R 11/13/2023		1	1		NONE	No N/A	Pending	Ministerial
38108052 4573 BLACKFORD AV , SAN JOSE CA 95129-2017	2023 124629 000	ADU	R 11/13/2023		2	2		NONE	No N/A	Pending	Ministerial
27423023 1982 MCDANIEL AV , SAN JOSE CA 95126-1926	2023 123125 000	ADU	R 11/14/2023		1	1		NONE	No N/A	Pending	Ministerial
45117047 3872 JARVIS AV , SAN JOSE CA 95118-1634	2023 119045 000	ADU	R 11/14/2023		1	1			No N/A		Ministerial
0 1620 MINARDI AV UNIT 2. SAN JOSE CA 95125	2023 122484 000	ADU	R 11/14/2023		1	1		NONE	No N/A		Ministerial
23035031 52 FERRARI AV . SAN JOSE CA 95110-1407	2023 123664 000	ADU	R 11/14/2023		1	1			No N/A		Ministerial
37302019 1062 CRAIG DR . SAN JOSE CA 95119-1407	2023 123004 000	ADU			1	1			No N/A		Ministerial
			R 11/14/2023		1	1					· · · · · · · · · · · · · · · · · · ·
67910005 3840 DOVE HILL RD , SAN JOSE CA 95121-1914	2023 121802 000	ADU	R 11/14/2023		1	1			No N/A		Ministerial
59530001 3406 PINNACLE DR , SAN JOSE CA 95132-2436	2023 124069 000	ADU	R 11/15/2023		1	1			No N/A		Ministerial
29929117 3337 WILLIAMS RD , SAN JOSE CA 95117-2579	2023 123432 000	ADU	R 11/15/2023		1	1			No N/A		Ministerial
27447007 2427 FOREST AV , SAN JOSE CA 95128-1505	2023 125285 000	ADU	R 11/16/2023		1	1		NONE	No N/A	Pending	Ministerial
0 1201 RUNNYMEDE DR UNIT 2, SAN JOSE CA 95117	2023 119788 000	ADU	R 11/16/2023		1	1		NONE	No N/A	Pending	Ministerial
47223121 760 9TH ST , SAN JOSE CA 95112-3761	2023 122567 000	ADU	R 11/16/2023		1	1			No N/A		Ministerial
48619066 1861 NAPLES DR , SAN JOSE CA 95122-1918	2023 117915 000	ADU	R 11/16/2023		1	1	+		No N/A		Ministerial
49901070 3125 BRANDYWINE DR , SAN JOSE CA 95122-1916	2023 124593 000	ADU	R 11/16/2023	 	1	1			No N/A		Ministerial
				+ + + + + + + + + + + + + + + + + + + +	1	1	 				
65447066 3325 BELGROVE CL , SAN JOSE CA 95148-0000	2023 122982 000	ADU	R 11/16/2023		1	1			No N/A		
44627024 2193 HICKS AV , SAN JOSE CA 95125-3933	2023 123148 000	ADU	R 11/17/2023		1	1			No N/A		
29627063 4927 MIRAMAR AV , SAN JOSE CA 95129-1005	2023 124622 000	ADU	R 11/17/2023		1	1			No N/A	· onanig	Ministerial
49408008 481 EL CAJON DR , SAN JOSE CA 95111-3509	2023 124464 000	ADU	R 11/17/2023		1	1	<u> </u>		No N/A	Pending	Ministerial
43935041 1156 HUSTED AV , SAN JOSE CA 95125-3632	2023 124528 000	ADU	R 11/17/2023		1	1		NONE	No N/A	Pending	Ministerial
0 0 MASTER FILE , SAN JOSE CA	2023 125162 000	ADU	R 11/18/2023		1	1			No N/A		Ministerial
37802018 1039 PROUTY WY . SAN JOSE CA 95129-3155	2023 123556 000	ADU	R 11/20/2023		1	1			No N/A		Ministerial
27715031 333 MENKER AV , SAN JOSE CA 95128-2402	2023 125106 000	ADU	R 11/20/2023	+	1	1			No N/A	· onanig	Ministerial
69011038 108 LIME BLOSSOM CT , SAN JOSE CA 95123-2129	2023 126269 000	ADU	R 11/24/2023	 	1	1	1		No N/A		Ministerial
48602017 1648 JUNE AV., SAN JOSE CA 95123-2129	2023 125233 000				1	1	 				Ministerial
		ADU	R 11/27/2023		1	1				· onanig	THI HOLOTICA
48602017 1648 JUNE AV , SAN JOSE CA 95122-2211	2023 125241 000	ADU	R 11/27/2023		1	1			No N/A		Ministerial
48119034 187 SUNSET AV , SAN JOSE CA 95116-2548	2023 125038 000	ADU	R 11/27/2023		1	1			No N/A		Ministerial
48434106 2592 SLEEPY HOLLOW LN , SAN JOSE CA 95116-3751	2023 126694 000	ADU	R 11/28/2023		1	1			No N/A		Ministerial
46704025 297 15TH ST , SAN JOSE CA 95112-1839	2023 123594 000	ADU	R 11/29/2023		1	1	<u> </u>		No N/A		Ministerial
44601027 1610 KOCH LN , SAN JOSE CA 95125-5048	2023 125035 000	ADU	R 11/29/2023		1	1			No N/A		
27905064 892 DANIEL WY , SAN JOSE CA 95128-3119	2023 123042 000	ADU	R 11/30/2023		1	1			No N/A		Ministerial
0 1679 FARADAY CT UNIT 2. SAN JOSE CA 95124	2023 127065 000	ADU	R 11/30/2023		1	1			No N/A		Ministerial
26113003 1151 UNIVERSITY AV , SAN JOSE CA 95126-1737	2023 126375 000	ADU			1	1			No N/A		Ministerial
26116003 1151 UNIVERSITY AV , SAN JOSE CA 95126			R 12/1/2023	+ + +	1	1	+				Ministerial
	2023 126951 000	ADU	R 12/1/2023		1	- 1					
69205009 214 HERLONG AV , SAN JOSE CA 95123-3719	2023 122895 000	ADU	R 12/1/2023		1				No N/A		Ministerial
27735041 432 MONROE ST , SAN JOSE CA 95128-5106	2023 124949 000	ADU	R 12/1/2023		1	1			No N/A	· onanig	Ministerial
09238040 1988 LAKEWOOD DR , SAN JOSE CA 95132-1409	2023 123499 000	ADU	R 12/2/2023		1	1			No N/A		Ministerial
24934025 582 9TH ST , SAN JOSE CA 95112-3249	2023 124053 000	ADU	R 12/2/2023		1	1		NONE	No N/A	Pending	Ministerial
43929045 2407 LANSFORD AV , SAN JOSE CA 95125-4055	2023 127407 000	ADU	R 12/5/2023		1	1		NONE	No N/A		Ministerial
70633042 24 VIA MESA , SAN JOSE CA 95139-1146	2023 124958 000	ADU	R 12/5/2023		1	1			No N/A		Ministerial
48444051 168 SIERRA VISTA PL , SAN JOSE CA 95116-2639	2023 126137 000	ADU	R 12/6/2023	+	1	1			No N/A	· onanig	Ministerial
43915036 2029 GLEN UNA AV , SAN JOSE CA 95125-2535	2023 127473 000	ADU	R 12/7/2023		1	1	+		No N/A		Ministerial
68704012 5815 INDIAN AV , SAN JOSE CA 95123-2535	2023 127473 000	ADU	R 12/7/2023	+ + +	1	1	+		No N/A		Ministerial
00704012 3013 INDIAN AV , SAN JUSE CA 93123-3241	2023 123/75 000	ADU	rt 12///2023		1	- 1	1	INUINE	NU N/A	Pending	willisterial

	46445123 5548 DUNSBURRY CT , SAN JOSE CA 95123-1312	2023 127382 000	ADU				1	1	NONE	No	N/A	Pending	Ministerial	
	66073018 3110 FOWLER RD , SAN JOSE CA 95135-1035	2023 123816 000	ADU	R			1	1	NONE	No	N/A	Pending	Ministerial	
	26446184 1004 BIRD AV , SAN JOSE CA 95125-1614	2023 125744 000	ADU	R	12/11/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	49707007 13153 PFEIFLE AV , SAN JOSE CA 95111-3329	2023 125394 000	ADU	R	12/12/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	0 664 19TH ST UNIT 2, SAN JOSE CA 95112	2023 128141 000	ADU	R	12/12/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	43927073 1528 CURTNER AV , SAN JOSE CA 95125-4719	2023 126097 000	ADU		12/12/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	25918054 623 1ST ST , SAN JOSE CA 95112-5110	2023 122768 000	ADU	R	12/12/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	61247017 3670 MACE CT , SAN JOSE CA 95127-4404	2023 124747 000	ADU		12/13/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	58624013 1648 QUEENS CROSSING DR , SAN JOSE CA 95132-1758	2023 127319 000	ADU	P	12/14/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	46736044 275 23RD ST , SAN JOSE CA 95116-2732	2023 126747 000	ADU	P	12/14/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	65939049 3282 WHITESAND CT , SAN JOSE CA 95110-2732	2023 129031 000	ADU	I I	12/16/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	0 0 MASTER FILE , SAN JOSE CA 95140-3054	2023 129031 000	ADU		12/16/2023		'	1	NONE	No	N/A	Pending	Ministerial	
		2023 129194 000					1	1						
	45147065 4724 CALLE DE LUCIA , SAN JOSE CA 95124-4848		ADU		12/18/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	24915006 771 16TH ST , SAN JOSE CA 95112-3027	2023 129122 000	ADU	R	12/19/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	26122012 1305 SHASTA AV , SAN JOSE CA 95126-2639	2023 126156 000	ADU	R	12/19/2023 12/19/2023		1	1	NONE	No No	N/A	Pending	Ministerial	
	28218035 2422 STOKES ST , SAN JOSE CA 95128-4264	2023 128758 000	ADU	R	12/19/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	48136083 2042 LYONS DR , SAN JOSE CA 95116-3633	2023 123307 000	ADU	R	12/19/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	69006020 37 LEMON BLOSSOM CT , SAN JOSE CA 95123-2128	2023 123313 000	ADU	R	12/19/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	48603005 1750 FLORIDA AV , SAN JOSE CA 95122-2203	2023 129574 000	ADU		12/19/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	66026071 4217 RUBY AV , SAN JOSE CA 95135-1109	2023 129717 000	ADU	R	12/20/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	47212060 865 12TH ST , SAN JOSE CA 95112-2406	2023 124274 000	ADU	R	12/22/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	49920002 2421 MCLAUGHLIN AV , SAN JOSE CA 95121-2746	2023 118856 000	ADU	R	12/22/2023		1	1	NONE	No	N/A	Pending	Ministerial	
	49920002 2421 MCLAUGHLIN AV , SAN JOSE CA 95121-2746	2023 118863 000	ADU		12/22/2023		1	1	NONE	No	N/A	Pending	Ministerial	-
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Jurisdiction Sim Jame Reporting Year 2023 (Jan. 1 - Dec. 31) Plenning Period 6h Cycle 01/31/2023 - 01/31/2031			ANNUAL ELEMENT PROGRESS RE Housing Element Implementation	EPORT		Note: "+" indicates an optional fi Cells in grey contain auto-calculate	eld in formulas]																				
		Annual Buildi																		Housing without Financia	al I							
Project Identifier		Unit Types	Affordability by Household Incomes - Con	mpleted Entitlement		Affordability by Hous	ehold Incomes - Building	g Permits				Affordability by Household Incom	nes - Certificate	es of Occupano	ку		Streamlining	Infill 15	Housing with Financial Assistance and/or Deed Restrictions 16 17	Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Des	stroyed Units		Density Bonus			Notes
1		2 3	1				,		-	,		10			11	12		15	16 17		19		20	21		23	24	z
Prior APN Current APN Street Address	Residence	Unit Category Tenure	Very Low- Income Deed Restricted Restricted Very Low- Income Low- Deed Restricted Restricted Restricted Restricted Restricted	Moderate- Income Non Above Entitiement Deed Moderate- Date Approved	# of Units issued Income Intitlements	y Low- income Non ne Deed tricted Deed Restricted	Low-Income Moderate-	Moderate- income Non Deed Moderate Restricted Income	Building Permits #	of Units Issued	Very Low- Income Non	Low-Income Moderate-	Moderate- Income Non Deed Restricted	Above C Moderate- Income	Certificates of Occupancy or other	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of be units were burdenessy Low Income? Please select the afractining provision the project was APPROVED pursuant to. (may select multiple)	Intil Units? YIN	Assistance Programs for Each Development (may select multiple - see instructions) Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years)	Number of Demo	Demolished D	Total Density Bonus Applied to the Project (Percentage is Increase in Total Allowable	Number of Other Incentives, Concessions, Walvers, or Other Modifications Given to the Project (Excluding Parking Walvers or Parking Walvers or Parking Meductions)	the incentives, concessions, waivers, and Di- redifications in duding Parking pa- vers or Parking lodifications)	id the project receive a	Notes*
PROFAPIN CURRENT APIN STREET ASCREEK	Project Name Local Junisdiction 1	Unit Category Tenure (SFA,SFD,2 to 4,5+,ADU,M*) R=Renter O=Owner	Restricted Restricted Restricted Restricted Restricted	Restricted Income	Entitlements Res	Deed Deed Contricted Restricted	Restricted Restricted	Restricted Income	Date Issued E	Building Permits	Very Low- income Deed Restricted Restricted	Restricted Restricted Restricted	Deed Restricted	Income	Certificates of Occupancy or other forms of readiness (see instructions) Date issued	Occupancy or other forms of readiness	income? APPROVED pursuant to. (may select modifie).	YIN	(may select multiple - see instructions) - see instructions)	were affordable (see instructions)	(if affordable in perpetuity enter 1000)*	Units Destroyed	olished or oyed Units Owner or Renter	to the Project (Percentage in crease in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	(Excluding Parking Walvers or Parking M	duding Parking pa vers or Parking	eduction or waiver or irking standards? (YIN)	N.SSEE
Summary Row: Start Data Entry Sellow			344 0 1252 0 52	D 3163	5290	593 0 330	0 130	9 768 1	274	3104	239 0	5 0 0	0	1072		1316	636					46			Reductions)			
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28-017 005, 027 467-20-019 100 N 49: 51. 274-16-045 17 Boston Ave.	H19-021 CP20-020	5FD R 5+ R 5+ R		799 10/25/2023 238 10/16/2023 61 9/13/2023	298 61					0						0		Ÿ				30 Der						
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241-03-025 1655 Benyassa Rd. 246-38-030 224 Jackson St. 467-14-085 0 E Sants Clara St.	162-044 MP21-001	5FA O 2 to 4 O	275 274	48 6/13/2023 2 9/11/2023 10 4/21/2023	2					0						0	NONE NONE SE 35 (2017)	Ÿ	DB		55			0.0%	Dese	Approant No.		
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249-65-040 1298 Tripp Ave.	H21-050	5+ R	185 47	2 11/29/2023	235					0						0	NONE	Y	ce			42 Der	molished R	500.0%	2 Modi Denis Stano	fication topment dands Yes fication		
249-65-060 1347 E Julian St.	H22-001	5+ R	35 9	11/29/2023	45					0						0	NONE	Y	DB					0.0%	Devel Stano 3 Modi	dands Yes fication keyment fands No fication keyment		
457-09-075 70 N 27th St.	5P22-004	5+ R	9	179 5/31/2023	190					o						0	NONE	Y	DB DB					0.0%	Starc 3 Model Dente	lopment dards No fication lopment dards Yes fication		
249-65-001 1335 E Julian St. 235-10-078 550 N 4th St.	HG2-012 HG2-034	5+ R 2 to 4 O	127	506 11/29/2023 2 1/4/2023	633					0						0	NONE NONE	Y	DE			1 Der	molahed O	0.0%	Starc 4 Mode	dards Yes fication		
456-09-008 2080 Almaden Rd.	MP22-004	S+ R	39 40	1 10/6/2023	80					٥						0	58 35 (2017)	¥	DS		55			44.0%	Deve Starc S Mod	lopment dards No fication lopment dards No fication		
456-25-005 2315 Canoas Garden Ase. 293-16-001 4145 Mort Dr. 277-16-019 1530 W San Carlos St.	MP22-003 P032-030 P02-033	5+ R SFA O	00 174	3 9102023 12 8292023 237 6282023	237					0						0	58 35 (2017) NONE NONE	Y	DB DB		55			0.0%				
277-18-019 1530 W San Carlos St. 412-20-004 2388 S Bascom Ave.	MP22-006	5+ R	42 21	237 628/2023 1 1/27/2023	237					0						0	NONE 58 35 (2017)	Y	08		55	8 Den	molahed O	0.0%	Deve Stand	iopment dands No		
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494-21-003 2500 Alum Rock Ave.	MP22-010	5+ R	31 31	1 9/1/2023	63					0						0	58 35 (2017)	¥	ce		55			0.0%	Dessi Stano 3 Mode	fands Yes fication iopment dands No fication iopment		
254-91-004 525 N Capital Ave.	MP22-011	5+ R	71 87	2 9/1/2023	160					0						0	58 35 (2017)	Y	DB DB		55			0.0%	Starc S Modi Design	dards No fication icoprient		
264-31-110 501 Almaden Ave. 467-30-038 534 E Santa Clara St.	MP22-012 MP22-013	5+ R	52 SI	1 9/1/2023	53					٥						0	SB 35 (2017) NONE	Y	08		55 55			0.0%	S Model	fication lopment		482162
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9 999 SMLBROOK DRIVEY Z SAN JOSE CA 4004030 480 MR DRIVEY Z SAN JOSE CA 4004030 480 MR DRIVEY Z SAN JOSE CA 9 915 MR APA DRIVEY Z SAN JOSE CA 9 915 MR APA DRIVEY Z SAN JOSE CA 9 1700 CARACALER AV UNT Z SAN JOSE CA 1700 CARACALER SI NET Z SAN JOSE CA 1710 CARACALER SAN JOSE CA 1710 CARACALER SI NET Z SAN JOSE CA 1710 CARACALER SAN JOS	E CA 95130 2019 134857 000 00 95148 2019 146148 000 00 A 95127 2019 154530 000 00	ADU R ADU R			0 0			1	5/9/2023 5/9/2023 3/21/2023 3/21/2023	1 1						0	NONE NONE NONE	7										
0 1752 GUNDALIPE AV UNT 2, SAN JOS 0 1773 APPLIER PL UNT 2, SAN JOSE O 48004033 1591 RAHAMA WYUNT 2, SAN JOSE O	SE CA 95125 2019 155479 000 00 A 95127 2020 104455 000 00 CA 95122 2020 119944 000 00	ADU R ADU R ADU R ADU R			0			1 1	2/10/2023 9/20/2023 1/27/2023	1						0	NONE NONE NONE	Y Y Y										
9 1173 ARTHUR ES, MATTS, SAN JOSES, 4800-1817 ARTHUR ES, MATTS, SAN JOSES, 4800-1818 BANKAN VILLATE, SAN JOSES, 9 1152 MASTIC ST LINT 2, SAN JOSES CO. 9 1162 MASTIC ST LINT 2, SAN JOSES CO. 9 1264 ANNO TURT 7, SAN JOSES CO. 9 1465 MASTER AV LINT 7, SAN JOSES CO. 9 1575 FORCASE AV LINT 7, SAN JOSES CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577 FORCAS AV LINT 2, SAN JOSE CO. 9 1577	A 95110 2020 138570 000 00 95148 2020 142394 000 00 SA 95126 2020 144631 000 00				6			1	5/18/2023 6/7/2023 5/12/2023	1						0	NONE NONE NONE NONE	Y Y Y										
A STATE OF THE PROPERTY OF THE	CA 95110 2020 148546 000 00 AN J OSE CA 95148 2021 010730 000 00 CA 95122 2021 013676 000 00	ADU R ADU R ADU R			6			1	4/13/2023 11/1/2023 4/9/2023	1						0	NONE NONE NONE	Y Y Y										
0 13008 WATER ST UNT 2, SAN JOSE C 0 450 MARSHALL AV UNT 2, SAN JOSE C 0 3300 PINNERTON CT UNT 2, SAN JOSE	CA 95111 2221 014433 000 00 CA 95125 2221 016573 000 00 EC CA 95146 2221 017378 000 00	ADU R ADU R ADU R			6			1	12/21/2023 7/19/2023 4/19/2023	1						0	NONE NONE NONE NONE NONE	Y Y Y										
0 1899 ANDREWS AV UNIT 2, SAN JOSE 0 89 N 19TH ST UNIT 2, SAN JOSE CA 95 0 94 S 34TH ST UNIT 2, SAN JOSE CA 95	E CA 95124 2021 017836 000 00 85112 2021 019571 000 00 5116 2021 020618 000 00	ADU R ADU R ADU R			0 0			1	6/21/2023 4/17/2023 4/19/2023	1 1						0	NONE NONE NONE NONE NONE	Y Y										
0 352 VISTA DEL VALLE LINT 2, SAN JOS 0 5574 SAN FELIPE FD LINT 2, SAN JOS 0 1172 LYNERDOK MY LINT 2, SAN JOS	JOSE CA 95132 2021 021059 000 00 SE CA 95135 2021 021932 000 00 SE CA 95129 2021 026029 000 00	ADU R ADU R			0 0			1	6/20/2023 12/20/2023 1/12/2023	1 1						0	NONE NONE NONE	Y Y Y										
24030000 134 N 11TH ST UNT 2, SAN JOSE CA 20 0 680 WEBSTER DR UNT 2, SAN JOSE 0 0 1502 REDFIELD CT STE 2, SAN JOSE 0	IS112 2021 000272 000 00 CA 95133 2021 033761 000 00 CA 95121 2021 036559 000 00	ADU R ADU R			0 0			1	6/15/2023 6/15/2023	1 1						0	NONE NONE NONE NONE	Y Y Y										
0 230 BROCKLYN AV UNT 2, SAN JOSE 0 EHS BOYAL AND DR UNT 2, SAN JOSE 0 2000 PEDMONT RD UNT 2, SAN JOSE	CA 95128 2021 036621 000 00 SE CA 95129 2021 037054 000 00 E CA 95132 2021 037391 000 00	ADU R ADU R			0 0			1	1/13/2023 6/9/2023 2/10/2023	1 1						0	NONE NONE	Ÿ										
0 15401 BLOSSOM HILL RD UNT 2, SAN 0 1932 ADELAIDE WY 1, SAN JOSE 4933002 1932 ADELAIDE WY 1, SAN JOSE CA 1	E CA 95124 2021 037800 000 00 E CA 95124 2021 037954 000 00 95124-5546 2021 037970 000 00	ADU R ADU R			0			1 1	12/20/2023 3/9/2023 7/3/2023	1 1						0	NONE NONE NONE	Ÿ										
0 1932 AGE, AGE VY LAFT 2 SAN 2, 2004 AGE 4 4930300 133 AGE AGE VY LAFT 2 SAN 2, 2004 AGE 5 1970 ENDY N MY 2, 500 AGE VA COLOR 6 1970 ENDY N MY 2, 500 AGE VA COLOR 6 1970 ENDY N MY 2, 500 AGE VA COLOR 7 1970 ENDY N MY 2, 500 AGE VA COLOR 7 1970 ENDY N MY 3, 500 AGE VA COLOR 7 1970 ENDY N MY 3, 500 AGE VA COLOR 7 1970 END 2 SAN 2, 500 AGE VA C	A 95121 2021 038374 000 00 95117 2021 039060 000 00 CA 95111 2021 039083 000 00	ADU R ADU R			0 0			1	6/13/2023 3/27/2023 9/25/2023	1 1						0	NONE NONE NONE	Y Y										
0 302 GOODYEAR STUNT 2, SAN JOSE 0 991 FRANCIETE AV LINT 2, SAN JOSE 0 950 SESSICHS DR LINT 2, SAN JOSE	E CA 95110 2021 040885 000:00 SE CA 95125 2021 041511 000:00 E CA 95119 2021 043410 000:00	ADU R ADU R			0 0			1	3/7/2023 3/23/2023 10/4/2023	1 1						0	NONE NONE NONE	Ý										
30724021, more 925 CARDILA AV UNT 2, SAN JOSE CA 0 SSST ROCK REVER CT UNIT 2, SAN JOS 0 SSST ROCK REVER CT UNIT 2, SAN JOS	A 95130 2021 043919 000 00 SE CA 95111 2021 044091 000 00 SE CA 95136 2021 046191 000 00	ADU R ADU R			0 0			1	3/14/2023 7/1/2023 1/24/2023	1 1						0	NONE NONE	Ÿ										
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1 TISS SLIP AND MAY LOWER 2 DAY LOSS CLASS CASES CLASS CLASS CASES	A 10111 2021 048383 000 00 CA 95132 2021 049125 000 00 ICBE CA 95111 2021 052230 000 00	ADU R ADU R ADU R			0				8/27/2023 11/28/2023 1/3/2023	1 1						0	NONE NONE NONE NONE	Y										
0 ISIN KILCHDANWY LINT 2, SAN JOSE 0 SIZ W TAYLOR ST LINT 2, SAN JOSE C 0 TZ SIERRA GRANDE CT LINT 2, SAN JI	E LA 95122 2021 052283 000 00 CA 95126 2021 053945 000 00 IDSE CA 95116 2021 054505 000 00	ADU R ADU R ADU R			0				1/11/2023 1/12/2023 1/31/2023	1 1						0	NONE NONE	Y										
0 SEW MICHORYWO MET 2, BAN JOHN CONTROL ON THE SEW MICHORYWO MET 2, BAN JOHN CONTROL ON JOHN C	08: CA 10138 2021 055357 000 00 IS1 12 2021 057152 000 00 ICA 95125 2021 057441 000 00	ADU R ADU R ADU R			0				6/5/2023 2/21/2023 10/17/2023	1						0	NONE NONE	Y										
0 34 WILLOW STUNT 2, SAN JOSE CA 0 1680 W HEDDING ST UNT 2, SAN JOSE 0 1117 LITILEJOHN WY UNT 2, SAN JOSE	A 90110 2021 057490 000 00 E CA 95125 2021 057865 000 00 ISE CA 95129 2021 058256 000 00	ADU R ADU R ADU R			0 0				3/29/2023 7/18/2023 5/8/2023	1						0	NONE NONE	Ÿ										
48031012 1048 SUBMERFIELD DR UNT 2, SAN 3 0 756 CANDLESTICK VY UNT 2, SAN 3 0 521 COE AV UNT 2, SAN 3OSE CA SO1	JOSE CA 95121 2021 058552 000 00 OSE CA 95127 2021 059646 000 00 125 2021 060996 000 00	ADU R ADU R			0 0			1	2/27/2023 1/3/2023 9/13/2023	1 1						0	NONE NONE NONE	Y										
0 50.5 FTH ST UNT 2, SAN JOSE CA 95* 0 1009 FORCEMILL OF UNT 2, SAN JOSE CA 95* 0 130.5 215T ST UNT 2, SAN JOSE CA 95	5112 2022 654546 000 00 EE CA 95121 2022 654695 000 00 85116 2022 654895 000 00	ADU R ADU R			6			1	9/20/20/3 2/16/20/3 6/15/20/3	1						0	NONE NONE NONE NONE NONE	Y Y										
0 1899 LINCOLN AV UNT 2, SAN JOSE C 0 1634 CUNNING-MAY VINT 2, SAN JOS 0 1013 CAMNO PABLO UNT 2, SAN JOS	CA 95125 2022 655465 000 00 OSE CA 95122 2022 655724 000 00 ISE CA 95125 2022 656180 000 00	ADU R ADU R			6			1	2/20/2023 2/7/2023 2/14/2023	1						0												
0 SYTE WILLIAMS RD UNT 2, SAN JOSE CA- 0 SAS SARK WY UNT 2, SAN JOSE CA- 0 1016 S GENEVIEVE LINUNT 2, SAN JOS	CA 95117 2022 656445 000 00 95111 2022 658395 000 00 85E CA 95128 2022 658997 000 00	ADU R ADU R			6			1	9/21/2023 4/17/2023 3/23/2023	1						0	NOVE NOVE	Y										
STATE OF THE PROPERTY OF THE P	CA 95120 2022 659496 000 00 CA 95120 2022 659573 000 00 S112 2022 660870 000 00	ADU R							70/2/2023 5/28/2023 5/1/2023 11/15/2023							9	NONE NONE NONE NONE	Y Y										
0 1150 JOHNSON AV UNIT 2 SAN JOSE 0 504 N GENEVIEVE LINUMT 2 SAN JOSE 0 504 N GENEVIEVE LINUMT 3 SAN JOSE	CA 95129 2022 651710 000 00 SE CA 95128 2022 562274 000 00 SE CA 95128 2022 662274 000 00 SE CA 95128 2022 662270 000 00	ADU R ADU R ADU R			0				5/4/2023 8/1/2023 9/16/2023							9	NONE NONE NONE	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y						<u> </u>				
9 MSE DWPAL DRUM Z SAN JOSE O 9 MSE DWPAL DRUM Z SAN JOSE O 9 MSF SPECIAVIALE WY UNT Z SAN JOSE 9 MSF SPECIAVIALE WY UNT Z SAN J	CA 95145 2022 562767 000 00 E CA 95132 9222 562807 000 00 JOSE CA 95132 9222 562807 000 00	ADU R ADU R ADU R			6				4/25/2023 5/9/2023 1/5/2023	1						0	NONE NONE NONE NONE	Ÿ										
0 542 PAPAC WY UNT 2, SAN JOSE CA 0 5554 FAMPY DR UNT 2, SAN JOSE CA 1 0 4265 CHRISTIAN DR UNT 2, SAN JOSE CA 1 5 1221 SOUTHEIDE DR UNT 7 FAM JOVE	AND 11 / 2022 663671 000 00 55 (24)212 564256 000 00 E CA 95135 2022 564256 000 00 E CA 95111 2022 564256 000 00	ADU R ADU R ADU R			9			$+ \mp$	10/18/2023 8/31/2023 8/7/2023 4/25/2023							9	NONE NONE NONE NONE	¥								===		
0 1465 FLE AVAIT UNT 2 SAN JOSE O 0 207 5 SANSET AV UNT 2 SAN JOSE O 0 205 5 SANSET AV UNT 2 SAN JOSE O	A 95131 2022 86436 000 00 A 95116 2022 864415 000 00 A 95116 2022 864427 000 00	ADU R ADU R ADU R			-				6/30/2023 6/0/2023 6/0/2023							9	NONE NONE	Ť										
0 2741 EL VISTA WY UNT 2, SAN JOSE	2022 555328 000 00 20110 2022 555386 000 00 CA 95148 2022 555561 000 00 NJOSE CA 95116 2022 555561	ADU R ADU R ADU R			9				7/17/2023 5/9/2023 2/16/2023							0	NONE NONE NONE	Ť										=
0 0500 AFTENDA ROTELLA UNT 2 SAN 0 2575 ALDERWOOD DRUNT 2 SAN JOSE G 0 2590 5 WHITE RD UNT 2 SAN JOSE G	LIDSE CA 95139 2022 85539 000 00 05E CA 95132 2022 85537 000 00 A 95146 2022 855575 000 00	ADU B ADU B ADU B			-				2/25/2023 3/13/2023 3/25/2023							9	NONE NONE	Ť										
9 271 5 24TH ST UNT 2 SAN JOSE CA SS 0 2174 CORDET FUNT 2 SAN JOSE 0 2548 ROCK RIVER CT UNT 2 SAN JOSE 0 1560 LEEWARD DR UNT 2 SAN JOSE 0 1560 LEEWARD DR UNT 2 SAN JOSE	2022 555504 000 00 CA 55124 2022 557532 000 00 SE CA 55111 2022 55753 000 00 E CA 95122 2022 558533 000 00	ADU R			0				9/8/323 1/13/2023 4/20/2023 4/17/2023							9	NONE NONE NONE NONE	¥										
0 RGB CRESTON CT UNT 2, SAN JOSE 0 RGS GRAWNCOG UNUT 2, SAN JOSE 0 RGA LOUSE AV UNT 2, SAN JOSE CA 0 RGB LOUSE AV UNT 2, SAN JOSE CA 0 RGB LOUSE AV UNT 2, SAN JOSE CA	E CA 95120 2022 559694 000 00 SE CA 95127 2022 55962 000 00 95125 2022 57040 000 00 CA 95124 2022 57047 700 00	ADU B ADU B ADU B							7/15/2023 5/22/2023 9/15/2023 1/12/2023							0	NOVE NOVE NOVE	¥								=		
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Amendation	Housing Elemen	ENT PROGRESS REPORT t Implementation		Note: "+" indicates an optional field Cells in gay contain sub-calculation formulas										
0 2453 MERIDIAN AV UNT 2, SAN JOSE CA 95124 2022 672340 000 00 ADU 0 2612 RENORMEN DE INT 2, SAN JOSE CA 96122 2022 672340 000 00 ADU	R		9		1 4/27/202				9	NONE .				
0 2002 FORCETREE CT UNT 2, SAN JOSE CA 69/22 2022 67/284 00/10 ADU 0 2002 FORCETREE CT UNT 2, SAN JOSE CA 61/29 2022 67/284 00/10 ADU 0 2077 FORCETREE CT UNT 2, SAN JOSE CA 61/29 2022 67/284 00/10 ADU	R		9		1 4/77/202 1 3/15/202 1 9/202 1 1/05/202 1 9/21/202				9	NONE 1				
0 33N1 PINE SPIRIS CT UNT 2, SAN JOSE CA 95121 9222 673215 000 00 ADU 0 854 S SURSET AV UNT 2, SAN JOSE CA 95116 9222 673450 000 00 ADU	R				1 921/202				0	NONE .				
0 S46 SATURIAN CN1 2, SAN JOSE CA (S15 222, S138A 000 0) ADD 1400 WHITCH AV UNIT 2, SAN JOSE CA (S15 222, S1381 000 0) ADD 1400 WHITCH AV UNIT 2, SAN JOSE CA (S15 222, S1381 000 0) ADD	R				1 6/11/202 1 6/2022 1 7/25/202 1 3/14/202	3			0	NONE NONE NONE NONE NONE NONE NONE NONE				
0 10341 HACA WY UNIT 2, SAN JOSE CA 85111 2022 674100 000 00 ADU 0 66 NORTON AV UNIT 2, SAN JOSE CA 85126 2022 674703 000 00 ADU	R				1 3/14/202	3 1								
0 295 E ST JOHN ST UNIT 2, SAN JOSE CA 95112 2022 674708 000 00 ADU 0 297 E ST JOHN ST UNIT 2, SAN JOSE CA 95112 2022 674709 000 00 ADU	R		6		1 3/14/202 1 1/15/202 1 4/5/202 1 2/26/202 1 5/7/202 1 2/2/202	1			0	INCREE IN				
0 2983 VALHALLA DINT 2, SAN JOSE CA 95132 2022 (7484) 000 00 ADU 0 330 5 KING PUT 2, SAN JOSE CA 95195 2022 (73925 000 00 ADU 0 ADU	R		9		1 2/29/202 1 8/7/2023				9	NONE .				
0 1072 LOSON CT INN 5 SAN JOSE CA 05150 2022 67502 000 00 ADU 0 1072 LOSOS 57 TUTS 2 SAN JOSE CA 95110 2022 67502 000 00 ADU 0 1075 BOYAL ACRES CT INT 2 SAN JOSE CA 95110 2022 67500 000 00 ADU	R		9		1 2/13/22				9	NONE 1				
0 222 N 5TH 5T UNT 2 SAN JOSE CA 95112 2022 678080 000 00 ADU 0 371 MENGER AV UNT 2 SAN JOSE CA 95128 2022 678174 000 00 ADU	B B				1 22/2/2020 1 2/1/2020 1 3/1/2020 1 3/1/2020 1 2/2/2020 1 2/2/2020 1 1/1/2/2020 1 1/1/2/2020 1 1/1/2/2020 1 1/1/2/2020				0	NONE :				
0 1028 RVERSIDE DR LINT 2 SAN JOSE CA 99125 2022 676404 000 00 ADU 0 2004 MELISSA CT LINE 2 SAN JOSE CA 99121 2022 676402 000 00 ADU 0 ADU	8				1 6/20/202 1 1/10/202				9	NONE NONE				
24020001 507 N 17TH ST LINT 2, SAN JOSE CA 95112 2022 677155 000 00 ADU 0 1446 NCRWAN AV LINT 2, SAN JOSE CA 95125 2022 677253 000 00 ADU	8		0		1 2/1/2023 1/17/202				0	NONE Y				
0 RSH1 VLLAGZWIGOD WY UNT 2, SAN JOSE CA 95120 2022 677405 000 001 ADU 0 F771 ARRON AV UNT 2, SAN JOSE CA 95123 2022 677406 000 001 ADU 0 1288 LUCHETIA AV UNT 2, SAN JOSE CA 95122 2022 677477 000 001 ADU			9		1 8/9/202 1 4/25/202 1 1/28/202				9	NONE NONE				
0 2672 LITTLE BOY LIN LINT 2, SAN JOSE CA 95146 2922 67/992 500 60 ADU 0 7219 SHEA CT LINT 2, SAN JOSE CA 95139 2022 678/98 600 60 ADU	R		6		8 9 2021 8 9 2021 1 10 2022 1				0	NOVE NOVE				
0 446 BATAAN CT UNIT 2, SAN JOSE CA 95133 2022 67900 000 00 ADU 0 2600 PLAZA AMERICAS UNIT 2, SAN JOSE CA 95132 2022 679074 000 00 ADU	R		6		1 7/9/2021 1 7/27/202				9	NONE 1				
0 384 N ST SUNT 2, SAN JUSE CA 65112 2222 679171 000 00 ADU 0 384 N ST SUNT 2, SAN JUSE CA 65122 2022 679171 000 00 ADU 0 1515 SENDOCT DE JUST 2, SAN JUSE CA 65122 2022 67999 000 00 ADU	R		0		1 45202 1 45202 1 1/45202				9	NONE NONE NONE NONE NONE NONE NONE				
 H35* GERHARDT AV UNIT 2, SAN JOSE CA 85125 2022 680922 600 60 ADU 1516 W HEDDING ST UNIT 2, SAN JOSE CA 95126 2022 680946 000 00 ADU 	R		ě e		1 2/15/202 1 1/18/202				0	NONE NONE				
0 2327 BDXXVDDD DR UNIT 2, SAN JOSE CA 59(28) 2022 68(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(28) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(28) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(28) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(28) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(28) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(28) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(28) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(28) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(28) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27) 2022 69(9) 5 000 00 ADU 0 207 EASTSCIE DR UNIT 2, SAN JOSE CA 59(27)	R		9		1 7/25/202 1 5/11/202				9	NUME.				
0 363 NACH LINUT 2 SAN JOSE CA 65127 2022 662132 000 00 ADU	R				1 5/17/202	3 1			9	NONE 1				
0 1264 PALM ST UNT 2, SAN JOSE CA 95195 2222 683195 000 00 ADU 0 9636 HEATHCOT CT UNT 2, SAN JOSE CA 95121 2522 683306 000 00 ADU	8		9		1 5/1 (2002) 1 20/2/2/2 1 5/1 (2002) 1 5/1 (2002) 1 5/1 (2002) 1 5/1 (2002) 1 1/1 (2002)				0	NONE NONE				
0 H6S2 BELLESCOLOF UNT 2, SAN JOSE CA 95134 2022 48354 000.00 ADU 0 M6 S BUENA VISTA AV LINT 2, SAN JOSE CA 95136 2022 68354 000.00 ADU 0 1201 WILLIAM CT INT 2, SAN JOSE CA 95146 2022 68471 000.00 ADU	8		9		1 911/202 1 511/202 1 415/202 1 415/202 1 425/202 1 271/202				9	NONE 1				
0 2427 SHIBLEY AV UNIT 2, SAN JOSE CA 95125 2022 68464 000 00 ADU 0 6552 PEMBA DR UNIT 2, SAN JOSE CA 95119 2022 68464 000 00 ADU	R		0		1 4/18/202 1 4/25/202	3 1			0	NONE .				
0 457 GPEY GROST AV UNT 2, SAN JOSE CA 95111 2022 684822 000 00 ADU 0 2509 PANTALIS DR UNT 2, SAN JOSE CA 95132 2022 68491 000 00 ADU	R		6		1 2/12/202 1 11/6/202				9	NONE .				
43228047 1541 MARCIA AV UNIT 2, SAN JOSE CA 65112 222 680320 000 00 ADU 0 651 N 16115 UNIT 2, SAN JOSE CA 65122 222 680320 000 00 ADU	8		9		1 6/29/202 1 3/27/202 1 9/26/202				9	NONE NONE				
20107050 800 VILLA AV , SAN JOSE CA 95125-3439 2022 685272 000 90 ADU 0 ISS0 MT PLEASANT RD LINT 2, SAN JOSE CA 95127 2022 685916 000 00 ADU	R		0		1 6/16/202 1 1/12/202				0	NOME NOME NOME NOME NOME NOME NOME NOME				
0 874 S 97H ST UNT 2, SAN JOSE CA 95112 2022 685671 000 00 ADU 0 6330 JANNEY WY UNT 2, SAN JOSE CA 95129 2022 68598 000 00 ADU	R		0		1 8/23/202 1 3/22/202				0	NONE NONE				
9 1007 PMBLMR AV URE 1,2 SAN JOSE CA 80140 2022 685935 000 60 ADU 9 3314 FLORESTA DRUMT 2, SAN JOSE CA 80148 2022 68596 000 60 ADU 0 2015 FEMINISTON WY UNT 2, SAN JOSE CA 80148 2022 68500 000 60 ADU	8				1 7/21/202 1 1/30/202 1 4/17/202				9	NONE NONE				
37301032 1006 CBAIG DRIANT 2 SAN JOSE CA 95129 2022 686572 000 00 ADU 0 1889 WINDLAM STILLEY 2 SAN JOSE CA 95125 2022 686728 000 00 ADU 0 1329 WINDLAM STILLEY 2 SAN JOSE CA 95125 2022 686728 000 00 ADU	8			++	1 29202 1 99202				0	NONE NONE NONE			\vdash	
0 254 KETCHAN DR UNT 2, SAN JOSE CA 95127 322 69921 600 00 ADU 0 2564 BRENFORD DR UNT 2, SAN JOSE CA 95122 2022 697239 000 00 ADU	8				1 279202 1 279202 1 1078203	5			0	NONE NONE				
0 1208 THOUSAND PINES CT LINT 2, SAN JOSE CA 95148 2022 687305 000 00 ADU 0 SZF 5 ISTH ST LINT 2, SAN JOSE CA 9512 2022 687414 000 00 ADU 0 LINT 3 WALKER CT LINT 2 SAN JOSE CA 9512	R				1 2/92021 1 1/11/202			_	0	NONE YOU				
	R				1 0 0000000000000000000000000000000000	3 1			0	NICHE NICH NICHE NICH NICHE NICH NICH NICH NICH NICH NICH NICH NICH				
0 464 N STH ST UNT 2, SAN JOSE CA 95112 2022 688477 000 00 ADU 0 666 MARSH ST UNT 3, SAN JOSE CA 95122 2022 688603 000 00 ADU	R		6		1 2/9/2023 1 2/17/202	1			0	NONE NONE				
0 ISA0 MARSH ST LINT 2, SAN JOSE CA 95122 2022 68800 000 00 ADU 0 S33 LINVERSITY AV LINT 2, SAN JOSE CA 95110 2022 68872 000 00 ADU	R		9		# 2417/2002 1 2417/2002 1 6/59/2002 1 6/59/2002 1 2417/2002 1 5/59/2002 1 5/59/2002				9	NONE .				
0 8641 REVAL AND DR UNT 2, SAN JOSE CA 85129 2522 68053 000 00 ADU 0 963 5 8TH 5T UNT 2, SAN JOSE CA 95129 2522 680158 000 00 ADU	R				1 921202 1 2/1/2021				0	NONE .				
0 1338 BRITTON AV LINT 2, SAN JOSE CA 95125 2022 689418 000 00 ADU 0 1925 LOCH NESS WY LINT 2, SAN JOSE CA 95121 2522 689914 000 00 ADU	R		6		1 1/3/2022 1 5/25/202				0	NONE NONE NONE NONE NONE NONE NONE NONE				
0 1550 MEARTHS (NRL DR CREEZ, 2007.00.00.00.12) 2022 000100 000 00 ADU 0 464 MECONY LIN LINT 3, SAN JOSE CA 95127 2022 000105 000 00 ADU 0 500 5 700 5 100 7 2 3 AN JOSE CA 95122 2022 000105 000 00 ADU	R		0		1 1/30/202 1 7/20/202 1 3/7/2027				9	NONE 1				
0 1214 PERCIVALE DR UNT2, SAN JOSE CA 95127 2522 903937 000 00 ADU 0 1325 FREMONT ST UNT 2, SAN JOSE CA 95126 2522 60055 000 00 ADU	R				1 2/9/202	3 1			0	NONE .				
0 1446 DURDEE CT UNIT2, SAN JOSE CA 95122 2022 650938 000 00 ADU 0 915 HUMMYCHIED DRUNT2, SAN JOSE CA 95125 2022 650937 000 00 ADU	R		6		1 7/20/202 1 8/17/202				0	NONE NONE				
0 2004 NEGOT UNT 2, SAN JOSE CA 85008 2022 691091 000 00 ADU 0 1276 CAMROSE AV UNT 2, SAN JOSE CA 95130 2022 691091 000 00 ADU	R R				9 77 75 75 75 75 75 75 75 75 75 75 75 75				0	NONE '				
0 682 E ST JAMES ST UNIT 2, SAN JOSE CA 95112 2922 692316 000 00 ADU 0 878 E ST JAMES ST UNIT 2, SAN JOSE CA 95112 2922 692380 000 00 ADU	R		6		1 5/31/202 1 5/31/202				0	NONE .				
0 891 HAMPSWOOD WY UNIT 2, SAN JOSE CA 89(3) 2022 002979 000 00 ADU 0 2650 EEPA AV UNIT 2 SAN JOSE CA 89(32 2022) 002979 000 00 ADU 0 11M N 9879 57 INNT 2 SAN JOSE CA 89(32 2022) 00290 000 00 ADU	8		9		1 11/28/200 1 8/22/200 1 8/11/200				9	NONE NONE NONE NONE NONE				
0 3165 CANGATE WY UNIT 2, SAN JOSE CA 95146 2022 60209 000 00 ADU 0 3761 MERDIAN AV UNIT 2, SAN JOSE CA 95124 2022 60205 000 00 ADU	R		6		1 7/95/202 1 3/7/202 1 2/7/202 1 3/9/202	3 1			0	NONE NONE NONE NONE				
0 500° EMALEWICO DICCHET 2 SAVIJOSE CA 60129 222 60224 000 00 ADU 0 2794 AGUA WISTA DRUNT 2 SAVIJOSE CA 60129 2022 602300 000 00 ADU 0 4467 HAREI TONINY INT 2 SAVIJOSE CA 60129 2022 60200 000 00 ADU	R		0		1 39222				9	NONE 1				
0 1040 GLEN ECHO AV UNT 2, SAN JOSE CA 35125 2022 69346 000 00 ADU 0 1089 ALLENWOOD DRUNT 2, SAN JOSE CA 95146 2022 693479 000 00 ADU	R		0		1 4/17/202 1 5/25/202 1 11/16/203				0	NONE NONE				
0 2251 SUNISE DR CLINT 2, SAN JOSE CA 19124 2022 66496 000 00 ADU 0 1623 GLITHERO DE CLINT 2, SAN JOSE CA 19124 2022 66428 000 00 ADU 0 000 200100000 WY LAT 2 SAN JOSE CA 95112 2022 66429 000 00 ADU	R		9		1 12/6/202 1 1/21/202				9	NONE NONE NONE NONE NONE NONE NONE NONE				
0 2087 LA CONCTUNT 2, SANJOSE CA 95008 2022 69400 000 00 ADU 0 17910 LOS ALAMOS DR UNT 2, SANJOSE CA 95070 2022 69444 000 00 ADU	R		0		1 1/21/20/20/20 1 9/12/20/20 1 2/12/20/20 1 1/2/20/20/20 1 2/12/20/20 1 3/12/20/20	1			0	NONE .				
0 1654 BROCKI94MPTCN CT LINT 2, SAN JOSE CA 95136 2022 69493 000 00 ADU 0 1613 CAMINO PABLO LINT 3, SAN JOSE CA 95125 2022 69499 000 00 ADU	R		6		1 10/3/202 1 2/14/202				0	NONE .				
0 (629 CURILLA V ON 12, SAN JOSE CA 65125 2222 68598 000 00 ADU 0 (629 CURITERWY UNT 2, SAN JOSE CA 65123 2222 68598 000 00 ADU 0 (129 PADDINGTON WY UNT 2, SAN JOSE CA 65123 222 68548 000 00 ADU	R		9		1 3/19202 1 3/2/202 1 3/9/202				9	NONE TO THE TOTAL				
0 2744 DUBLIN DR UNT 2, SAN JOSE CA 95127 2022 69505 000 00 ADU 0 761 S DANEL WY UNT 2, SAN JOSE CA 95126 2022 696000 000 00 ADU	R		6		1 3/1/2007 1 3/2/2007 1 3/2/2007 1 3/2/2007 1 3/2/2007 1 3/2/2007 1 3/2/2007 1 4/2/2007 1 6/2/2007 1 6/2/	3 1			0	NONE .				
0 S701 W WALBROOK OF UNT 2, SAN JOSE CA 99199 2022 68033 000 001 ADU 0 S965 PAUR SPIRIOS CL UNIT 2, SAN JOSE CA 99123 2022 68033 000 001 ADU 0 MARI MEMORIX CT UNIT 2, SAN JOSE CA 99124 2022 68034 000 001 ADU	R		9		1 3/10/202 1 4/9/2023 1 9/13/202				0	NONE NONE				
0 1669 TERLYN AV UNIT 2 SAN JOSE CA 65122 2022 696261 000 00 ADU 0 512 YERBA BURNA RD UNIT 2 SAN JOSE CA 55111 2022 696477 000 00 ADU	8		0		1 12/13/200 1 4/15/202	3 4			0	NONE .				
0 \$155 KRIK RD 2, SAN JOSE CA 95124 2022 69594 000 00 ADU 0 1464 GEORGETTA DR UNIT 2, SAN JOSE CA 95125 2022 69594 000 00 ADU	R		6		1 8/10023 1 4/19/202 1 2/39/202 1 5/9/2023				9	NONE .				
0 HAT SPACIAL OR DE 2 SAN JOSE CA 8012 222 68873 000 00 ADU 0 HET POCATELLO DE UNIT 2 SAN JOSE CA 80111 222 68873 000 00 ADU 0 1000 VING ST UNIT 2 SAN JOSE CA 80110 2022 68712 000 00 ADU	8		9		1 59900 1 7/1900				0	NONE NONE				
0 3032 ELLEWATER CT UNT 2, SAN JOSE CA 95148 2022 697302 000 00 ADU 0 2015 6/5H 5T UNT 2, SAN JOSE CA 95112 2022 697305 000 00 ADU	R		0		1 6/20/202 1 5/1/202 1 3/15/202				0	NORME				
0 1927 G9711113 L 1091 Z, SAN JUSE LA 50127 2022 687629 000 60 ADU 0 47 CELITINAM WY UNIT 2, SAN JUSE CA 50139 2022 687722 000 00 ADU 0 444 N 55115T UNIT 2, SAN JUSE CA 50139 2023 687819 700 ADU	R R		0						9	NONE NONE				
5 711 GER CT UNT 2, SAN JOSE CA 85111 222 80/901 000 80 ADU 0 1356 BOURET OR UNT 2, SAN JOSE CA 95116 222 696305 000 00 ADU	R		6		1 4/2/2/20 1 7/13/202 1 4/11/2/202 1 4/11/2/202				0	NONE .				
0 650 LINDA FLORA ST LINT 2, SAN JOSE CA 95127 2022 698575 000 00 ADU 0 1515 MARTIN AV LINT 2, SAN JOSE CA 55125 2022 698525 000 00 ADU	R				1 5/16/202				0	NONE NONE	_			
0 9535 CROYDONAV UNT 2, SAN JOSE CA 9516 222 65936 003 00 ADU 0 3133 CENTERNOCO WY UNT 2, SAN JOSE CA 95168 2222 65936 003 00 ADU	R				1 3/11/202 1 3/11/202 1 7/14/202 1 40/11/203 1 44/2022	3 1			0	NONE NONE	<u> </u>			
0 SD45 TOMAHAWK DR UNIT 2, SAN JOSE CA 95136 2022 699102 000 00 ADU 0 NAE BROADWAY AV UNIT 2, SAN JOSE CA 95125 2022 699402 000 00 ADU	R				1 19/11/20				0	NONE NONE NONE NONE NONE NONE NONE NONE				
9 JOHN PAUN PR URIT 2, SAN JOSE CA 99122 2922 69920 000 00 ADU 9 617 LWIS FD LWT 2, SAN JOSE CA 95111 2922 69920 000 00 ADU 9 FERRI CT URIT 2, SAN JOSE CA 95139 2922 69930 799731 ARTH	8		9		1 6277202 1 1257202 1 7717202 1 579202 1 479207				0	NONE NONE				
0 817 CAPE TRINTY PLUNT 2, SANJOSE CA 93133 2022 700395 000 00 ADU 4864651 168 SERRA VISTA PLUNT 2, SANJOSE CA 95116 2022 700411 000 00 ADU	R		¢ c		1 5/5/2023 1 4/5/2023				0	NONE .				
9 15955 ESTHER DR INTT 5 SAN JOSE CA 69104 2922 700402 000 001 ADU 0 5074 NEW TREE AV UNT 2, SAN JOSE CA 69103 2022 700402 000 001 ADU 0 1006 CE UNICEDE WY INT 2, SAN JOSE CA 69103 2022 700402 000 001 ADU 0 1006 CE UNICEDEW WY INT 2 SAN JOSE CA 69104 2020 700402 700400 APU	R R		1		1 6/9/2021 1 7/26/202			_	0	NONE NONE				
0 2534 PLEASANT CREST OR UNIT 2, SAN JOSE CA 9546 2022 70000 000 100 ADU 0 2534 PLEASANT CREST OR UNIT 3, SAN JOSE CA 9546 2022 70000 000 100 ADU 0 2534 PLEASANT CREST OR UNIT 3, SAN JOSE CA 9546 2022 70000 000 100 ADU	R				1 59/2022 1 4/3/2022 1 5/2022 1 7/2022 1 4/2022 1 9/13/202 1 9/13/202 1 5/13/202 1 5/13/202	3			0	NONE NONE NONE NONE NONE NONE NONE NONE				
37303005 1157 MILLER AV LINT 2, SAN JOSE CA 95129 2022 701051 000 00 ADU 0 759 N 3RD 5T LINT 2, SAN JOSE CA 95112 2022 701102 000 00 ADU	R R		0		6 6 19700 6 1 19700 6 1 19700 7 77 19700 6 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9				0	NONE NONE				
0 1502 ALTHAM CT UNT 2, SAN JOSE CA 85132 2022 701207 000 00 ADU 0 680 RANDOR UNT 2, SAN JOSE CA 95133 2022 701207 000 00 ADU 0 2211 SURAN VISTA DE INIT 2, SAN JOSE CA 95136 2022 701201 000 00 ADU	R		9		1 7/21/202 1 12/20/202 1 9/9/2021	3			0	NONE NONE				
0 1782 UNIVERSITY AV UNIT 2, SAN JOSE CA 26126 2222 70/920 00:00 ADU 0 1341 FLICKINGER AV UNIT 2, SAN JOSE CA 26131 2522 70/222 00:00 ADU	R		0		1 6/30/202 1 10/16/202				0	NONE TO THE PARTY OF THE PARTY				
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0 176 HAWTHORNE WY UNIT 2, SAN JOSE CA 95110 2022 702961 000 00 ADU 0 1565 GUNDALAJARA DR UNIT 2, SAN JOSE CA 95120 2022 702969 000 00 ADU	R		6		1 10/12/202 1 2/15/202	3 1			0	NONE .				
0 9806 FALKERHELD, SANJUSE LA SISTE 227 700290 000 00 ADU 0 5001 ROYAL ESTATES OF LINTS, SANJUSE CA 95135 2022 700370 000 00 ADU 0 319 MODRED DE LINTS, SANJUSE CA 95127 9999 700390 000 00 APU	8		0		1 1972/2070 1 2970/2070 1 2970/2070 1 2970/2070 1 2970/2070 1 2970/2070				9	NONE NONE NONE NONE NONE NONE NONE NONE				
0 1585 MARTIN AV UNIT 2, SAN JUSE CA 85128 2022 703901 000 00 ADU 0 3845 GLENZRONE WY UNIT 2, SAN JUSE CA 95121 2022 703969 000 00 ADU	8				1 6/4/2023 1 5/22/202				0	NONE.				
0 H0 SCHARFF AV UNT 2, SAN JOSE CA 951 16 2022 704 107 000 00 ADU 0 1115 WHITEMARSHIT CHAFT 2, SAN JOSE CA 951 00 2022 704 11 100 00 ADU 0 167 PRODES CTUNT 2, RAN JOSE CA 951 00 2022 704 11 100 00 ADU	R R				1 3/9/2021			_	9	NONE .				
0 1151 LOCHWIENWY URT 2, SAN JOSE CA 69129 2022 784256 000 00 ADU 0 911 PASCDE AV LINT 2, SAN JOSE CA 98129 2022 784256 000 00 ADU	R				1 7/10/202 1 8/30/202	3 1			0	NONE NONE NONE	<u> </u>			
0 1388 5993 St. AV UNIT 2, SAN JOSE CA 95126 2022 764851 000 00 ADU 0 990 S CLOVER AV UNIT 2, SAN JOSE CA 95128 2022 754896 000 00 ADU	R		6		1 9/2/2022 1 7/15/2022 1 8/30/2022 1 8/30/2022 1 3/15/2022 1 1/15/2022				9	NONE NONE				
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Jurisdiction San Jose Reporting Year 2023 Flanning Period 6th Cycle	Use 1-Dec 39 615/10093-01910091 105/10093-01910091	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation	Note: "+" indicates an optional field cities in gavy contain adv-calculation formulae	
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0	3802 TURS REEN WY VIN 1 2 SAN JOSE CA 85127 2023 09200 000 00 ADU R 3032 SAN PARED W UNI 1 2 SAN JOSE CA 85127 2023 09200 000 00 ADU R 607 NWHITE RD LINT 2, SAN JOSE CA 95127 2023 09230 000 00 ADU R		9	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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0	1165 HCRPONS DRUNET 2, SAN JOSE CA 95122 2023 300765 000 00 ADU R 2560 A21NA WY URTZ, SAN JOSE CA 35121 2023 30080 000 00 ADU R 2560 N 215T ST UNIT 2, SAN JOSE CA 35121 2023 300980 000 00 ADU R		6	1 0722
0	1977 ASHRIDGE LNUNT 2, SAN JOSE CA 95121 2023 991915 000 00 ADU R 2004 CRANWORTH CLUNT 2, SAN JOSE CA 95121 2023 191759 000 00 ADU R 119 MASSWELL CTUNT 2, SAN JOSE CA 95136 2023 59183 000 00 ADU R		0 0 4	1 1 4222 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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70158068 70158069	F106 PETRUS CT , SAN JOSE CA 2012 PG1-095 2023 078471 000 00 SFD O 0 1000 PETRUS CT , SAN JOSE CA 2013 PG1-095 2023 078472 000 00 SFD O 0 1000 PETRUS CT , SAN JOSE CA 2011 PG1-095 2023 078472 000 00 SFD O 0 1000 PETRUS CT , SAN JOSE CA 2011 PG1-095 2023 078474 000 00 SFD O		5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	
70158071 70158072	1996 PETRUS CT , SAN JOSE CA 9912 RE1-4965 2023 079470 000 00 STD O			1 1 32/20 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
0 0 24059076	F100 PILIPAD UI SAN JOSE CA 9013 RE1-005 223 07940 000 00 STD O 915 PERBAG CT SAN JOSE CA 9013 RE1-005 223 07940 000 00 STD O 400 N 98TH ST SAN JOSE CA 90117 222 00000 000 00 STD O			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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41452014	2000 CULLY PL , SAN JOSE CA 9513N PC00-005 2023 007000 000 00 SFD O		4	1 510203 4

Jurisdiction Sim Jone Reporting Year 2023 (Jan. 1 - Dec. 31) Planning Partod 6h Cycle 01/31/2023 - 01/31/2001	1	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation	Table "" " Indication an optional field Calls in pays contain sub-calculates formulae			
4962015 200 CULLYPL SAN JOSE CA 9512 4962016 2101 CULLYPL SAN JOSE CA 9512	24 PC00-005 2223 08037 000 00 SFD O		1 9/19/2023 1 9/19/2023 1 9/19/2023 1 1 9/19/2023 1 1 8/2023 1 1 8/2023		0 NONE Y	
4902034 2096 CULLY PL SANJOSE CA 3612 4902032 2104 CULLY PL SANJOSE CA 3612	PD20-005 0023 008302 000 00 SFD 0		1 5/95/302		6 NORE V	
4952017 2105 CULLY PL , SAN JOSE CA 9512 49652031 2108 CULLY PL , SAN JOSE CA 9512	24 2023 106995 000 00 SFD O 24 2023 106705 000 00 SFD O		1 8/2/223 1 8/2/223		0 NONE Y 0 NONE Y	
4962018 2113 CULLYPL SANJOSE CASS12 4962019 2113 CULLYPL SANJOSE CASS12	24 2223 10276 000 00 5FD O		1 8/19/2023		0 NONE Y	
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3030008 SST LARALINE WY LINT ; SAN JOSE ; 30300091 SS2 SANDPIPER CT LINT ; SAN JOSE ;	C P019-019 2023 084335 000-00 5+ C C E CA 95117 2023 164108 000-00 5+ C		9 3/95/2025 6 6/77/2023		6 NORE V	
30355019 593 SANDPIPER CT UNIT , SAN JOSE 25429036 0 N CAPITOL AV , SAN JOSE CA 9513	E CA 95117 2023 104112 000 00 5+ O 33 H21-015 2023 112180 000 00 5+ O		6 627/2023 8 811/2023		0 NONE Y	
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33354654 SS6 PEDBERRY WY UNIT, SANJOSE 0 667 PEDBERRY WY UNIT, SANJOSE	EQ PO19-019 2023 113376 000 00 5+ O		14 9993273	4	G NONE Y	
27740017 358 HATTON ST Bldg 1, SAN JOSE CA	A 5 PD15-066, AD20- 2620 115446 000 00 5+ R		91 7/03/233 957 6/33/2323 968 3/13/2023	01	100E	
27740017 358 HATTON ST BLDG 2, SAN JOSE C 45109067 3355 ALMADEN EX., SAN JOSE CA 9	269 CP20-013 2022 689867 000 00 5+ R		107 630/2023 166 3/13/2023	3 160	0 NONE Y	
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28000045 2350 S BASCOM AV , SANJOSE CA S	95 H21-004 2022 704502 000 00 5+ R		26 71 25 1 1/23/2023	3 123	0 13 58.35 (2017) Y COLAC, Other DB	Development Community Standards No Community Standards No Community Standards No Community Standards Open County Measure
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43413044 1221 LICK AV , SAN JOSE CA 95190	PC00-003 2023 082332 000 00 5+ R		67 67 1 7/21/2023	3 139	0 67 NONE Y A46C, CDLAC, Other INC	55 Signature County County County County Measure Cara County Measure
48118054 1880 ALLM ROCK AV., SANJOSE CA	AS CP20-017 2023 098071 000 00 5+ R		50 1 50500003	3 6	0 30 56 35 (2017) Y LHTC, Other D6	Other Instity - See Owdopment Development So Massare II, Entits ON Other Charge, Factor And Charge Maddination Paul Sisters Valley Maddination Paul Sisters Valley
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47212086 S85 KEYES ST , SANJOSE CA 95112	2 M21-002, MA21-000- 2023 100543 000 00 5+ R		97 2 692023	20	0 49 56 35 (2017) Y CDLAC, LINEC D6	00 Zi DN Development Su James No London - Sime Monday - Sime And Sime Sime Sime Sime Sime Sime Sime Sime
26139045 276 SUNCL ST , SAN JOSE CA 95126	S 1620-030 2023 101412 000 00 5+ R		116 27 9 2 6/15/2023		0 102 SS 35 (2017) Y Other DS	An Consistent Consiste
						MacDistation Table 1, 1971
45014022 1001 BLOSSOM HILL RD , SAN JOSE	E C H21-020 2023 101741 000 00 5+ R		54 108 105 4 892023	271	0 27 NONE Y Other DB	55 Orwitoprant California Manicipal Standarda No Internal Manicipal Process Authority Material Manicipal Standarda No Internal Authority Material No Internal Authority Material No Internal No. 1 No.
401 5 200 5 7, SANJOSE CA 89115-1	.27 HGG-638 2023 103809 000 00 5+ R		432 108 8110202			Made data All Market in Transport All Market
33350076 580 DAKDALE WY UNIT, SAN JOSE 6 0 3306 PETUNA CT BLDG 6, SAN JOSE	OF PD19-019 2023 109801 000 00 5+ R EL PD19-019 2023 109003 000 00 5+ R MP21-004 AD22-		12 80/2023 12 80/2023		0 NONE Y	Overlagement Service S
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41220004 2388 S BASCOM AV , SAN JOSE CA S	95 MP22-006 2023 124956 000 00 5+ R		39 24 1 11/17/2023	2 64	0 18 58.35 (2017) Y COLAC, LIMIC, Other DB	55 0.0% 4 Standards No Jose Measure E
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67042002 2991 STALLIONWY UNT 2, SAN JOS	E CA 95121 2021 034903 000 00 ADU R			1	1(3)003 1 NONE Y	a a stroy
57739033 5039 BURNBANK PL UNT 2 SAN JOS 40334023, more 2466 VILLANOVA RD UNT 2 SAN JOS	SE CA 95120 2021 040909 000 50 ADU R 35E CA 95130 2021 040909 000 00 ADU R				15003 1 NEW Y 15003 1 NEW Y	
29921029 1133 ANDREA DR UNIT 2, SAN JOSE 68650042 5087 GAZANIA DR UNIT 2, SAN JOSE	CA 95117 2021 037705 000 00 ADU R CA 95111 2021 050401 000 00 ADU R			G 1	193003 1 NONE Y 193003 1 NONE Y 193003 1 NONE Y 193003 1 NONE Y	
47741055 PRO SETA CT UNIT 2, SAN JOSE CA 47741055 PRO SETA CT UNIT 2, SAN JOSE CA 4500075 PRO 1405 SETA CT UNIT 2, SAN JOSE CA	-05112 2222 6-0234 000 00 ADU R E CA 95122 2022 651724 000 00 ADU R				192023 1 NONE Y 192023 1 NONE Y	
70165007 7168 MCKEAN CTUNT 2, SAN JOSE 46443100 2579 SEIRRA VISTA CTUNT 2, SAN J	CA 95120 2021 046218 000 00 ADU R JOSE CA 95116 2021 012773 000 00 ADU R			0 1	0/10023 1 NCME Y NCME Y	
25441076 737 ILLINOIS AV LINT 2, SAN JOSE CI 47703036 1133 5 9TH ST LINT 2, SAN JOSE CA 1	CA 95125 2022 559421 000 00 ADU R 95112 2020 120936 000 00 ADU R			0 1	1/6/2023 1 NCME Y 1/16/2023 1 NCME Y	
66062005 5628 SCIENC MEDOW LINETZ, S 40330032 12730 CAMPOSE AV UNIT 2, SAN JOS	SAN JCSE CA 95/35 2021 06/947 000 00 ADU R SE CA 95/30 2001 16/900 000 ADU R			6 1	1/16/2023 1 NCNE Y	
9215049 3039 VA DEL SCL. UNIT 2, SAN JOSE 6 48038021 2400 SAMOA WY UNIT 2, SAN JOSE 6	E CA 95132 2020 122041 000 00 ADU R CA 95122 2022 668035 000 00 ADU R			1 1	1/20/2023 1 NONE Y 1/20/2023 1 NONE Y	
0 2041 CULLY PLUMT 2, SAN 3/0 0 2041 CULLY PLUMT 2, SAN 3/05E C/ 0921025 546 ARROWHEAD DRUMT 2, SAN 3/0	52 CA 95125 2221 05252 000 00 ADU R A 95124 2221 058379 000 00 ADU R OSE CA 95123 2598 145019 000 00 ADU R				21/2023 1 NCME Y 22/2023 1 NCME Y	
49115118 1811 WINTERPARK WY UNIT 2, SAN J 5830206 1140 CORVALUS DR UNIT 2, SAN JOS	JOSE CA 95122 2019 147899 000 00 ADU R 25E CA 95120 2021 024233 000 00 ADU R			1 1	24/2023 1 NONE Y 26/2023 1 NONE Y	
5990057 548 ESCOVER UNIT 2, SAN JOSE 0 2646025 351 ATLANTA AV UNT 2, SAN JOSE 0 802017 177 BCQ 1877 0 1877 2 1877 2 1877	E CA 95116 2021 036303 000 00 ADU R CA 95125 2022 865237 000 00 ADU R RE CA 95127 2021 03807 000 00 ADU R				28/2023 4 NONE Y 28/2023 4 NONE Y 28/2023 4 NONE Y	
64724081 1775 MT PLEASANT RD LINT 2, SAN 3,0 64724081 1775 MT PLEASANT RD LINT 2, SAN 3,000 24651014 412 E EMPRE ST LINT 2, SAN 3,000 F.	JOSE CA 95145 2020 145443 000 00 ADU R CA 95122 2020 12326 000 00 ADU P				282023 4 NONE Y 282023 1 NONE Y	
24951014 412 E EMPIRE STUNT 3, SAN JOSE C 69232004 6255 HDPI CLUNT 2, SAN JOSE CA1	CA 95112 2020 121343 000 00 ADU R 95123 2020 112336 000 00 ADU R			4 1	292023 1 NCNE Y 292023 1 NCNE Y	
9 074 FRANCIETTE AV UNT 2, SAN 30 68725081 5865 COMPACHE DR UNT 3, SAN 30 68725081 5865 COMPACHE DR UNT 3, SAN 30	2010 1000 C 00000 ADU R 2011 041123 00000 ADU R 2011 041123 00000 ADU R				2142023 NCME Y 2142023 NCME Y	
49727020 2970 HUNKEN DR UNIT 2, SAN JOSE 67633002 2894 CADWALLACER AV UNIT 2, SAN	CA 95111 2021 037725 000 00 ADU R N JOSE CA 95121 2021 039841 000 00 ADU R				2/15/2023 1 NONE Y 2/15/2023 1 NONE Y	
2700005 BI3 S MORROE ST URT 2, SAN JOSE 4200056 1375 CURTISS AV UNT 2, SAN JOSE 73443036 744 RI BRAND TREE DIT AT 2, SAN J	CA 95125 2012 600687 000 00 ADU R LCA 95125 2012 600687 000 00 ADU R JOSE CA 95119 2018 14/054 000 nn ADU R				2010023 NONE Y 2010023 NONE Y	
47739354 1780 DURBESS PL UNIT 2 SAN JOSE 62205012 206 HEPLCNG AV UNIT 2 SAN JOSE	E CA 95122 9321 653931 600 60 ADU R CA 95123 2022 681554 000 00 ADU R				294/2023 NCRE Y 294/2023 NCRE Y	
24922009 1001 JACKSON ST UNT 2, SAN JOSE 42940006 1561 CHERRY GLINWY UNT 2, SAN	E CA 95112 2021 023116 000 00 ADU R NJOSE CA 95125 2021 029917 000 ADU R E CA 95135 2021 029917 000 ADU R				2042023 NCNE Y 20770023 NCNE Y	
2/100007 2246 NEWHALL ST UNT 2, SAN JOSE 3730006 6728 CANTERBURY CT UNT 2, SAN 48643008 2008 CALABAST CT UNT 2, SAN JOSE 48643008 CT UNT 2, SAN	INCE CA 95129 2019 128641 000 000 ADU R ICGE CA 95129 2019 128641 000 000 ADU R ICA 95122 2021 000075 000 mil Anu R				31/2023 NONE Y 32/2023 NONE Y	
9933073 617 N 1211 ST UNT 2 SAN JOSE CAL 09211026 3064 POSTWOOD DR UNT 2, SAN JO	95112 9022 80316 000 00 ADU R 05E CA 95132 9021 032921 000 00 ADU R				32/2023 NONE Y 3/2/2023 NONE Y	
49720053 514 SOUTHSIDE DR UNIT 2, SAN JOS 42903015 1273 CURTISS AV UNIT 2, SAN JOSE 4201002 1023 CURTISS AV UNIT 2, SAN JOSE	SE UA 36111 2020 108520 000 00 ADU R CA 95125 2021 000016 000 00 ADU R 2 901 01211 00000 ADU R				373/2023 1 NONE Y 373/2023 1 NONE Y	
44231009 1949 POTERD DRUMT 2, SAN JOSE CA 0 2045 CULLY PL UNT 2, SAN JOSE CA	E CA 95/24 20/0 134/02 000 00 ADU R A 95/24 2021 058528 000 00 ADU R				3/13/2023 NCNE Y 3/14/2023 NCNE Y	
0 2040 CULLY PLUNT 2 SAN JOSE CA 4423010 2563 LEIGH AV UNT 2, SAN JOSE CA	A 95/124 2021 058584 000 00 ADU R A 95/124 2020 103645 000 00 ADU R				314/2022 NONE Y 314/2023 NONE Y	
26103066 980 W TAYLOR ST UNIT 2, SAN JOSE CA 1 26103066 980 W TAYLOR ST UNIT 2, SAN JOSE CA 2 26932034 640 N 3ND ST UNIT 2, SAN JOSE CA 2	### CANADA CANADA				1000	
59231011 2120 EFECLE PEDGE CT UNT 2, SAN. 59204030 2794 GLENHEATHER DR UNT 2, SAN	JOSE CA 95138 2021 030821 000 00 ADU R N JOSE CA 95133 2021 050357 000 00 ADU R			9 1	3162023 1 NONE Y 3162023 1 NONE Y	
43423103 H98 FORD AV LINT 2, SAN JOSE CA 27451045 2333 CORY AV LINT 2, SAN JOSE CA 4342305, pres 1482 DYBLOM AV LINT 2, SAN JOSE CA	A SOT 19 2018 129177 000 00 ADU R 65128 2022 665746 000 00 ADU R CA 95110 2020 120033 000 m1 anu m				3/17/0025 NONE Y 3/17/0025 NONE Y 3/17/0025 NONE Y	
43946074 2741 ALMADEN RD UNIT 2, SAN JOSE 43946074 2743 ALMADEN RD UNIT 2, SAN JOSE	E CA 95/125 2022 657330 000 00 ADU R E CA 95/125 2022 657335 000 00 ADU R				3210023 NDE Y 3210025 NDE Y	
589/5014 5917 SHWWCROFT DR UNIT 2, SAN JI 55447037 3074 KNICKERSCH DR UNIT 2, SAN J	IOSE CA 95123 2021 051765 000 00 ADU R			1	3/22/2023 NCNE Y 3/22/2023 NCNE Y	
#8664300 2707 CARON CT UNT 2, SAN JOSE C 2452204 1415 FLORINGER AV UNT 2, SAN JOSE C 38117087 4356 VENICE WY UNT 2, SAN JOSE C	28E CA 55131 2519 1592 500 500 ADU R 28E CA 55131 2519 15923 500 500 ADU R CA 55129 252 550005 000 00 ADU P				324/2023 NCNE Y 327/2023 NCNE Y	
48012131 1548 5 RING RD LINT 2, SAN JOSE OF 25457015 1008 CAROLYN AV LINT 2, SAN JOSE	A 95122 2021 035223 000 00 ADU R E CA 95125 2022 660512 000 00 ADU R				327/3023 NDE Y 328/2023 NDE Y	
45/39105 636 CALPELLA DR UNT 2, SAN JOSE C 27716007 456 MENKER AV UNT 2, SAN JOSE C	E LA 10130 2021 045782 000 00 ADU R DA 50128 2021 036471 000 00 ADU R A 50111 2022 805473 000 00 ADU R				3/08/40/3 NCNE Y 3/08/20/3 NCNE Y 19/08/20/3 NCNE Y	
######################################	CSE CA 95115 2016 12000 000 ADU R CA 95122 2021 051403 000 00 ADU R				3292023 1 NONE Y 3292023 1 NONE Y	
42118050 2102 CARLTONAV UNT 2, SAN JOSE 48015034 2794 TANGLEWOOD DR UNT 2, SAN	E CA 95124 2021 010376 000 00 ADU R LOSE CA 95127 2021 037495 000 00 ADU R				4/3/2023 NDNE Y 4/4/2023 NDNE Y	
49450553 1244 STAYNER RD UNIT 2, SAN JOSE 3810853 4636 MOORPARK AV UNIT 2, SAN JOS 2927040 1247 PAULANAMA PROTESTA	E UA 901/1 2022 602205 000 00 ADU R SSE CA 95129 2021 058285 000 00 ADU R SSE CA 95117 2021 018351 000 00 ADU R				407/0023 1 NCNE Y 4770023 1 NCNE Y	
4552070 650 WILLOW GEN WY UNIT 2 SAN JOSE 23018061 1175 NEWHALL STUNT 2 SAN JOSE	UDSE CA 95125 2021 034995 000 00 ADU R E CA 95126 2021 060711 000 00 ADU R				4/1/2023 1 NCME Y 4/1/2023 1 NCME Y	
4945605 1251 CLAYBURNLNUNT 2, SAN JOS 48612041 1491 CLIFFWOOD DR LINT 2, SAN JO	SE CA 95121 2021 060527 000 00 ADU R OSE CA 95122 2019 11998 000 00 ADU R			1	4/12/2023	
#333722 1966 QUE O HE 2, SAN JOSE CA 4913014 2564 PIXANNE CT UNIT 2, SAN JOSE 26446014 PIXANNE CT UNIT 2, SAN JOSE 26446014 PIXAN PROPERTY CAN	2021 04852 000 00 ADU R 15/25 2021 04852 000 00 ADU R				4/12023 1 NORE Y 4/14023 1 NORE Y	
68708041 S999 PALM SPRINGS CL UNIT 2, SAN 68502029 S182 RUNNING BEAR DR UNIT 2, SAN	NJOSE CA 95125 2020 143925 000 00 ADU R NJOSE CA 95136 2022 668534 000 00 ADU R				4/14/2023 1 NONE Y 4/19/2023 1 NONE Y	
48136017 2002 PACINA DR UNT 3, SAN JOSE C	UA 90110 2022 684678 000 00 ADU R					

Jurisdiction San Jose Reporting Year 2023 Flanning Period 6th Cycle	(Jan 1 - Dat. 31) 1819/30023 - 01/3100031	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation	Note: "+" indicates an optional field Calls in pery contain sub-calculation formulae			
46425035 0 68411088 39530098	5461 DEEP PURPLE WY UNIT 2, SAN JOSE CA 95123 2022 656912 000 00 ADU R				1 421002	
49525083 44708001 23030044	## TREATMENT AND ADDRESS AND A				1 427003 1 NCK Y	
49455029, more 49455029	3049 LANTERN CT UNIT 2, SAN JOSE CA 95111 2022 666546 000 00 ADU R 3049 LANTERN CT UNIT 3, SAN JOSE CA 95111 2022 666544 000 00 ADU R				1 4-2500000 1 NONE Y 4-2500000 1 NONE Y 4-2500000 1 NONE Y 5-2500000 1 NONE Y 5-2500000 1 NONE Y 5-2500000 1 NONE Y 5-25000000 1 NONE Y 5-2500000000000000000000000000000000000	
24902050 23506010 23506010			0 0		1 502003 1 NOW Y 1 572003 1 NOW Y 1 572033 1 NOW Y 1 572033 1 NOW Y 1 574033 1 NOW Y	
26116019 26459087 more	1314 RANDOL AV UNI 2, SAN JUSE CA 10126 2021 USEAS 2 000 00 ADV R				1 55/2023 1 MOKE Y 1 55/2023 1 MOKE Y 1 55/2023 1 MOKE Y	
55950012 24947023, more 58436025	THE STATE OF THE S				1 06/2023 1 NOME Y 1 56/2023 1 NOME Y	
41,221,044 454,14008 654,14028	701 ELEMBER 1817 2, MAI JOSE CA 9000 900 10001 10001 1000 0 ADU R 2018 WARNS FOR NITS CA 9000 1000 1000 10001 1000 0 ADU R 2018 WARNS FOR NITS CA 9000 1000 1000 1000 1000 0 ADU R 2018 ADALGO WY LINT 2, SAN JOSE CA 9011 1000 1000 1000 1000 0 ADU R 2018 CALVES ON WIRT 2, SAN JOSE CA 90110 1000 1000 1000 1000 0 ADU R 2018 CALVES ON WIRT 2, SAN JOSE CA 90110 1000 1000 1000 1000 1000 1000 10				1 3102023 1 NOW Y 1 3110203 1 NOW Y	
48621002 48912012 44607037	1905 - 1906 - 1907 - 19				1 915003 1 MME Y 1 916003 1 MME Y 916003 1 MME Y	
68716064 45424049 24138045	250 CHARLOLD W CHYL SWIGHOLD WILLIAM 2007 (2010) 2010 0000 000 ADU R 7250 CHARLOLD W CHYL SWIGHOLD W CHARLOLD 2011 001120 0000 000 ADU R 7250 CHARLOLD W CHYL SWIGHOLD W CHARLOLD 2011 001170 0000 000 ADU R 7250 CHARLOLD W CHYLLIAM 2011 001170 0000 000 ADU R 7250 CHARLOLD W CHYLLIAM 2011 001170 0000 000 ADU R 7250 CHARLOLD W CHYLLIAM 201170 001170 0000 000 ADU R 7250 CHARLOLD W CHYLLIAM 201170 001170				1 232003 1 NOE Y	
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Jurisdiction San Jose Reporting Year 2022 (Jan 1-Dec 31) Reporting Year 2022 (Jan 1-Dec 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation	Note: "+" indicates an optional field Cells in grey contain sub-calculation formulas				
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Jurisdiction	San Jose	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

						Tab	le B							
					Regional	Housing Nee	ds Allocation	Progress						
					Permit	ted Units Iss	ued by Afford	dability						
		1						2					3	4
Inc	come Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022- 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	15,088	194	567	-	-	-	-	-	-	-	-	761	14,327
Very Low	Non-Deed Restricted	10,000	-	-	-	-	-	-	-	-	-	-	701	,02.
	Deed Restricted	8,687	184	259	-	-	-	-	-	-	-	-	443	8,244
Low	Non-Deed Restricted	3,55.	-	-	-	-	-	-	-	-	-	-		**
	Deed Restricted	10.711	51	114	-	-	-	-	-	-	-	-	933	9,778
Moderate	Non-Deed Restricted	-,	-	768	-	-	-	-	-	-	-	-		<u> </u>
Above Moderate		27,714		1,220	-	-	-	-	-	-	-	-	1,542	26,172
Total RHNA		62,200												
Total Units			751	2,928	-	-	-	-	-	-	-	-	3,679	58,521
			P	rogress toward ex	tremely low-incom	e housing need, a	s determined purs	uant to Governme	nt Code 65583(a)(1	1).				
		5											6	7
		Extremely low-income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Inco	ome Units*	7,544		620	-	-	-	_	-	-	-	-	620	6,924

^{*}Extremely low-income houising need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten. Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact

Jurisdiction	San Jose	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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	Table C																
	Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																
Project Identifier Date of Rezone RHNA Shortfall by Household Income Category			Rezone Type				Si	tes Description									
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID [†]	Date of Rezone	Very Low- Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Sta	Summary Row: Start Data Entry Below																
																	
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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	San Jose		٦
Reporting Year	2023	(Jan. 1 - Dec. 31)	1
	Drogram Imples	Table D	ought to CC Soction CEE92
	Program impler	-	suant to GC Section 65583
Describe progress of all	programs including local efforts to remove o	Housing Programs Prog governmental constraints t housing eleme	o the maintenance, improvement, and development of housing as identified in the
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
P-1 Align Zoning with the General Plan	Council approval of zoning changes	2024	Staff is currently working on the rezonings to align with the General Plan designations and will continue this work with a completion target of December 2024.
	Dec 2031: 45% of City capital subsidies spent on ELI and PSH Dec 2031: 1,200 ELI affordable homes created Dec 2031: Pursue and apply for a minimum of 3 funding opportunities during the planning period	Ongoing 2023-2031	Staff released the October 2023 New Construction NOFA for \$50M in funding for ELI, VLI, LI and PSH housing. Also applied for state funding through Homekey program.
P-2 Subsidize Extremely L	'		
P-3 North San José Affordable Housing Overlay Zones	Dec 2023: Council approval of General Plan and Zoning Code Amendments Dec 2024: Identification of additional TERO sites for application of an affordable or mixed income overlay consideration of amendments by Council Dec 2024: Council consideration of previously identified sites for a TERO	2024	Staff completed work necessary to create the new zoning overlays in North San José, and rezoned sites in North San José as described in the Council memos defining the strategy in December 2023 and January 2024. Staff will continue work later in 2024 on this item to consider other sites for the zoning overlays.
P-4 Affordable Housing Tools for North San José	2024: Study created analyzing potential NSJ Density Bonus or other tools to create affordable units 2024: Creation of Implementation Plan to identify an estimate of number of affordable homes achieved through each approach 2024-25: Creation of draft tools / code amendments and outreach, if study shows it is feasible Dec 2025: Council consideration of tools if approval needed (e.g., ordinance	2024-26	In 2023, staff planned for 2024's effort to procure consulting assistance to examine other land use-related tools and to create a feasibility study and an Implementation Plan.
P-5 Affordable Housing Investments in North San José	800 restricted affordable homes in North San José 2 sites acquired with RFP awards & ground leases to affordable developers	2023-31	The City Council approved a predevelopment loan for the 71 Vista Montana development, which was purchased by the Housing Department and competitively awarded to Charities Housing in the fifth Housing Element cycle. The development will provide 95 new affordable homes. The City's New Construction NOFA released in October 2023 provided higher funding per units for Affordable Housing Expansion Areas (as defined in the City's Siting Policy), which includes portions of North San Jose.
P-6 Regular Coordination Meetings for Affordable Housing	Housing Navigator budgeted annually # affordable housing developments assisted	2023-31	Staff initiated monthly cross-departmental meetings in 2023 to coordinate construction related permits. From 2023 to early 2024, 2,154 units have, or will soon, benefit from this effort. In 2024, the City intends to hire a full-time Housing Navigator staff member to coordinate this work.
P-7 City Infill Housing Ministerial Approval Ordinance	Dec 2024: Council approval of Ordinance Jan 2025: Outreach to developers June 2025: Complete first evaluation of land use and permit processes improvements, and implement identified modifications. Ongoing evaluation, reporting, and implementation will continue through Housing Catalyst Work Plan. Entitlement of 200 units per year using the new streamlined process during first years after adoption.	2025	Staff intends to initiate work on this item in April 2024. Initial work will entail background research to understand how other jurisdictions have successfully implemented ministerial infill processes and strategy.
P-9 Diridon Affordable Housing Production Goal	By the later of Diridon Station Area Plan buildout or 2040: 25% of homes in Station Area as restricted affordable Annual goal: Fund an average of 61 new affordable homes By 2031: 350 affordable homes funded	2023-31	In April 2023, the City Council approved Housing Department staff's request to purchase for \$13.5M two sites that together could house hundreds of affordable units at 258 McEvoy and 699 W. San Carlos St. The sites are in the Downtown West Transit Village Area and the Diridon Station Area Plan area. Staff plans to issue a Request for Proposals to identify a developer for this site.

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P-10 Standardize and Streamline Permitting, Fees, Applications	Apr 2024: Fees webpage updated Dec 2025: Council adoption of ordinance to amend municipal code Dec 2025: Council approval of Policy on Development Fee Framework	2024-2025	Staff started work to update the City's website as necessary. Staff will update the Council through the Community Economic Development Committee in March 2024. This update will contain a more detailed work plan and status report of the work to-date on the Development Fee Framework.
P-11 Allow "SB 9" Type Housing on Additional Properties	Jun 2024: Council approval of zoning code amendment and design standards	2024	Staff started work on obtaining a consultant in 2024 to develop SB 9 objective design standards and explore options related to the R-2 zoning district and historic resources.
P-12 Cost of Residential Development Study Update	Council presentations Program or fee changes identified and made per updated analysis	2023-31 Periodically	Staff held a Cost of Development Study Session for City Council on October 26, 2023, providing market information on both affordable and market rate housing.
P-13 Replacement of Existing Affordable Housing Units	2024: Council approval of Policy for inventory required by state law Developer guidance created/ improved Website amended 2027: Proposal created if SB 330 12/31/28 sunset has not yet been removed 2028: Council consideration of	2024-28	Significant work on this item has not commenced.
P-14 Housing in Business Corridors	Nov 2024: Council approval of zoning code amendment	2024	Staff compiled data from the Neighborhood Business Districts and began outlining building height recommendations based on AB 2011 and SB 6 guidelines.
P-15 Moderate-Income Housing Strategy	Council approval of strategy Mar 2024: Initiate identification and inclusion of additional moderate-income sites. Mar 2025: Report on additional moderate-	2025	In 2023, the Housing Department planned for the timing to secure consulting assistance and staffing for this work to commence in 2024.
P-16 Ground Leases for Affordable Housing	# and % affordable developments that closed construction with public ground leases each year % of all funded restricted affordable properties with city or other public ground leases # existing deal land purchases # affordable units permanently preserved	Ongoing	In 2023, the Housing Department awarded \$88M in commitments and closed financing on 6 new construction affordable housing projects. All properties have public ground lease structure. One out of the 6 properties has a City ground lease. These properties will produce 593 new affordable homes. The City also acquired one new site (699 W. San Carlos Street) to be later RFP'ed for new affordable housing development assuming a ground lease structure.
P-18 Loans for Affordable Housing	# Affordable homes preserved # Affordable homes preserved	Annually 2023-31	In 2023, the City Council approved loans to five developments totaling \$57.5M that will create 433 affordable homes. In October 2023, staff released a New Construction NOFA for \$50M in funding to support creation of ELI, VLI, LI affordable housing including PSH units for formerly homeless residents. In addition, staff released a \$5M acquisition/rehabilitation NOFA.
P-19 Expanded City Density Bonus program	Study completed Council approval of Ordinance changes # of affordable units created through City Density Bonus Number of units by AMI category	2027	Significant work on this item has not yet commenced, since it is a medium-term goal.
P-20 Mixed-Income Housing	# of housing developments with market- rate or moderate-income units and ELI, VLI and/or LI units	2023-31	In 2023, staff supported two mixed-income housing developments: 1) the 4300 Stevens Creek development which was funded by the California Housing Finance Agency's Mixed-Income Program program; and, 2) Modera the Alameda which used a 501(c)(3) bond structure supporting a range of income levels. Both were supported by City Council's approval on the City's bond policy exception.
P-21 Special Needs Housing NOFA	NOFAs issued Council commitments Goal of 15% of permanent units funded during 6th cycle occupied by special needs populations	2023-31	In its \$50M NOFA for new construction released in October 2023, the Housing Department created a points structure that incentivized the creation of homes for lower-income residents with special needs including disabilities.
P-22 Transit-oriented Affordable Housing near Diridon Station	NOFAs prioritizing area	2024-31	Significant work on this item has not yet commenced, since it is a medium-term goal
P-23 Pursue AHSC Funding near Diridon Station	By Dec 2031: At least 2 AHSC applications submitted for affordable housing near Diridon 5 total funding applications awarded for various initiatives, including affordable housing \$20 million leveraged for planning initiatives and affordable homes near	2023-31	The Housing Department officially supported AHSC funding applications near Diridon Station. The City's funding commitments for affordable housing helped meet AHSC's requirements. The Department of Transportation participated in the applications. In late June 2023, staff submitted its Prohousing application to the state after obtaining City Council approval on the application on June 20, 2023. HCD asked for additional information in September 2023, to which staff responded in early 2024.

P-24 Housing on Public/Quasi Public Lands	Dec 2024: Council approval of General Plan amendments	2024	This work is expected to be completed by June 2024 as part of Zoning Code quarterly updates. Zoning Code's definition of "permanent supportive housing" is being updated to match the state definition of 25% of a project being PSH being enough to allow housing on PQP sites. In late 2023, the City planned a joint initiative with Urban Land Institute San Francisco to convene two workshops this spring with homeless service providers, nonprofit organizations, landowners from churches and places of worship, and
			affordable housing developers. The purpose of the workshops will be to educate and encourage attendees to partner in the design and construction of emergency interim housing and permanent affordable housing on PQP sites.
P-25 Updated Inclusionary Housing Program Fees	By Jan 2028: Fees study produced	2027-28	Significant work on this item has not yet commenced, as it is a medium-term goal
P-26 Accessory Dwelling Unit (ADU) Amnesty Program	Jul 2024: Program release Dec 2031: Approximately 150 ADUs in compliance by 2031	2024-31	PBCE secured new agreements for Peak Staffing in 2023 which will allow the Code Enforcement Division to staff the ADU Amnesty program with third-party building inspectors as directed by City Council. Code also reduced its staff vacancy rate in 2023 and filled the critical Building Code Compliance position in October 2023. Code expects to relaunch the ADU Amnesty program by end of June 2024.
P-27 Accessory Dwelling Unit (ADU) Affordability	Dec 2026: Feasibility analysis completed	2026	Significant work on this item has not yet commenced, since it is a medium-term goal. However, in 2023, staff coordinated with technical assistance providers and ABAG/MTC to request assistance and best practices examples for programs that incent and/or fund affordable ADUs, including an ADU loan program in the North Bav
P-28 Predevelopment Loans	5 predevelopment loans made 1,500 affordable units assisted	Ongoing 2023-31	No predevelopment loans for developers of City-owned sites were made in 2023. The need for these loans will occur only sporadically given the small number of sites owned by the City in predevelopment.
P-30 Updated Feasibility Study for Commercial Linkage Fees (CLF)	Dec 2024: Feasibility study update Jun 2026: Council approval of updated fees \$20M CLF revenues collected By Jan 2031: 60 affordable units	2024	On January 10, 2024, staff published an information memorandum to the City Council providing an update on the Commercial Linkage Program. The update stated that due to current market conditions, the feasibility analysis will not be revisited in the coming months. As of January 2024, \$923,719 has been collected in commercial linkage fees.
P-31 Land Acquisition for Affordable Housing in Target Locations	Goal of 2 parcels acquired in target areas 200 affordable units developed on acquired parcels	Ongoing 2023-31	In April 2023, the City Council approved Housing Department staffs request to purchase for \$13.5M two sites that together could house hundreds of affordable units at 258 McEvoy and 699 W. San Carlos St. The sites are in the Downtown West Transit Village Area and the Diridon Station Area Plan area. Staff plans to issue a Request for Proposals to identify a developer for this site.
P-32 Higher Subsidies per Unit	Ongoing adjustments to NOFA/program guidelines as needed	Annual NOFAs 2023-31	In October 2023, staff released a \$50M new construction NOFA providing higher per unit subsidies for development sites in Affordable Housing Expansion Areas as defined in the City's Siting Policy.
P-34 Affordable Housing Funding Advocacy	Support letters issued Participation on working groups	Ongoing	Statewide bond: IGR submitted a letter of support on behalf of the City for AB 1657 (Wicks) (2023-2024) on April 19, 2023. This two-year bill would authorize an up to \$10B state affordable housing bond to be put before voters in 2024. Federal funds: Mayor Matt Mahan's Office signed onto an advocacy letter through the big city mayor's coalition on May 10, 2023, to maximize funding for housing and homelessness programs in the FY 2024 Transportation, Housing and Urban Development, and Related Agencies Appropriations bill, including advocacy for expansion of the Low-Income Housing Tax Credit. HHAP: The IGR team advocated to codify an ongoing and flexible investment in the Homeless Housing, Accountability, and Prevention Program (HHAP) at \$2B per year as a part of the 2023 State Budget May Revise advocacy. Federal pathways funding: On July 27, 2023, the U.S. Department of Housing and Urban Development announced \$85M in available funds for the Pathways to Removing Obstacles to Housing program. The IGR team shared the City's draft application with our federal lobbyists for review and feedback. The City applied for \$10M, as approved by City Council on October 17, 2023, with an award announcement expected in early 2024. Voter threshold: On September 14, 2023, the Legislature passed ACA 1 by Assemblymember Aguilar-Curry. ACA 1 would make it easier for local governments to pass propositions that permit the levying of various types of taxes to fund public infrastructure, affordable housing, or permanent supportive housing through reduced voter thresholds. The California constitution currently requires a local government to receive two-thirds approval to impose a special tax, whereas this measure reduces that threshold to 55%. IGR coordinated with Housing staff and issued letters of support in June and August 2023. Federal earmarks: IGR worked with Congressman Panetta to champion two pending federal earmarks to support the City's affordable housing expansion and \$500,000 for the supportive services center at Blossom Hil

P-35 Small Multifamily Housing	Dec 2025: Feasibility analysis done Jul 2026: Possible incentives identified Oct 2026: Design standards created Council approval of land use changes, design standards Jun 2027: Publish financing Information At least 350 units permitted annually in the third year post- adoption At least 20,00 units of net new capacity added citwwide	2026	Staff intends to initiate work on this item in 2024 by planning a feasibility analysis of different types of small multifamily housing in the new Cost of Development report in the fall of 2024.
P-36 Alum Rock East Urban Village Plan	Outreach conducted Plan drafted Aug 2025: Council approval of Plan	2025	In 2023, staff planned to procure a consultant in 2024 to assist the Alum Rock East Urban Village Plan. Work is planned to begin in 2024.
P-37 CEQA Analysis for Urban Villages	Dec 2027: City Council approval of CEQA study	2027	Staff will begin to proactively prepare program Environmental Impact Reports (EIRs) as part of the preparation of Urban Village plans. The completion of EIRs can shorten the entitlement process for developers by providing them with a reference during their environmental analysis for their proposed project. Funding will need to be identified to fund planning staff on the Environmental Review team to prepare the EIRs since no such funding currently exists.
P-38 Adequate Sites for Lower-Income Households on Nonvacant & Vacant Sites Identified in Previous Housing Element Cycle	By Jan 31, 2024: City Council approval of zoning changes	2023- 2024	Completed January 31, 2024.
P-40 Evaluate Urban Village Planning Process	by 2025: Present findings to CED Committee and City Council by 2031: A minimum of two grants secured for unplanned Urban Villages	2024- 2026	The preparation of previously approved Urban Village Plans has often exceeded timelines outlined in the General Plan, attributed to various factors including project scale, turnover of project managers, and extensive community engagement. Historically, completion timeframes ranged around two and a half years or more, contrary to the General Plan's vision of completing such plans within a year, unless extended for community engagement. The Growth Horizons, eliminated in the Four-Year Review of the General Plan in 2021, initially limited the completion of Urban Village Plans. However, with a heightened focus on addressing the Housing Crisis, policy amendments now permit affordable housing construction citywide without individual Urban Village plans. To expedite completion, this work aims to streamline planning processes and unlock additional housing sites. Staff has been begun exploring options for this strategy and plans to begin this work in November. Given funding constraints, staff will recommend City Council amend General Plan Policy IP-5.15 this year to encourage the City to identify a stable, internal funding source to cover most of the costs for urban villages' planning processes.
P-41 Review and Revise Planning Permit Conditions	Dec 2025: Council approval of ordinance	2025	Work had not yet started on this item in 2023. In 2024, staff will begin reviewing the standard permit condition language for housing developments.
P-42 Group Homes for Seven or More Persons	Dec 2024: Council approval of ordinance	2024	Work had not yet started on this item in 2023. In 2024, staff will review the City's zoning code to comply with state and federal laws and will seek City Council approval of any necessary zoning code changes in 2024.
P-43 Update City Density Bonus	Dec 2024: Council approval of ordinance amendments	2024	Work had not yet started on this item in 2023. In 2024, staff will review the state Density Bonus Law and will seek City Council approval of any necessary code changes in 2024.
P-44 Urban Villages Improvements	Completion of evaluation	2027	Significant work on this item has not yet commenced, as it is a medium-term goal.
P-45 Pipeline Projects Evaluation	Present findings during Housing Element APR every two years	Ongoing	In 2023, work on this item had not yet commenced as it will be done every two years starting in 2025.
P-46 Rezoning Program for Shortfall, Low-Income Sites	Council approval of rezoning ordinance changes	2024	In late 2023, staff prepared a rezoning action for sites in the Sites Inventory for approval by the City Council in January 2024. This action is complete.
P-47 Accessory Dwelling Unit (ADU) Monitoring and Ordinance Compliance	Jun 2024: Council consideration of amended ADU Ordinance	Ongoing	In 2023, staff coordinated regionally and planned for the creation of an ADU survey to Building permit applicants beginning in spring 2024. The survey will be used to collect affordability information to better report ADU progress in the Housing Element APR.
P-48 Surplus Land Act (SLA) Implementation	2023: SLA activities completed for 5 Cityowned parcels in Sites Inventory [4 sites were awarded to affordable housing developers with agreements in place, and 5"site being used as a City interim emergency shelter] # Public Hearings and Notices of Availability issued for future City- owned		Commitments and future conveyance for four city owned sites RFP'ed and awarded for affordable housing developments are in progress. Southside Community Center, Old Fire Station, Autumn/Montgomery, West Community Center: Exclusive Negotiating Agreement executions are in progress. All SLA requirements will be fulfilled prior to awarding any land use rights for these projects. Other SLA requirements completed in 2023 include receipt of HCD notice of exemption determinations for 1488 North First Street and City-owned property conveyed by 634 Official Records 300 in San Jose.
R-1 Monitor At-risk Affordable Units	2024, 2026, 2028, 2030: Creation of risk- based reports 10 meetings held By 2031: 600 existing at-risk units	Updated reports by 2024 and 2028; coordination and noticing as required	Work had not yet started on this item in 2023. In 2024, staff will request budget authority for consulting assistance to update the City's risk assessment report for future expiring affordability restrictions.

	Jun 2024: Program guidelines completed	First NOFA 2024	
	by Dec 2024: First NOFA issued at least		
D 0 5-4-1" !	every other year (i.e., at least 4 NOFAs		The Housing Department issued a \$5 million Notice of Funding Availability on
R-2 Establish a	during the Sixth Cycle compliance period)		October 23, 2023, making funds available for housing preservation through
Preservation NOFA	\$5M average available per year per NOFA		acquisition/rehabilitation. Responses will be evaluated and selected in spring 2024.
	By 2031: At least 110 units of newly-		
	restricted affordable housing acquired by		
	Jan 2025: Pilot creation	2026	Significant work on this item has not yet commenced, since it is a medium-term
	City Council approval of pilot		goal and will build on lessons learned from Preservation NOFAs.
	By Dec 2025: NOFAs issued		
R-3 Diridon Preservation	By Aug 2026: Council approval of funding		
Pilot	commitments		
	55 homes preserved through acq/rehab		
	in defined area around Diridon Station		
	Request for Proposals issued for partner	2026	Significant work on this item has not yet commenced, since it is a medium-term
R-5 Acquisition Loan	lender(s) if needed		goal.
Fund	Loan product defined and rolled out		
	# units acquired with Loan Fund(s)		
R-6 Mobilehome Park	2024: Council approval of General Plan	June 2024	Staff identified the 13 mobilehome parks that likely have the greatest risk for
General Plan Designation	Amendments and rezonings; 13		redevelopment and conducted outreach with the property owners and tenants. On
for Remaining 56	mobilehome parks with new land use		December 5, 2023, City Council approved the General Plan amendment to change
Mobilehome Parks	designation by Jan 2024; remainder by June 2024		the land use designations of these sites to Mobilehome Parks.
R-7 Extension of	By 2031: preserve affordability for at least	Ongoing	The Housing Department extended recorded affordability restrictions on four
Affordable Housing	900 units in the middle of their	- 5 -9	affordable housing properties (Rincon de los Esteros, Delmas Park, Hillview Glen
Restrictions	affordability terms (average of 112 units		and DeRose), preserving a total of 582 affordable units.
R-8 Work with the Bay	2027: If product is defined and feasible,	2027	Significant work on a JPA product has not yet commenced, as it is a medium-term
Area Housing Finance	request Council approval for structure		goal and BAHFA staff are fully engaged in planning for the regional bond at this
Authority (BAHFA) on	By 2031: Complete		time. However, see the update on Mixed-Income Housing above (P-20) for a
Moderate-income	at least 2 transactions if feasible		501(c)(3) bond structure that has some similar characteristics as a JPA-issued
Financing Strategy	# newly-affordable homes at each		bond product.
	2024: Criteria for FIHPP established	By 2026	In 2023, Housing Department staff met with the County of Santa Clara's Office of Supportive Housing and the South Bay Preservation Lab regarding jurisdictions'
R-9 Creation of a	2024: List of affordable housing providers published		need to define criteria to enable developers to apply for state FIHPP funds. Staff
Preservation Policy	By 2026: Council approval of Policy		from both San José and the County see benefits to aligning definitions. In 2024,
i rocorranon i ono,	by 2020. Council approval of Policy		staff will establish criteria for FIHPP and publish a list of affordable housing
			providers on its website.
D.44.0 0	1,600 low-income households assisted	2023-31	In 2023, the City funded contracts with Habitat for Humanity and Rebuilding
R-11 Owner-Occupied			Together to provide owner-occupied home rehabilitation services. The contracts
Home Preservation			assisted 83 extremely low-income households, 48 very low-income households,
	2025: Best practices researched	2024-29	and 39 low-income households, for a total of 170 owners.
R-12 Revised Citywide	2025: Outreach conducted	202.20	
Residential Anti-	2026: Revised Strategy drafted		Work has not yet started on this item in 2023.
Displacement Strategy	2026: Council approval of revised		
	2023: Outreach conducted	2024	In 2023, the City created an inventory of potential soft story buildings and has
	2024: Ordinance and program drafted		completed extensive outreach to tenants, housing providers, and other
	2024: Council approval of Ordinance and		stakeholders informing them about soft story issues and seeking their input on the
	program		proposed ordinance and program. The City's seismic consultant analyzed possible
D 40 0-# 01 -	2024: Rebate program launched		program parameters and made recommendations. Staff made multiple
R-13 Soft Story Program	# buildings receiving retrofits		
	CAM funded for		presentations to the City's Housing and Community Development Commission.
	\$4M funded for rebates by 2031		The program's Ordinance was drafted in 2023 and will be finalized for City
	\$4M funded for rebates by 2031		The program's Ordinance was drafted in 2023 and will be finalized for City Council's consideration in spring 2024. In 2023, staff also obtained City Council
	\$4M funded for rebates by 2031		The program's Ordinance was drafted in 2023 and will be finalized for City Council's consideration in spring 2024. In 2023, staff also obtained City Council approval to apply for an additional \$25M grant from the state and federal
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	\$4M funded for rebates by 2031 2025: Units completed	2025	The program's Ordinance was drafted in 2023 and will be finalized for City Council's consideration in spring 2024. In 2023, staff also obtained City Council approval to apply for an additional \$25M grant from the state and federal
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H-1 Interim Homeless Housing Construction	2025: Units completed	2025	The program's Ordinance was drafted in 2023 and will be finalized for City Council's consideration in spring 2024. In 2023, staff also obtained City Council approval to apply for an additional \$25M grant from the state and federal governments to help fund seismic rebates and staffing for the entire program implementation. In May 2023, the Guadalupe EIH (previously known as Civic Center), was completed and began services with a capacity of 96 units. Also in 2023, the Department of Public Works began the procurement process for the Rue Ferrari expansion, which will add 100 additional units. The Housing Department continues to manage state grants obtained to fund operations/services including the Permanent Local Housing Allocation (PLHA) and Homeless Housing, Assistance
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Housing Construction H-2 Interim Housing for People Experiencing Homelessness in Hotels/	2025: Units completed Funds obtained for operations & services At least one property newly acquired At least five properties operated At least \$19M of new Homekey awards accepted for acquisition/rehabilitation		The program's Ordinance was drafted in 2023 and will be finalized for City Council's consideration in spring 2024. In 2023, staff also obtained City Council approval to apply for an additional \$25M grant from the state and federal governments to help fund seismic rebates and staffing for the entire program implementation. In May 2023, the Guadalupe EIH (previously known as Civic Center), was completed and began services with a capacity of 96 units. Also in 2023, the Department of Public Works began the procurement process for the Rue Ferrari expansion, which will add 100 additional units. The Housing Department continues to manage state grants obtained to fund operations/services including the Permanent Local Housing Allocation (PLHA) and Homeless Housing, Assistance and Prevention (HHAP) programs from multiple funding rounds. In 2024, staff plans to seek additional funding to support ongoing operations of the City's interim housing. In 2023, staff submitted an application for state Homekey funding Round 3 of up to \$6.25M for Casa de Esperanza at 155 South 11th Street, which would provide 25 units of supportive housing. The population served will be survivors of genderbased violence. In 2023, the City continued to fund and ensure sponsors and
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Housing Construction H-2 Interim Housing for People Experiencing Homelessness in Hotels/ Motels and Other	2025: Units completed Funds obtained for operations & services At least one property newly acquired At least five properties operated At least \$19M of new Homekey awards accepted for acquisition/rehabilitation		The program's Ordinance was drafted in 2023 and will be finalized for City Council's consideration in spring 2024. In 2023, staff also obtained City Council approval to apply for an additional \$25M grant from the state and federal governments to help fund seismic rebates and staffing for the entire program implementation. In May 2023, the Guadalupe EIH (previously known as Civic Center), was completed and began services with a capacity of 96 units. Also in 2023, the Department of Public Works began the procurement process for the Rue Ferrari expansion, which will add 100 additional units. The Housing Department continues to manage state grants obtained to fund operations/services including the Permanent Local Housing Allocation (PLHA) and Homeless Housing, Assistance and Prevention (HHAP) programs from multiple funding rounds. In 2024, staff plans to seek additional funding to support ongoing operations of the City's interim housing. In 2023, staff submitted an application for state Homekey funding Round 3 of up to \$6.25M for Casa de Esperanza at 155 South 11th Street, which would provide 25 units of supportive housing. The population served will be survivors of gender-based violence. In 2023, the City continued to fund and ensure sponsors and service providers were in place for four existing Homekey awards totalling \$107.7M
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H-7 Safe/Supportive Parking Programs	At least 45 safe parking opportunities created for RVs and car vehicles At least \$1.7M spent on safe parking site preparation At least \$1.2M spent per year on safe parking operations and services	2023-31	The first Recreation Vehicle (RV) Safe Parking site in San José opened on July 17, 2023. The program operates 24 hours a day, seven days a week at a Santa Clara Valley Transportation Authority-owned parking lot on Santa Teresa Boulevard in South San José. The site currently accommodates 42 RVs and 23 commuter cars. Funding totaling \$396,000 was spent on site preparation and a contract for operations and services was awarded in the amount of \$1.5M. The Department of Public Works began the process for the proposed second Safe Parking site in the Berryessa area, for which the Department of Public Works released a bid adverstisement on December 20, 2023 for contractors to perform the work.
H-8 Nonprofit-provided Homeless Support Services	Funding to nonprofit service providers # people assisted	2023-31	In FY 2022-2023, agreements for homeless response services totaled \$104.6M. Selected summaries of services and outcomes follow. In 2023, the PATH outreach teams in the downtown core connected individuals experiencing homelessness to basic needs services including emergency shelter. PATH served 315 participants, of which 278 individuals exited the program. Of the total participants, 10% were successfully housed in permanent housing, temporary housing, foster care, or long-term care. At two emergency non-congregate shelter sites located at Monterey Road/Bernal Avenue (Monterey-Bernal) and Rue Ferrari, HomeFirst managed day-to-day operations and property maintenance, and provided programming and services. In 2023, HomeFirst served 144 participants at Monterey-Bernal, of whom 49% exited the program and were placed in permanent housing. HomeFirst served 210 participants at Rue Ferrari, of whom 41% exited to permanent housing. LifeMoves provided short-term motel stays for families experiencing homelessness through the Motel Voucher for Vulnerable Populations Program. LifeMoves served 520 individuals in this program, of whom 62% exited the program by moving into permanent housing. SOAR focused on the City's largest encampments, providing comprehensive street-based services, hygiene and trash services, and emergency shelter and other housing opportunities for homeless encampment residents. PATH served 279 participants, with179 individuals exiting the program and 10% of the total participants were successfully housed in permanent housing, temporary housing, foster care, or long-term care.
H-9 Street-based Services for Unhoused Residents	Funds budgeted Services provided # of clients served	2023-31	Housing Department street based services for people experiencing homeless include transportation assistance, shower & laundry services and numerous outreach programs. In Fiscal Year 2023-2024, the following funds were budgeted. Transportation - \$100,000 serving over 6500+ clients, Shower & Laundry services - \$1,000,000 providing over 13,000 showers and washing over 4,300 loads of laundry, and Outreach services - \$5,670,842 providing outreach and engagement services, case management and basic needs support to unsheltered individuals. Through various contracts, teams engaged with encampment residents to assess for housing opportunities and offered shelter and other individualized needs.
H-10 Racial and Other Bias of Protected Classes in Homeless Shelter and Supportive Housing Systems	Dec 2023: Meet with County, service providers and property management staff on accessing data 2024, 2027, 2030: Collect and analyze data Within 12 months following each analysis completion: Work with partners annually to provide technical assistance sessions as needed to ensure the City is	2027	Significant work on this item has not yet commenced, as the majority of it is a medium-term goal. Staff plans to start this work in 2024.
H-11 Feedback from Those with Lived Experience in Homelessness in Decision Making	2023-2031: Staff to attend meetings of LEAB or other lived experience groups at least once a year to ask for feedback on program priorities Jul 2024: Identify universe of applicable contracts and timeline for renewals Jun 2025: Contracts renewed amended to include consultative language, and include in newly awarded contracts By Dec 2025: Goal of 90% of homelessness contracts with amended language requiring lived experience consultations	2024-31	In 2023, the Housing Department formalized its first partnership agreement with the local Lived Experience Advisory Board (LEAB). The City of San José and LEAB entered into a 2-year agreement to incorporate the voices of those with lived experience into local and regional decisionmaking. LEAB members will provide firsthand expertise and insight to address the causes of homelessness and impact policy change to adapt to the changing needs of those experiencing homelessness. LEAB members will also provide direct and immediate awareness to obstacles, identify deterrence strategies, and provide feedback regarding housing programs. This new contract formalizes the City of San José's partnership with the LEAB and ensures that the voices of those who use our services are at the forefront of design, operations, and evaluation, as strongly suggested and advised locally, by the state, and the federal government. Housing Department staff began attending LEAB meetings in fall 2023. In December 2023, staff provided training as requested by LEAB members.
H-12 Neighborhood Outreach and Education on Homeless housing and Other Housing Topics	Materials prepared CBOs under contract Funding allocated Households outreached to Feedback sessions held	2024-31	Work on this item did not yet commence in 2023. Starting in late 2024, staff plans to organize this work, prepare materials, and seek funding for outreach.
H-13 Regional Homeless Response Coordination and Planning	2024: Council adoption of City's implementation plan	2023	On December 14, 2023, executive staff presented the City's Implementation Plan for the countywide Community Plan to End Homelessness 2020-2025 to the City Council's Neighborhood Services and Education Committee (NSE). NSE unanimously accepted the report and initial discussion of City engagement for the next regional plan. NSE approved a cross-reference of the report to be heard by the full City Council on January 9, 2024.

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H-14 Emergency Shelters	June 2024: Council adoption of necessary zoning code amendments Dec 2024: Outreach conducted on further process changes	2024	In 2023, staff began zoning code amendments to update the definition of Permanent Supportive Housing (PSH). Staff also began analyzing the City's existing code to ensure compliance with Government Code Section 65583 (AB 2339). Staff will make amendments as needed as part of code updates to be completed by spring 2024 and brought to the City Council for approval.
S-1 Tenant / Landlord Resource Centers and Code Violations Reporting	By 2025: At least 3 Tenant Resource Centers with Code assistance Target of 3 locations regularly served each year At least 400 tenants and landlords assisted per year 4 Housing/Code meetings held per year	2023-31	Work had not yet started on this item in 2023 but will begin in 2024.
S-2 Rental Property Registry Improvement	2025: Implement new Code information system with improved addresses % of City's rental units registered	2025-28	Significant work on this item has not yet commenced, as it is a medium-term goal.
S-3 Proactive Code Enforcement in Identified Project Hope Place- Based Neighborhoods	Annually through 2031: At least 3 neighborhoods covered with enhanced multifamily inspections Annually through 2031: Average 200 units inspected per neighborhood per year (total 600 units per year) Goal of 2,000 violations resolved within 150 days each year (includes mostly	Ongoing 2023-31	Nine neighborhoods covered with enhanced multifamily inspections 212 units inspected as of December 2023. Based on progress thus far, an annual estimate is 424 units inspected or 71% of target (target of 600 units per year). As of December 31, 2023, 519 violations have been closed in CDBG areas (project hope areas). Annual resolved violations is estimated to be 1,038. Staff will need to create a report to measure how many of those violations are closed within 150 days.
S-4 Updated Relocation Assistance	Analysis complete Stakeholder outreach on cost escalators and proposed changes Council approval of code updates	Phase 1 by 2025	Work had not yet started on this item in 2023 but will begin in 2024.
S-5 Code Enforcement Improved Case Management	Jan 2026: Phase 1 - New case management system implemented and violation tracking system in place Jan 2028: Phase 2 - Analysis of building performance complete Jan 2029: Phase 3 - Stakeholder outreach on cost escalators and proposed changes Council approval of code updates (if any)	Phase 1 by 2026 Phase 2 by 2028	In 2023, staff prepared a City Council approval for January 2024 to approve the award of contract to the selected vendor, Infinite Solutions, for a new Case Management system. Staff expects to begin onboarding the new vendor and implementation by December 2024.
S-6 Proactive Code Enforcement for More Rented Residences	June 2025: Complete study Dec 2025: Recommendation to City Council if	2025-27	Significant work on this item has not yet commenced, as it is a medium-term goal.
S-7 Financial Literacy Programs for Potential Homebuyer	Services provided Budget allocated # buyers assisted	2026-31	Significant work on this item has not yet commenced, as it is a medium-term goal. These services will be part of the Homebuyer Program Redesign (S-8).
S-8 Homebuyer Program Redesign	2026: Feasibility analysis and plan created 2027: Council approval of program	2027	Significant work on this item has not yet commenced, as it is a medium-term goal.
S-9 Fair Housing Equity Analysis and Anti- Displacement for Specific Plans	2024: Consultant identifies anti- displacement features for Five Wounds UV Plan # of other UV Plans incorporating	2024-2031	In 2023, work on identifying anti-displacement features for the Five Wounds UV Plan started. The City contracted with HR&A Advisors to prepare a housing and small business displacement risk assessment and implementation recommendation study. Staff received a draft of this study in late 2023 for review and are determining which recommendations are feasible to implement. The plan is estimated complete in late 2024.
S-10 Study on Rent Increases and Burden in Affordable Housing	2024: Research conducted By June 2025: Findings presented to the City Council	2025	In 2023, the City submitted multiple letters of support for SB 567 (Durazo) (2023), which extends protections to renters against steep rent increases and evictions without cause. The original bill language would have lowered rent increase caps to 5%, but this was removed to enable the bill to pass through the Legislature. The bill's final version strengthens tenant eviction protections and allows cities and counties to help enforce existing rent increase caps under state law, for which the City advocated. This bill was signed by the Governor on September 30, 2023 and will take effect on April 1, 2024. In addition, staff advised industry stakeholders on possible rent cap provisions for what became a two-year state bill, AB 846 (2023, M.Bonta).
S-11 Alternative Documentation for Non- Citizens	Jul 2024: Council approval Jul 2025: Workplan complete # properties implemented	2026	The tenant preferences program to fight displacement proposal that staff finalized in 2023 incorporates the requirement for all properties implementing the preferences to advertise and accept alternative documentation. The tenant preferences program is scheduled to go to City Council committee in February 2024 and City Council in March 2024.
S-12 Eviction Prevention	By 2025: At least 50 workshops held By 2025: At least 275 households kept stably housed By 2025: At least 5,000 households assisted via calls to Eviction Helpline, walk-ins and emails By 2026: At least \$3M in funding secured	2023-31 assumes funding available	In 2023, 50 weekly courthouse workshops were held; 188 households were kept stably housed through the Eviction Diversion Program; 5,409 households were assisted via calls, walk-ins and emails; and the City secured \$2M funding to continue the Eviction Diversion Program through a state earmark in the state's 2023 budget.

S-13 Affordable Housing Renter Portal Access	2023: Top 4 languages available # applicants using non-English versions (to the extent data is available) 90% of funded affordable properties listing on Doorway by 2028 Legislation passage Support letters and meetings on	2023 and ongoing 2024-26	San Jose's renter portal (https://housing.sanjoseca.gov/) was launched in the City's top 4 languages. In 2023, staff worked to communicate with users and increase usage of the system. Staff sent out an email blast to community organizations, affordable housing owners and property managers informing them of Doorway's launch. Housing Department staff met with affordable housing owners and managers of properties in the City's portfolio to set up Doorway accounts and provide an orientation to the system. 17 properties in the City of San Jose launched and started accepting applications through Doorway. As part of the compliance cycle, Asset Management put in place a monitoring system for properties' compliance with the requirement they list on Doorway. Lease-up efforts for new developments are now posted on Doorway. In addition, the tenant preferences program to fight displacement proposal that staff finalized in 2023 incorporates the requirement for all properties implementing the preferences to use the Doorway portal, as staff worked with consultants to add a feature that matches applicant addresses with areas of the city eligible for the tenant preferences. The tenant preferences program is scheduled to go to City Council committee in February 2024 and City Council in March 2024. On March 28, 2023, City Council approved staff's recommendation to use \$4.5M in HOME American Rescue Plan funds from the federal government for tenant-based rental assistance. Staff plans to issue a request for propsals for TBRA
Based Vouchers			administration service providers in 2024. In addition, the Office of Intergovernmental Relations worked closely with Housing staff in 2023 to identify opportunities to advocate for federal rental subsidies.
S-15 Tenant Preferences in VTA Station Areas	By 2031: At least 2 sets of affordability restrictions recorded requiring tenant preferences 70 restricted affordable units subject to	2023 -31	Staff held two meetings in 2023 with VTA to discuss the City's forthcoming tenant preferences and answer their questions. In spring 2024, the tenant preferences will go to the City Council for approval. If approved, staff will again meet with VTA about implementation at station areas.
S-16 Affirmative Marketing Languages and Best Practices for Affordable Housing	2027: Requirement rolled out Data collected for compliance 2027: Library created & made available	2026-27	In 2023, staff worked with affordable housing property managers to get 17 affordable housing properties in San Jose properties launched and accepting applications on Doorway, the City's online tenant portal that is available in San José's top four languages.
S-17 Local Fair Chance / "Ban the Box" Ordinance	Report completed Council presentation made Outreach done Ordinance drafted Program proposal created Council consideration	2026-28	Significant work on this item has not yet commenced, since it is a medium-term goal
S-18 Review Data on City- Monitored Properties to Identify Fair Housing Issues	Dec 2025: First data collection on residents and applicants, then 2027, 2029, 2031 Aug 2026: Outliers analysis Mar 2027: Meet with 100% of outlier properties	Starting in 2025 and ongoing	Significant work on this item has not yet commenced, as it is a medium-term goal.
S-19 Certificate of Preference Program	Jan 2025: Research and legal analysis conducted Jun 2027: Findings presented to Council If Council directed, program developed in	2027	Significant work on this item has not yet commenced, since it is a medium-term goal
S-20 Tenant Preferences that Help Fight Displacement	Dec 2023: Complete disparate impact analysis for 2 proposed preferences and submit to HCD for review Mar 2024: Draft program presented to City commission and Council committee Apr 2024: Council approval of ordinance Jun 2024: Initiate development of Displaced Tenant Preference, including research, analysis, and community engagement Mar 2025: Draft program presented to City commission and Council committee	2023-25	In 2023, staff finalized its program proposal for tenant preferences to fight displacement. Staff completed all disparate impact analysis for two criteria for the prepference program and completed stakeholder outreach. The proposal incorporates the requirement for all properties implementing the preferences to use the Doorway portal, as staff worked with consultants to add a feature that matches applicant addresses with areas of the city eligible for the tenant preferences. It also includes the requirement for properties to advertise and accept alternative documentation for non-documented applicants to affordable housing. Staff presented the proposal to the Housing and Community Development Commission in late 2023, which voiced support for the proposal. The tenant preferences program is scheduled to go to City Council committee in February 2024 and City Council in March 2024.
S-21 Facilitation of Equal Access to Housing	Jul 2024 Metrics developed by collaboration with and feedback from at least 3 fair housing grantees funding to nonprofit fair housing providers # people assisted	2025	Work on this item had not yet commenced in 2023. Law Foundation, Project Sentinel, Asian Law Alliance, Bay Legal will be consulted in 2024.
S-22 Fair Housing Services and Support	Annual meetings held Priorities established jointly	Ongoing 2024-31	Work on this item had not yet commenced in 2023. Law Foundation, Project Sentinel, Asian Law Alliance, Bay Legal, tenant advocates, and tenants will be
S-23 Know Your Rights Materials	Jul 2024: Outreach Strategy developed Jan 2025: funding source identified # of communications pieces released # of recipients of communications at least 2 partner organizations identified to assist in outreach	2023-25	Planning work for the Know Your Rights campaign commenced in 2023. The Campaign will be rolled out in 2024.

	I- · · · · · · · · ·		
S-24 Targeted Fair Housing Outreach and Enforcement	Dec 2024: Data obtained from nonprofit legal organizations on locations of complaints 15% increase in outreach in targeted neighborhoods identified May 2025: Capacity assessed of legal assistance partners to do new outreach with community partners Jun 2025: Funding identified Jan 2026: Contracts executed # people assisted	Ongoing 2024-31	Significant work on this item had not yet commenced in 2023. In 2024, staff will seek data from legal assistance nonprofits on locations of complaints.
S-25 Tenant-based Vouchers in Higher- Resource Areas	by Dec 2023: Meet with the Santa Clara County Housing Authority (SCCHA) to develop alignment of policies and measures by Dec 2024: Seek Council approval to direct SCCHA to capture relevant performance measures, if necessary by Jul 2026: Identify possible program improvements 7% increase of vouchers used in higher-	2023-26	Staff met with SCCHA in July and October 2023 to discuss use of rental vouchers in higher-opportunity areas. In 2024, staff will coordinate with SCCHA on its Mobility Program pilot, which provides incentives for owners to accept vouchers in higher-opporutnity areas.
S-26 Increased Support for Nonprofits to do Tenant and Landlord Outreach and Education	Jul 2025: funds identified for hotline Dec 2025: Launch hotline Funds budgeted annually for tenant and landlord outreach and education Difference in average funding per year for tenant and landlord outreach and education from 2023 to 2031 Services provided	2024-31	Work on this item had not yet commenced in 2023, but will begin in 2024.
S-28 Right to Counsel or Alternative	2023-24: Collaborate with Bay Area Housing Finance Authority on protections policy event including right to counsel and alternatives 2023: RFP Issued 2024: Consultant hired 2025: Consultant report completed and program proposed to Council for approval If approved, start program creation within 12 months of approval	2025-26	In 2023, the Housing Department engaged a rehired retiree to help issue the RIght to Council/Alternatives RFP and enter into contract with a consultant to do this study. Staff attended meetings in the fall with stakeholders interested in this work, including at a December 2023 roundtable with approximately 20 housing providers. Staff researched similar studies and drafted a scope of work for the RFP. To get early input on the study from a variety of stakeholders, staff posted the draft scope for public comment in December and sent announcements of the posting via eblasts. Staff plans to hold a public meeting to gather final comments on the draft scope in February 2024, issue the consultant RFP shortly thereafter, award the contract, and kick off the project with the consultant in mid-2024.
S-29 Rent Stabilization Program Strategic Plan and Program Assessment	2024: Outreach, program assessment, and Strategic Plan completed with consultant By 2026: Data collected as recommended Dec 2026: 80% of short-term activities implemented	2026	Staff completed outreach and posted its Draft Strategic Plan and public comment process in 2023. In 2024, staff plans to bring this Plan to Council committee and full City Council.
S-30 Just Cause Eviction Protection Amendment	2027: Analysis of issue 2027: Revised Ordinance presented to Council	2026-27	Significant work on this item has not yet commenced, since it is a medium-term goal.
S-31 Tenant Protection Ordinance Amendment for Affordable Apartments	2025: Analysis of issue 2026: Ordinance amendment 2027: Presentation to Council and Council consideration of amended	2027	Significant work on this item has not yet commenced, since it is a medium-term goal.
S-32 Local Enforcement of State Tenant Protections	State determined pathway Advocate for existing bills that could incorporate local right to enforce Sponsored state bill if needed Work with coalition of rent stabilization cities Legislation passage	2023-26	In 2023, the City submitted multiple letters of support for SB 567 (Durazo, 2023), which extends state protections to renters against steep rent increases and evictions without cause. The bill's final version strengthens tenant eviction protections and allows cities and counties to help enforce existing rent increase caps under state law, for which the City advocated. This bill was signed by the Governor on September 30, 2023 and will take effect on April 1, 2024. The City also issued multiple letters of support for AB 875 (Gabriel, 2023), which would require county courts to report more uniform eviction case filing data. San José could use additional access to eviction data to better prevent eviction proceedings and serve residents at risk of displacement. This bill was vetoed by Governor Newsom, citing his concern about bills with significant cost implications being more appropriately addressed during the state budget process.

	# housing-subsidized participants in job	2023-31	In 2023, the City assisted 87 extremely low-income participants to receive job
S-33 Job Training with Housing Subsidies	training programs Support letters and meetings for	Ongoing, pending funding availability	training paired with rental subsidies to improve their housing stability and upward mobility.
S-34 Economic Opportunity Strategies	legislation / budget requests Strategies created Strategies implemented	Ongoing 2023-31	No microenterprise programs in were run in 2023; however, one proposal is being considered for funding in 2024.
N-1 Equitable Neighborhoods-Based Investment Strategies	Programs funded Dec 2023:Neighborhood engagement strategy created By Mar 2024: Neighborhood engagement launched Aug 2025: Council approves Neighborhood investment priorities created in draft Consolidated Plan At least 5 place- based improvements to low-to-moderate resource neighborhoods during the planning period \$5M in additional funding sought to support neighborhood investments and anti- displacement strategies by 2031	2023-31	On resident engagement, the City Manager's Office discussed with neighborhood leaders across the City possible structures for the next iteration of the City's Neighborhoods Commission to represent interests of both homeowners and renters. In 2024, staff plans to create a neighborhood engagement strategy to do more outreach. To prioritize federal CDBG funds, the City's CDBG Internal NOFA issued in late 2023 prioritized areas of the City that were racially and ethnically concentrated areas as defined by HUD. Feasible proposals, if any, will be proposed as part of the City's Annual Action Plan in spring 2024. On data indicators, the Housing Department and City Manager's Office worked in late 2023 on updating Housing's performance indicators include those on race/ethnicity and rent burden.
N-2 Urban Village Plans with Anti-Displacement Features	2024: Consultant- identified anti- displacement features for Five Wounds UV Plan Other UV Plans ongoing beginning in 2025	2023-24 for Five Wounds	In 2023, staff worked collaborately with the VTA and the community to identify anti- displacement features for the Five Wounds UV Plan. The City contracted with HR&A Advisors to prepare a housing and small business displacement risk assessment and implementation recommendation study. Staff received the draft study in late 2023. In early 2024, staff will determine which recommendations are feasible to implement and finalize it by late 2024.
N-3 Vacant and Neglected Buildings and Storefront Program	# buildings monitored # buildings cited # cases resolved	Ongoing 2023-31	The Vacant and Neglected Building and Storefronts Program is fully staffed and efforts to address vacant building storefronts citywide remains ongoing. An overstrength position to conduct enhanced vacant building storefront enforcement in the downtown and for chronically vacant properties was allocated to Code for FY 2023-24. This overstrength position was staffed in October 2023 and work for this effort is underway. Staff is currently working to update performance measures, reports, and tracking for Vacant and Neglected Building and Storefronts Program metrics.
N-4 Preservation and Community Development Capacity Building	By Dec 2024: \$1M total in capacity- building grants awarded to 3 or 4 organizations	2023-27	The Housing Department issued its first Notice of Funding Availability for Preservation on October 23, 2023, making \$5M available for housing preservation through acquisition/rehabilitation. Responses will be evaluated and selected in spring 2024. Additional credit was awarded to community-based organizations. Staff will evaluate responses in early 2024 for possible award. The Housing Department also issued a Nonprofit Capacity Building NOFA of \$1M in funds from Google's community benefits agreement for the Downtown West development. Its issuance on September 15, 2023 will result in three to four grants awarded to community-based nonprofits in spring 2024.
N-5 Increase Affordable Housing Production in Higher- resource Areas	Jul 2026: 35% of funds for new construction of affordable housing awarded in high- opportunity areas within the 5-year period starting July 2021 Dec 2027: Complete evaluation of Siting Policy and present to City Council # residents in # affordable units in higher-	2026-27	The Housing Department issued a \$50M new construction NOFA in October 2023. Awards made will be subject to the City's Siting Policy, which will prioritize awards in Affordable Housing Expansion Areas.
N-6 Reduced Transit Fares for Lower-Income Residents	Advocacy meetings and letters Federal funds obtained for fare reductions	2023-31	In 2023, the City signed onto two letters (by the Metropolitan Transportation Commission and the Fare Integration Task Force) supporting the Clipper BayPass all-agency transit pass pilot which would increase transit ridership and expand access to transit. Department of Transportation staff also engaged and coordinated with the Valley Transportation Authority on grant applications that would fund fare-reduction programs.
N-7 External Infrastructure Funding to Create Complete, High- quality Living Environments	Jun 2024: Implement pilot project funded by at least \$2M in CDBG for prioritizing R/ECAPs and other historically disinvested neighborhoods Dec 2024: Plan with goals/metrics and timeline developed in 2024	2023-31	Staff completed its Internal Construction CDBG NOFA for issuance on January 16, 2024. The NOFA included prioritization for HUD R/ECAP areas. As a result, the Department of Transportation will install Accessible Pedestrian Signals (APS) at signalized intersections in order to improve accessibility and safety, particularly for our most vulnerable users. An APS is an accessibility device installed at a traffic signal that provides audible and vibrotactile cues to let pedestrians (especially visually-impaired pedestrians) know when the traffic signal is in its "WALK" or "DON'T WALK" intervals. These devices provide clear feedback in multiple formats when it is safe to enter a crosswalk at an intersection. The proposed project will install APS at 108 locations throughout San Jose over the coming year. All project locations are in CDBG Low-Mod Census Tracts. Many project locations are in existing and emerging Project Hope Areas.
N-8 Outside Bond Issuers	Analysis done City Council request for change to policy (if warranted)	2025	Significant work on this item has not yet commenced. Staff will consider the merits of asking for amendments to the bond issuance policy in 2025 based on recent experience of demand and utility of using third-party bond issuers, and will consider alternatives to achieving the City's goals of control and promoting positive neighborhood outcomes.

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N-9 Affordable Transit- Oriented Development	8 parcels purchased 1,200 projected affordable units assisted	2023-31 Ongoing	In 2023, the Tamien Station affordable housing development in the VTA station area began construction. The City increased its loan amount in 2023 to \$17.25M to support construction of these 134 affordable homes located at transit. In addition, the City closed \$22.2M in construction/perm financing for 777 W San Carlos, located in the Diridon Station Area downtown, and construction began on June 15, 2023.
I-1 Persons with Disabilities Partnership and Priorities	# Meetings held 2025: Tours conducted Changes to NOFAs Changes to affordable housing development requirements 2026: Release lessons learned publication and incorporate some or all of the strategies recommended from the report during the planning period.	2023-26	In 2023, staff planned internally to reach out in 2024 to disability organizations to begin partnership meetings. In addition, the Housing Department incentivized developers to increase production of units for residents with developmental disabilities through the release of its October 2023 New Construction NOFA for \$50M.
I-2 Affirmative Marketing to Persons with Disabilities	Annually 2023-2031: measure review of affirmative marketing plans Sep 2024: Gather best practices Jul 2025: Implement changes on affirmative marketing plan requirements & reasonable accommodation request forms Goal: 95% compliance by 3 years after rollout Sep 2025: Hold stakeholder meetings Sep 2026: Issue best practices / create a	2024-27	Affirmative Fair Housing Marketing plans are currently required and reviewed for all properties in the City's portfolio. In 2024, staff plans to commence research and identify next steps to enhance its requirements to help benefit applicants and residents living with disabilities.
I-3 Farmworker Housing	Council approval of zoning code update	Dec 2024	The City Council approved zoning code changes for farmworker housing in December 2023.
I-4 Create a Housing Balance Report	By Dec 2025: First report presented to City Council	2025	In 2023, the Housing Department's Partnership for the Bay's Future fellow began research for the Housing Balance Report. When she departed the City earlier than expected, the Coro Foundation (which administers the PBF program on behalf of its funders) contracted with a consultant to assist the City and complete the first Report version. The consultant contract with Community Planning Collective kicks off work to create this Report in February 2024.
I-5 Accessibility Plans	Plan set created and posted	2027	Significant work on this item has not yet commenced as it is a medium-term goal.
and Guidance I-6 Universal Design and ADA Upgrades	Pathways guidelines created and By 2031: At least 50% of annual NOFAs issued incent units for residents with disabilities By 2031: City funds committed to 150	Periodically 2023- 31	The Housing Department incentivized developers to increase production of units for residents with developmental disabilities through the release of its October 2023 New Construction NOFA for \$50M.
I-7 Inclusive and Equitable Community Engagement	Community engagement strategies drafted City Auditor's recommendations on outreach closed Amended outreach policy drafted and adopted by Council Revised Language Access plan for Housing	2026	Significant work on this item has not yet commenced. Staff will plan in 2024 how to staff this work and next steps.
I-8 Promotores-based outreach	# promotores contracts per year # community engagements Budget spent per year # residents reached in priority areas	2023-31	Currently, there are 3 Promotores contracts funded with federal ARPA funds with a potential for 2 more in the future. One Promotores Agency, LUNA, will be working specifically on outreach and engagement on Housing related issues. Annually, about 21 Promotores have been hired and trained to reach residents and small businesses in the zip codes most impacted by the pandemic (95111, 95112, 95116, 95122, and 95127). The Promotores have reached over 15,000 residents in these priority areas—with 3,100 referrals to senior nutrition programs, childcare services, and childcare scholarships, the Housing Mediation Program, and the Eviction Help Center. The Promotores have accomplished this by door-knocking, tabling at events, and participating in focus groups. In mid-2023, the Promotores also assisted City staff to conduct outreach for its Soft Story Retrofit program development
I-9 Equitable Representation of Historically Underrepresented Communities on City Bodies	2026: Guidelines developed 2027: Council approval of municipal code updates # of protected class members and those with lived experience of housing insecurity added to commissions and/or	2024-28	Significant work on this item has not yet commenced. Staff will plan in 2024 how to staff this work and next steps.
I-10 Lived Experience with Homelessness Seat on Commission	Feb 2023: Seats filled Feb 2023: Orientation and training provided, compensation provided Feb 2024: Evaluation conducted Jul 2025 to Jul 2026: Additional improvements made, as appropriate	2023-26	In 2023, staff fully implemented the HCDC Lived Experience seat. Staff ensured the seats were filled together with the Clerk's office and onboarded the new Commissioner and Alternate. Staff coordinated with the Finance Department on procedures for check cutting and pickup for Lived Experience commissioners, and arranged for a mobile tablet computer device, Wi-Fi connection, and City Hall space access for Lived Experience commissioners. Staff coordinated with other commission staff to ensure procedures were consistent and shared knowledge on logistics. In addition, the Housing Department regularly compensated the Lived Experience commissioners for meetings attended. In 2024, staff plans to re-fill the Alternate seat, orient the new Alternate, and complete the confidential evaluation.

	Jul 2025: Survey designed & released	2025-27	Significant work on this item has not yet commenced, since it is a medium-term
I-12 Resident-Identified Priorities	Jul 2025: Work with Open House and other stakeholders to increase survey response rate Jul 2025 to Jul 2026: Survey responses analyzed Jul 2026: Resulting changes proposed to City programs and efforts; release		goal.
I-14 Assessment of Fair Housing Plan	Sep 2024: Completion of draft Plan Oct 2024: Adoption by Council Oct 2024: Submission to HUD	2024	Work on this item will commence in 2024. It will include content from the City's final 2023-2031 Housing Element and build on the outreach conducted for that plan. In 2024, staff plans to create and bring forward the plan to City Council for approval.
I-15 Housing Catalyst Team Work Plan	Fall 2023: First workplan brought to council for approval. Spring 2024 and annually: Progress update to Council Jun 2024: Webpage created	Annually 2023-31	In 2023, staff created the first two versions of the Housing Catalyst Work Plan and brought them to the Housing and Community Development Commission, Council Community Economic Development Committee, and City Council. Staff will provide an update on the Housing Catalyst Team Work Plan to the Community and Economic Development Committee in February 2024, the City's Housing and Community Development Commission in March 2024, and the City Council in March 2024 (in conjunction with the Housing Element Annual Progress Report.)
I-16 Advocacy to Close the Racial Homeownership Gap	Support letters issued Advocacy meetings held	2023-31	The IGR team worked with the Housing Department to submit rule-making comments to the federal Department of Housing and Urban Development to support the proposed Affirmatively Furthering Fair Housing rule. The reinstatement of this rule is an important step to address historic and existing housing discrimination and to ensure all residents have equitable access to housing. The comments were co-signed with the City of Oakland's Department of Housing and Community Development.
I-17 Collaborative Solutions to Address Housing Needs	Collaborative initiatives	Ongoing 2023-31	In 2023, the IGR team held monthly meetings with Valley Water during which housing-related bills such as AB 1469 (Kalra) (2023) were discussed and collaborated on. In partnership with the County of Santa Clara's IGR team, the City's IGR team conducted monthly meetings with local cities, utility agencies, open space authorities, and other partners. Coordinated housing advocacy is frequently discussed on these calls.
I-18 Advocacy on Public Policies and Programs to Facilitate Production, Preservation, Protection, and Neighborhood Investments	Support letters Working group participation	Ongoing 2023-31	24 bills that support the City's housing goals were supported at the state level. 88 bills monitored by IGR that impact the City's housing goals at the state level. 4 federal bills supported that advance the City's housing goals. IGR secured \$2M in state earmark funding from Assemblymember Kalra for the City's Eviction Diversion work in the FY 2023-2024 state budget. On March 13, 2023, the IGR team coordinated a housing and homelessness legislative advocacy day in Sacramento to meet with the City's delegation and key state agencies to raise awareness of the City's successes and to communicate future funding and policy needs.
I-19 Reasonable Accommodation	Council approval of ordinance. 2 outreach meetings conducted	2025	Significant work on this item has not yet commenced.
		General Comm	onte
		General Comm	ents

Jurisdiction	San Jose	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

	Table E									
	Commercial Development Bonus Approved pursuant to GC Section 65915.7									
	Project I	ldentifier			Units Construc	cted as Part of Agre	ement	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
	,	1				2		3	4	
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID ⁺	Very Low Low Moderate Above Moderate Income Income Income				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
Summary Row: Sta	rt Data Entry Below									
I		ı						ĺ		

Jurisdiction	San Jose	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	unt Towards RHNA onal Purposes Only		Note - Because the counted, please conf	statutory require		The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:			
	Extremely Low-				Extremely Low-	Very Low-			https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
	Income⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS*	Income	Income ⁺	Low-Income [†]	TOTAL UNITS	<u>uevelopment/aocs/adequate-sites-checklist.pur</u>
Rehabilitation Activity	83	48	2317	2448					
Preservation of Units At-Risk	150	393	340	883					
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income	233	441	2657	3331	_	_	_		

 Jurisdiction
 San Jose

 Reporting Period
 2023
 (Jan. 1 - Dec. 31)

 Planning Period
 6th Cycle
 01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

		Project Identifier			Unit T	ypes	Affordability by Household Incomes After Conversion			Units credited toward Moderate Income RHNA		Notes		
		1			2	3			4			5		6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted Restricted	Low- Income Non Deed Restricted	Dood Restricted Incom	Moderate- me Non Deed Restricted Above Moderate- Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	<u>Notes</u>
Summary Row: S	tart Data Entry Belo	W					0	0 0	C	0	0 0	0		

Jurisdiction	San Jose	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/203

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table G								
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of								
	Project l	ldentifier						
	,	1		2	3	4		
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site		
Summary Row: Star	t Data Entry Below							

Jurisdiction	San Jose	
		(Jan. 1 - Dec.
Reporting Period	2023	31)

NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

For Santa Clara County jurisdictions, please format the APN's as follows:999-99-999

	Table H							
		Locally Owned	Surplus Sites	T	1			
	Parcel Identifier			Designation	Size	Notes		
1 2 3 4			4	5	6	7		
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes		
Summary Row: Start Data Enti	y Below							
015-32-042, 015-32-043	0 LAND ONLY	Public Facilities		Exempt Surplus Land	828	Water treatment facility		
587-12-059	Zion Lane	Other		Surplus Land	0.5	Right of way		
264-43-078	Bird Avenue	Vacant		Surplus Land	0.539			
472-11-003, 472-11-009, 472- 11-062	Story Road	Other		Surplus Land	29.03	Mostly vacant with KVVN Towers;(former landfill)		
499-26-003	Between McLaughlin and Sherlock	Vacant		Surplus Land	0.959			
		Residential	72	Exempt Surplus Land	1.51	Supportive housing		
Adjacent to 472-17-034	Block 64 alleyway between E. Virginia Street and Martha Street	Vacant		Exempt Surplus Land	0.09	Right of way		
	Almaden Boulevard, between Carlysle Street and W. Santa Clara Street	Vacant		Exempt Surplus Land	0.02	Right of way		

Jurisdiction	San Jose	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	Table J													
	Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915													
	Project l	ldentifier		Project Type	Date					Units (Beds/Student Capacity) Granted Density Bonus	Notes			
	,	1		2	3				4				5	6
APN	Street Address	Project Name [†]	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Star	t Data Entry Below													
	ĺ		1			1				1				

Jurisdiction	San Jose	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		
	Will take to Council in March 2024; See webpage for additional details - https://www.sanjoseca.gov/your-government/departments-offices/horeports/tenant-preferences	ousing/resource-library/housing-policy-plans-and-

Jurisdiction	San Jose	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT **Local Early Action Planning (LEAP) Reporting**

(CCR Title 25 §6202)
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 505<u>15.02 or 50515.03, as applicable.</u>

Total award amount is auto-populated based on amounts entered in rows 15-26.					
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary				
Income Level	Current Year			
Very Low	Deed Restricted	346		
very Low	Non-Deed Restricted	0		
Low	Deed Restricted	1252		
Low	Non-Deed Restricted	0		
Moderate	Deed Restricted	529		
Woderate	Non-Deed Restricted	0		
Above Moderate		3163		
Total Units		5290		

Building Permits Issued by Affordability Summary					
Income Leve	Income Level				
Very Low	Deed Restricted	593			
Very Low	Non-Deed Restricted	0			
Law	Deed Restricted	330			
Low	Non-Deed Restricted	0			
Moderate	Deed Restricted	139			
Woderate	Non-Deed Restricted	768			
Above Moderate	1274				
Total Units		3104			

Certificate of Occupancy Issued by Affordability Summary					
Income Lev	Current Year				
Very Low	Deed Restricted	239			
very Low	Non-Deed Restricted	0			
Low	Deed Restricted	5			
Low	Non-Deed Restricted	0			
Moderate	Deed Restricted	0			
Woderate	Non-Deed Restricted	0			
Above Moderate		1072			
Total Units		1316			

ANNUAL REPORT

OF THE HOUSING SUCCESSOR TO THE SAN JOSÉ REDEVELOPMENT AGENCY

REGARDING THE

LOW- AND MODERATE-INCOME HOUSING ASSET FUND

FOR FISCAL YEAR 2022-23

PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)

FOR THE CITY OF SAN JOSE

This Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and reflects data from July 1, 2022 through June 30, 2023.

This Report sets forth certain details of the housing activities of the City of San José, Housing Successor to the former Redevelopment Agency of the City of San José, during Fiscal Year 2022-23. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund CITY OF SAN JOSÉ COMPREHENSIVE ANNUAL FINANCIAL AUDIT for Fiscal Year 2022-2023 as prepared by Macias Gini and O'Connell LLP, which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into Sections I through XIII, inclusive, pursuant to Section 34176.1(f) of the Dissolution Law, as follows:

- **I. Loan Repayments:** This section provides the amount the City received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.
- **II. Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- **III.** Ending Balance of LMIHAF: This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- **IV. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.

- **V. Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- **VI. Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- **VII. Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- **VIII. Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former Redevelopment Agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, it provides a status update on the project.
- **IX. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former Redevelopment Agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former Redevelopment Agency and how the Housing Successor's plans to meet unmet obligations, if any.
- **X. Income Test:** This section provides the information required by Section 34176.1(a)(3), or a description of expenditures by income restriction, beginning in 2019 and every five years thereafter, for a cumulative time period, beginning January 1, 2014 through the end of the latest fiscal year covered in the report, as to whether the statutory thresholds have been met.
- **XI. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former Redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency, and its host jurisdiction within the same time period. For this Report, the 10-year reviewed period is July 1, 2013 to June 30, 2023.
- **XII.** Excess Surplus Test: This section provides the amount of excess surplus in the LMIHAF, if any, the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

XIII. Homeownership Units

An inventory of homeownership units assisted by the former Redevelopment Agency or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former Redevelopment Agency's investment of moneys from the Low- and Moderate-Income Housing

Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following information:

- (A) The number of those units.
- (B) The number of the units lost to the portfolio in the last fiscal year and the reason for those losses.
- (C) Any funds returned to the Housing Successor as part of an adopted program that protects the former Redevelopment Agency's investment of moneys from the Low- and Moderate-Income Housing Fund.
- (D) Whether the Housing Successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.

This Report is to be provided to the Housing Successor's governing body by April 1, 2024. In addition, this Report and the former Redevelopment Agency's pre-dissolution Implementation Plans are made available to the public on the City's website at https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-element

I. LOAN REPAYMENTS

The City received a repayment of \$0 of Supplemental Educational Revenue Augmentation Fund (SERAF) funds pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

II. AMOUNT DEPOSITED IN TO LMIHAF

A total of \$18,720,291 was deposited into the LMIHAF during the Fiscal Year which includes program income from loan repayments, and interest earnings. Of the total funds deposited into the LMIHAF, \$0 (zero) dollars were held for items listed on the ROPS.

III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$153,778,257 of which \$0 (zero) dollars were held for items listed on the ROPS.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category:

Expenditures	Amount Spent in FY
Monitoring & Administration Expenditures	\$14,694,077
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	

Expenditures	Amount Spent in FY
- Expenditures on Extremely Low-Income Units (0-30% AMI)	\$9,864,671
- Expenditures on Very Low-Income Units (31-50% AMI)	\$5,725,160
- Expenditures on Low-Income Units (51-60% AMI)	\$183,851
- Expenditures on Low-Income Units (61-80% AMI)	\$6,363,308
- Expenditures on Unrestricted Units (Manager's unit)	\$410,619
- Expenditures on Acquisition and Predevelopment	\$0
Total Housing Development Expenditures	\$22,547,609
Total LMIHAF Expenditures in Fiscal Year	\$ <mark>37</mark> ,241,686

California Health and Safety Code Section 34176.1 allows for 5% of the total \$713,635,891 gross value of Housing Successor assets, or \$35,681,795, to be used on monitoring and administrative expenditures. As the Housing Successor's expenditure for monitoring and administrative expenditures of \$14,494,077 million is well under the allowable cap, that **requirement is met**.

The Housing Department released a Notice of Funding Availability in December 2021 which made available \$150 million in funding for new affordable housing developments. The process was oversubscribed with 19 new developments requesting funding. As developments are ready to move forward, they will be brought to the City Council for funding commitments. As this pipeline of NOFA commitments progresses and the developments close construction and draw funds, LMIHAF expenditures will continue to increase. In the 2022-2023 fiscal year, the Housing Department encumbered funds for the near-term disbursement of two new developments, Parkmoor and Dry Creek, totaling \$31.4 million. In addition, the Housing Department expects to secure funding commitments for two more development prior to the end of the end of the 2023-2024 fiscal year, for Kooser and North Capitol, which will total \$55 million and result in future disbursements.

V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the "statutory value of real property" means the value of properties formerly held by the former Redevelopment Agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory book value of assets owned by the Housing Successor.

Assets of Housing Successor	Value as of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Successor	\$73,801,308
Value of Loans and Grants Receivable	\$486,056,326
Cash Balance	\$153,778,257
Total Value of Housing Successor Assets	\$713,635,891

VI. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the 2022-2023 Fiscal Year.

VII. PROJECT DESCRIPTIONS

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

With respect to interests in real property acquired by the former Redevelopment Agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Finance Department approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former Redevelopment Agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset. For San José, the date of Finance's approval was March 14, 2013. Therefore, for all properties acquired by the former Redevelopment Agency prior to February 1, 2012, the Deadline to Initiate Development Activity was March 13, 2018.

Below is the list of properties acquired by the former Redevelopment Agency prior to February 1, 2012. All *met* the statutory requirements.

	PROPERTIES ACQUIRED PRIOR TO FEBRUARY 1, 2012			
Address/Name of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity	
North Fourth Street	05/21/2010	3/13/2018	Construction on this 100-unit development started in July 2010 and completed in June 2012. The City owns the site fee simple and has a ground lease to the development. It is in its permanent financing phase and units are occupied by income-eligible residents.	
Japantown Seniors	05/03/2010	3/13/2018	Construction on this 75-unit seniors' development completed in late 2015, and it converted to its permanent financing phase in August 2016. All apartments are occupied by income-eligible residents. The City holds the site fee simple and has a ground lease to the development.	
Vermont House	06/30/2009	3/13/2018	In June 2016, City staff closed a Conditional Grant for rehabilitation and a Lease of this City-owned property to Abode Services, an owner and developer of supportive housing. Construction was completed in November 2018 providing 16 permanent supportive	

			housing units. The City holds the fee interest in the site.
Brookwood Terrace	03/01/2009	3/13/2018	Construction on this 84-unit family development started in March 2010 and completed in January 2012. The City Financing Authority holds the site fee simple and has a ground lease to the development. The development is in its permanent financing phase and units are occupied by income-eligible residents.
Orvieto Family	03/01/2009	3/13/2018	Construction on this 92-unit family development started in September 2010 and completed in August 2012. The City Financing Authority owns the site fee simple and has a ground lease to the development. The development is in its permanent financing phase and its units are occupied by income-eligible residents.
The Haven	06/30/2008	3/13/2018	On November 27, 2018, the San José City Council approved a 15-year lease agreement with the County of Santa Clara to transition the use of the Haven from sheltering fire and other disaster survivors to temporarily house income-eligible homeless adults. The existing three-unit apartment building has continued to house 3 low-income households.
Ford & Monterey	10/25/2006	3/13/2018	Two affordable housing developments completed construction on this site—one 20-unit development and one 75-unit development. The City owns the site fee simple and has a ground lease to both projects. The projects are in their permanent financing phase and units are occupied by income-eligible residents.
E side Evans Lane (aka Willow Glen Woods)	06/30/2005	03/18/2018	See Evans Lane VTA description.
Evans VTA (aka Willow Glen Woods)	12/31/2002	3/13/2018	After anticipating and identifying developers for a mixed-use affordable apartment and for-sale development after the site was purchased, the original development plan fell through during the Great Recession and was no longer feasible. In 2016, after a new competitive process for development of permanent affordable housing including units for the homeless, the City selected nonprofit Allied Housing to develop the Evans Lane site for permanent affordable housing. Allied Housing planned to develop a site using modular constructed units for up to 61 households, including previously homeless households. The City Council approved a General Plan amendment in June 2016 permitting the proposed land use for affordable housing. In August 2016, the City Council approved

			findings, a ground lease to Allied Housing, and a conditional predevelopment grant commitment for the affordable housing project. In early 2017, the City and Allied executed A Right of Entry Agreement and the Predevelopment Grant Agreement needed to complete preparation for its final land use entitlements, which the City awarded on January 8, 2019. However, as the project design progressed, the developer encountered several design and cost challenges with developing the proposed modular design. In mid-2019, the City and Allied Housing mutually agreed to discontinue the proposed development and proceed with a new affordable development plan.
			With the dual crisis of increased homelessness in the region and the COVID-19 pandemic in early 2020, the City took urgent action to develop new emergency shelter and temporary housing opportunities to allow the City's unhoused residents to safely shelter in place, protecting those residents and the larger community. In early April 2020, the San José City Council directed the City's administration to expeditiously construct three temporary Emergency Interim Housing (EIH) communities modeled from earlier Bridge Housing Communities also known as "tiny homes." One of the City's new EIH communities is located on the City's Evans Lane site. Approximately 2.5 acres of the 5.5-acre site has been developed to accommodate 49 modular sleeping units along with two common buildings to support resident services and daily needs. The Evans Lane property is being operated by PATH serving 48 low-income families exiting from homelessness. Construction was completed in Summer 2021 and the site continues to operate.
Playa Almaden (aka Sycamore Terrace)	02/16/1996	3/13/2018	The Housing Department obtained City Council approval to sell the property to the City's Parks Department. In May 2018, the City Council passed a resolution authorizing the sale and the property was sold per authority under Health and Safety Code Section 33334.16 for appraised value. Sale proceeds were deposited into the LMIHAF fund.

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report also presents a status update

on the projects related to such real property acquired after that date in an effort to be transparent to the public.

	PROPERTIES ACQUIRED AFTER FEBRUARY 1, 2012			
Address/Name of Property	Date of Acquisition	Deadline to Initiate Development	Status of Housing Successor Activity	
1749 Mount Pleasant Road	01/26/2021	01/26/2026	The City purchased the 0.48-acre site in January 2021. This site was included in a Request for Proposals released by the Housing Department in December 2021 to identify a developer partner for this site. The Housing Department identified Habitat for Humanity as the developer for this site.	
3707 East Williams Road	01/26/2021	01/26/2026	The City purchased the 0.47-acre site in January 2021. This site was included in a Request for Proposals released by the Housing Department in December 2021 to identify a developer partner for this site. The Housing Department identified EAH as the developer for this site.	
430 Park Avenue	01/26/2021	01/26/2026	The City purchased the 0.12-acre site in January 2021. This site will be included in an upcoming Request for Proposals to be issued by the Housing Department to identify a developer partner for this site.	
Vista Montana	06/29/2020	6/29/2025	The City purchased the 4.2-acre site in June 2020 and entered into an Exclusive Negotiating Agreement with Charities Housing to serve as the affordable housing developer for the site. Initial site plans were submitted for the site in fall 2021. Charities Housing is working with the City's Planning Division staff to address preliminary comments. Planning began its review for an SB 35 streamlining approval, and the Developer plans to apply for CDLAC in 2025.	
Villas on the Park	03/27/2017	3/27/2022	The City lent \$7.7 million and entered into a ground lease on March 1, 2018, to support construction of this development of 84 affordable apartments. Construction was completed in November 2019 and the property is fully occupied. The City holds the fee interest in the site.	
226 Balbach Street	08/26/2016	08/26/2021	On January 30, 2019, the project received its planning permits and on September 19, 2020, was awarded funding from TCAC and received funding commitments from all parties. The project received its building permit on October 31, 2020 for construction of 87	

nea Con fisc	come-restricted apartments. Construction was earing completion at the end of 2022-2023. Conversion to permanent financing is anticipated for scal year 2023-2024. This development is now called Arya."
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IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing. No Section 33413(a) replacement housing obligations were transferred to the Housing Successor in the fiscal year.

Inclusionary/Production Housing. No Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor in the past fiscal year.

X. INCOME TESTS

Extremely Low-income Test

Section 34176.1(a)(3)(A) requires that the Housing Successor expends at least 30% of the LMIHAF for the development of rental housing affordable to and occupied by households earning 30% or less of AMI.

Section 34176.1(a)(3)(B) states that if the Housing Successor fails to comply with the Extremely Low-Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year (following the report on households earning 30% or less of AMI) until the Housing Successor demonstrates compliance with the Extremely Low-Income requirement.

Compliance with this test was last required in 2019. Per California Health & Safety Code Section 34176.1(a)(3)(B), compliance needs to be demonstrated every five years – next in 2024. **In 2019, the City met the extremely low-income test** per Section 34176.1(a)(3)(A) by expending 40% of LMIHAF for ELI housing.

60-80% AMI Test

Section 34176.1(a)(3)(A) also requires that the Housing Successor spend no more than 20% of the LMIHAF for the development of rental housing affordable to and occupied by households earning between 60% and 80% AMI.

Section 34176.1(a)(3)(C) states that if the Housing Successor exceeds the expenditure limit for households earning between 60% and 80% AMI in any five-year report, the Housing Successor shall not expend any of the remaining funds for this income cohort until the Housing Successor demonstrates compliance with this limit.

Compliance with this test was last required in 2019. Per California Health & Safety Code Section 34176.1(a)(3)(C), compliance needs to be demonstrated every five years – next in 2024. In 2019, the City met the 60-80% AMI income test per Section 34176.1(a)(3)(A).

XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of deed-restricted rental housing units restricted to seniors and assisted by the Housing Successor, the former Redevelopment Agency, and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former Redevelopment Agency, and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following provides the Housing Successor's Senior Housing Test for the 10-year period of July 1, 2013 to June 30, 2023.

Senior Housing Test	July 1, 2013 – June 30, 2023
# of Assisted Senior Rental Units	722
# of Total Assisted Rental Units	1,843
Senior Housing Percentage in Past 10 Years	39%
Maximum Allowable Percentage	50%
Test Outcome	Met

The percentage of assisted affordable rental units for seniors constituted 39% of all assisted affordable rental units in the past 10 years. This is well under the 50% threshold test, so the **test is met**.

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater. The following provides the Excess Surplus test for the preceding four Fiscal Years (in millions):

¹ The term *Assisted* is used to indicate financial assistance. Units are reported as assisted in the fiscal year in which the loan closing is recorded

	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total deposited in preceding 4 years (FY 19/20 – 22/23)
Beginning Balance	\$148.8	\$152.7	\$164.7	\$172.3	
Add: Deposits	42.4	51.3	57.3	\$18.7	\$169.7
(Less) Expenditures	(38.6)	(39.6)	(49.7)	(37.2)	
(Less)				(42.8)	
Encumbrances					
Unencumbered Balance	\$152.7	\$164.7	\$172.3	\$111.0	

The LMIHAF does not have an Excess Surplus. The aggregate amount deposited into the account during the four Fiscal Years is \$169,782,725. The current fiscal year cash balance is \$153,778,257 million with \$42,837,206 million in encumbrances. The unencumbered amount of \$110,941,051 million does not exceed the aggregate amount deposited in the preceding four fiscal years of \$169,782,725 million; therefore, **the test is met.**

XIII. HOMEOWNERSHIP UNITS

The Housing Successor is to provide an inventory of homeownership units assisted by the former Redevelopment Agency or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former Redevelopment Agency's investment of moneys from the Low- and Moderate-Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

A. Number of Assisted Homeownership Units as of 6/30/23

Number of Homeownership Units	308

B. Number of Assisted Homeownership Units Lost in Fiscal Year 2022-23

Reason for Loss	Units Lost
Loans paid off	19
Loans written off due to foreclosure or short sale	0

C. \$1,307,759 in single family loan funds were returned to the Housing Successor in this fiscal year as part of an adopted program that protects the former Redevelopment Agency's investment of moneys from the Low- and Moderate-Income Housing Fund.

D. The Housing Successor has contracted with an outside entity for the management of the single-family homeownership loans. The name of the entity is AmeriNat Loan Servicing.

Costar Multi-family Class Definitions

<u>Class A</u>: In general, a class A building is an extremely desirable investment-grade property with the highest quality construction and workmanship, materials and systems, significant architectural features, the highest quality/expensive finish and trim, abundant amenities, first rate maintenance and management; usually occupied by prestigious tenants with above average rental rates and in an excellent location with exceptional accessibility. It may have been built within the last 5-10 years, but if it is older, it has been renovated to maintain its status and provide it many amenities.

<u>Class B</u>: In general, a class B building offers more utilitarian space without special attractions. It will typically have ordinary architectural design and structural features, with average interior finish, systems, and floor plans, adequate systems and overall condition. It will typically not have the abundant amenities and location that a class A building will have.

<u>Class C</u>: In general, a class C building is a no-frills, older building that offers basic space. The property has below-average maintenance and management, a mixed or low tenant prestige, and inferior elevators and mechanical/electrical systems.

<u>Class F</u>: A functionally or economically obsolete building is one that does not offer a viable alternative for space and does not "compete" with others of similar type for occupancy by businesses seeking a location for operations. These buildings will usually have externally visible physical or structural features as well as internal ones that render it undesirable to be leased and therefore not competitive with any other properties in the market. The property may even be tagged as "Condemned" by the local authorities.

Costar Multi-family Star Rating Definitions

RATING	GROUP	DEFINITION			
			ulti-family buildings defined by finishes, amenities, the overall ecifications for its style (garden, low-rise, mid-rise,		
	,	Exterior Materials/Façade	High-quality durable materials – natural stone, glass, well detailed and constructed metal panel, wood veneer, or terracotta cladding; accentuating lighting.		
	Architectural	Fenestration/Glazing/Views	Large windows, abundant natural day lighting, generally available exterior views, high efficient glazing specification.		
**	Design	Overall Aesthetics	Representing current trends and standards in design and/or of a timeless, perhaps a historic quality. Aesthetically exceptional arrangement of forms, massing and materials. Possibly designed by a notable or signature architect.		
*****	Structure/Systems	High ceilings; modern energ speed elevators, likely new o	y-efficient, central HVAC, individually controlled systems, high- ir newly renovated.		
	Amenities	Unit Amenities/Design	Requires numerous high quality finishes such as hardwood floors, granite countertops, stainless steel appliances, bay window(s), crown molding, a balcony/patio and in-unit washer/dryers. Also typically has an open floor plan and high/vaulted ceilings of 9'+		
		Site Amenities	Requires plentiful on-site shared facilities including a clubhouse/party room, fitness center, business center, pool, concierge, etc.		
	Site/Landscaping	Continually maintained landscaping where applicable; exterior gathering spaces, roof terrace or courtyard.			
	Certifications	reen and energy efficient building.			
	4-Star buildings are constructed with higher end finishes and specifications, providing desirable amenities to residents and designed/built to competitive and contemporary standards.				
	Architectural Design	Exterior Materials/Façade	Durable materials, well-detailed and constructed metal panel, wood veneer or terracotta cladding; possibly exhibiting minor signs of weathering and wear.		
		Fenestration/Glazing/Views	Large windows, great natural day lighting and views.		
		Overall Aesthetics	Representing recent trends and standards in design and/or of a timeless, perhaps an historic quality.		
****	Structure/Systems	Likely to have some 5 Star q	ualities, or of a prior generation of buildings.		
******	Amenities	Unit Amenities/Design	Includes some high quality finishes such as hardwood floors, granite countertops, stainless steel appliances, bay window(s), crown molding, a balcony/patio and in-unit washer/dryers. Also may have an open floor plan and high/vaulted ceilings.		
		Site Amenities	Several on-site shared facilities such as a Clubhouse/Party Room, Fitness Center, Business Center, Pool, Concierge, etc.		
	Site/Landscaping	Well maintained landscaping terrace or courtyard.	where applicable; likely to have exterior gathering spaces, roof		
	Certifications	,	reen and energy efficient building.		
***		Exterior Materials/Façade	Brick, stucco, EIFS, precast concrete, vinyl or fiber cement siding, possibly 4 Star materials with signs of age.		
	Architectural Design	Fenestration/Glazing/Views	Punched windows, fair mix of glazed and opaque surfaces that provide adequate natural light.		
*****		Overall Aesthetics	Average with respect to background buildings, contextually appropriate.		
	Structure/Systems	Likely smaller and older with	n less energy-efficient and controllable systems.		
	Amenities	Unit Amenities/Design	Average quality finishes, layout conducive to compact lifestyle		

RATING	GROUP	DEFINITION					
			but not necessarily an open floor plan.				
		Site Amenities	A few on-site shared facilities and spaces such as a				
			Clubhouse/Party Room, Fitness Center, Business Center, Pool,				
			Laundry Facilities, etc.				
	Site/Landscaping	Modest landscaping and likel	Modest landscaping and likely small or no exterior spaces.				
	Certifications	Possibly a certified/labeled green and energy efficient building.					
	Architectural Design	Exterior Materials/Façade	Brick, stucco, EIFS, precast concrete, siding with noticeable aging.				
		Fenestration/Glazing/Views	Small, seemingly inadequate windows.				
		Overall Aesthetics Average, functional.					
***	Structure/Systems	Purely functional.					
	Amenities	Unit Amenities/Design	Below average finishes, inefficient use of space.				
		Site Amenities	Likely only one or no on-site shared facilities.				
	Site/Landscaping	Minimal or no landscaping, no exterior spaces.					
	Certifications	Unlikely a certified/labeled green and energy efficient building.					
拨 大	Practically uncompetitive with respect to typical multi-family investors, may require significant renovation, possibly functionally obsolete.						

<u>Methodology for Counting Non Deed Restricted Moderate-Income Units – 2023 Housing Element Annual Report</u>

The purpose of this analysis is to determine if market rate apartments can reasonably be categorized as moderate income for RHNA reporting purposes. Our hypothesis is that some class A rental units that pulled building permits in 2023 will be affordable to moderate-income households in approximately 2024-25, when they are completed and occupied. The analysis consists of the following steps:

Method A: Trending

1. Determine what rent ranges will be affordable to 110% AMI households when buildings are completed:

- a. Calculate rent ranges that would be affordable to moderate-income households using current (2023) City of San Jose published rent limits for 110% of Area Median Income as the affordability standard for rent plus a reasonable utility allowance, per the California Health and Safety Code.
- b. Convert rent range from household size to rents by # bedrooms, using HCD Occupancy Guidelines of one per bedroom plus one. Assign rent maximum by unit type (studio, 1BR, 2 BR etc.)
- c. Based on a 2019 survey of a small number of new apartment buildings in a variety of zip codes, we determined set of utilities typically paid by tenants. Using the Santa Clara County Housing Authority current utility allowance schedule for multifamily buildings, determine the cost of the typical set of utilities for each unit size by bedroom, and deduct it from the allowable maximum rent plus utility payments for each unit size determined in step 1b, per HCD guidance, to get the maximum rent payment for each unit size.
- d. Adjust these rent ranges to approximate what they would be in 2 years when these units are built and occupied by applying the average % change that HCD Income limits have experienced over the last 2 annual cycles (2021 to 2022 and 2022 to 2023).

2. Identify 2023 Permitted Housing Projects > = 10 units:

- a. Obtain CY2023 Residential Building Permits Issued for projects with 10 or more units. Exclude potential ownership projects and affordable projects.
- b. Identify Zip Codes of the projects.

3. Identify Zip Codes where average effective rents (by unit size) are at/below the moderate-income rent range:

- a. Use Costar to identify Q4 2023 Class A average effective rents (by bedroom size) for market-rate projects in SJ, for the zip codes identified in #2 above.
- b. Adjust average effective market rate rents to approximate what they will be in 2 years when these units are occupied by applying the % change in average effective rent observed in each zip code over the last 2 years.
- c. Identify target zip codes where adjusted average effective rents, by bedroom count, are at or below the rent ranges calculated in step 1.

4. Collect unit mix data and identify the units affordable to moderate income households:

- a. Identify the # of units by bedroom size, in each of the qualifying projects in the qualifying zip codes, per 3 above.
- b. Count only those units, by bedroom size, that are equal to or less than the HCD rent ranges calculated and extrapolated in step 1.

Method B: Current Rents & Incomes

Method B is similar to Method A, but without the use of any rent or income trending. Developments that would meet moderate-income rent definitions today are counted.

1. Determine rent ranges affordable to 110% AMI households:

- a. Calculate rent ranges that would be affordable to moderate-income households using current (2023) City of San Jose published rent limits for 110% of Area Median Income as the affordability standard for rent plus a reasonable utility allowance, per the California Health and Safety Code.
- Convert rent range from household size to rents by # bedrooms, using HCD Occupancy Guidelines of one per bedroom plus one. Assign rent maximum by unit type (studio, 1BR, 2 BR etc.)
- c. Based on a 2019 survey of a small number of new apartment buildings in a variety of zip codes, we determined set of utilities typically paid by tenants. Using the Santa Clara County Housing Authority current utility allowance schedule for multifamily buildings, determine the cost of the typical set of utilities for each unit size by bedroom, and deduct it from the allowable maximum rent payments for each unit size determined in step 1b, per HCD guidance.

2. Identify 2023 Permitted Housing Projects > = 10 units:

- a. Obtain CY2023 Residential Building Permits Issued for projects with 10 or more units. Exclude potential ownership projects and affordable projects.
- b. Identify Zip Codes of the projects.

3. Identify Zip Codes where average effective rents (by unit size) are at/below the moderate-income rent range:

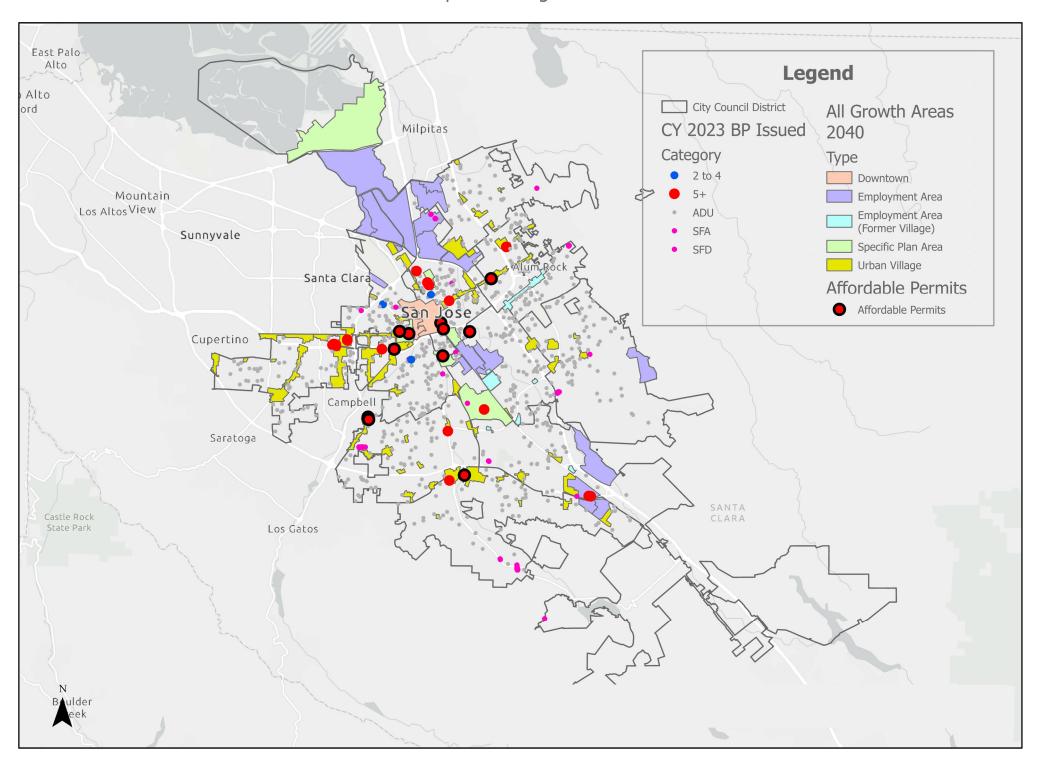
a. Use Costar to identify Q4 2023 Class A average effective rents (by bedroom size) for market-rate projects in SJ, for the zip codes identified in #2 above.

4. Collect unit mix data and identify the units affordable to moderate-income households:

- a. Identify the # of units by bedroom size, in each of the qualifying projects, per 3 above.
- b. Count only those units, by bedroom size, that are equal to or less than the HCD rent ranges calculated and extrapolated in step 1.

<u>Final Step: To be more conservative, select the lower number of units from Method A or</u> Method B.

Attachment E: Map of Building Permits Issued in 2023



HCDC AGENDA: March 14, 2024 ITEM: VII.B



Memorandum

TO: HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

FROM: Emily Hislop

SUBJECT: SEE BELOW DATE: March 7, 2024

Approved Date

SUBJECT: RENT STABILIZATION PROGRAM FEES FOR FISCAL YEAR 2024-

2025

RECOMMENDATION

Review and provide possible recommendations on the Rent Stabilization Program's proposed fee structure for Fiscal Year 2024-2025 based on current cost projections:

- i. Annual Apartment Rent Control Fee: increase from \$72.00 per unit to \$76.00 per unit;
- ii. Annual Apartment Non-Rent Control Fee: increase from \$23.00 per unit to \$28.00 per unit;
- iii. Annual Mobilehome Rent Control Fee: decrease from \$33.00 per unit to \$30.00 per unit; and
- iv. Fees in connection with withdrawal of a building under the Ellis Act Ordinance: to maintain \$2,833 per unit for up to 10 units and \$951 per unit for over 10 units.

OUTCOME

The Housing and Community Development Commission reviews and provides potential recommendations for the proposed draft fees that will inform the Housing Department's Fiscal Year (FY) 2024-2025 budget submission for the Rent Stabilization Program.

BACKGROUND

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The Rent Stabilization Program (Program) implements the City's Apartment Rent Ordinance (ARO), Tenant Protection Ordinance (TPO), Ellis Act Ordinance and the Mobilehome Rent Ordinance (MRO). The Program is funded by per unit fees charged annually to ARO and TPO property owners and mobilehome park owners. The Ellis Act Ordinance fee is charged when an owner is removing units from the rental market pursuant to the Ellis Act Ordinance.

All categories of the Program are cost recovery, so the fees charged must cover 100% of Program costs. As part of the annual budget process, Program staff completes an analysis of Program costs to evaluate what fees should be charged to adequately cover projected costs for the Program during the next fiscal year (FY). Program staff presents this analysis and recommended fee amounts to the Housing and Community Development Commission (Commission) each Spring prior to the budget approval for their review and comment. The Commission is advisory to the City Council and provides recommendations to the City Council regarding the fees as part of the annual budget process.

A. Apartment Rent Control Fee

The Annual Apartment Rent Control Fee is also referred to as the Apartment Rent Ordinance Fee (ARO Fee). The ARO Fee is charged to owners of residential properties covered ARO. This fee applies to residential buildings with three or more rental units built before September 7, 1979. Properties covered by the ARO are also covered by the TPO, but only subject to the ARO Fee.

B. Apartment Non-Rent Control Fee

The Annual Apartment Non-Rent Controlled Fee is also referred to as the Tenant Protection Ordinance Fee (TPO Fee). The TPO Fee is charged to owners of residential properties covered only by the TPO¹. This fee applies to residential buildings with three or more rental units built after September 7, 1979. These properties charge rents that are not regulated by the City, as they are not subject to the City's Apartment Rent Ordinance. The TPO Fee is not charged to any properties subject to the ARO.

C. COVID-19 Pandemic Recovery Period

In 2020, fees across all categories in the Program were reduced significantly in response to impacts of the COVID-19 pandemic and remained at the reduced rate for two years to provide relief to property and mobilehome owners. In April 2022, the Commission approved staff's recommendation to gradually increase fees to return to full cost recovery over a three-year recovery period. The intent of the gradual phase-in was to allow owners more time to recover

¹ The purpose of the TPO is to promote housing stability and reduce displacement throughout San José's rental market. The TPO requires owners to have a just cause to evict tenants, and it prohibits retaliation against tenants. role in implementing the TPO is to educate residents and property owners regarding the TPO, collect tenancy termination data and ensure compliance with the TPO

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from COVID-19 financial impacts while ensuring the Program would not be significantly underfunded.

In preparing proposed fees for FY 2023-2024, Program staff performed an updated analysis of staff time, costs and revenue related to the TPO Fee and TPO units. To sufficiently recover projected costs for FY 2023-2024, staff calculated the proposed TPO Fee to be \$34 per unit. Staff's analysis of the ARO Fee resulted in a recommended \$72 per unit, which was lower than what had been projected for FY 2023-2024 in April 2022. At its meeting on April 13, 2023, the Commission voted to recommend that City Council approve the Program Fees as presented by staff.

At the May 15, 2023 City Council Budget Study Session for FY 2023-2024 that covered fees and charges, direction was given to staff to consider reducing the proposed TPO fee and present a Manager's Budget Addendum. In the Manager's Budget Addendum, staff recommended that the TPO Fee rate be set at \$23 per unit for FY 2023-2024². The City Council approved the reduced TPO fee of \$23 per unit when it approved the budget for FY 2023-2024³. All other fee categories remained the same amount as presented to the Commission on April 13, 2023.

Staff continued to mitigate impacts of the Program not being at full cost recovery during the second year of the three-year phase-in period.

ANALYSIS

In preparation for the FY 2024-2025 recommendation, staff conducted a multi-year budget analysis of the cost recovery plan. This analysis is summarized in the Program cost evaluation in **Attachment A** and is further supported by the Rent Stabilization Jurisdictions comparison provided in **Attachment B**.

As a result of this research and analysis, staff recommends increasing the FY 2024-2025 ARO fee from what was forecasted, decreasing the TPO and MRO Fees from what was forecasted and keeping Ellis Act Ordinance fees for FY 2024-2025 as originally proposed. The proposed fees below are based on draft cost and budget information received from the City Budget Office⁴. In summary, staff recommends the following fees for FY 2024-2025, pending final numbers being received from the City Budget Office:

i. Annual Rent Control Fee: \$76.00 per unit

² Manager's Budget Addendum #51 for FY 2023-2024 https://www.sanjoseca.gov/home/showpublisheddocument/98954/638214973734030000

³ At the request of City Council, the Program published an information memorandum regarding the TPO Fee on December 1, 2023 https://www.sanjoseca.gov/home/showpublisheddocument/107486/638370252248370000

⁴ Staff expects to receive final cost and budget information from the City Budget Office before the Commission meeting on March 14, 2024.

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- ii. Annual Non-Rent Control Fee: \$28.00 per unit
- iii. Annual Mobilehome Rent Control Fee: \$30.00 per unit
- iv. Ellis Act Ordinance Fee: \$2,833 per unit for up to 10 units and \$951 per unit for over 10 units.

A. Program Fee Analysis

Staff recommends that the proposed ARO Fee continue to increase with steady progression as presented in 2022. The MRO Fee reflected in the recommendation is reduced from the \$33 per unit fee that the Commission anticipated in its April 2022 approval⁵. The TPO Fee for FY 2024-2025 is slightly decreased from what was forecasted in April 2022. **Table 1** shows the Program's fees set prior to the COVID-19 pandemic, the reduction due to the pandemic in FY 2020-2021 and FY 2021-2022 and the first two years of the planned three-year recovery period. The last two columns show the proposed fees based on current cost projections for FY 2024-2025 and the fees forecasted for FY 2025-2026.

Table 1: Program Fee Levels for Last Four Years, Proposed Fee Levels for FY 2024-2025 and Forecasted Fee Levels for FY 2025-2026

Torecusted Fee Levels for F1 2025-2020								
Fee Levels	2019-	2020-	2021-	2022-	2023-	2024-	2025-	
	2020	2021	2022	2023	2024	2025	2026	
Apartment Rent Ordinance	\$85.00	\$55.00	\$55.00	\$65.00	\$72.00	\$76.00	\$85.00	
Tenant Protection Ordinance	\$9.00	\$5.00	\$5.00	\$15.00	\$23.00	\$28.00	\$29.00	
Mobilehome Rent Ordinance	\$24.00	\$20.00	\$20.00	\$30.00	\$33.00	\$30.00	\$35.00	
Ellis Act Ordinance	\$2,469	\$2,464	\$2,464	\$2,833	\$2,833	\$2,833	\$2,833	

Adjustments to Prior Year's Cost Projections

The approved fees for properties covered under the ARO and MRO have been stable and will adequately cover expenses anticipated during the 2024-2025 recovery period. Based on data collected from TPO properties, total cost-recovery for these units did not sufficiently occur using the actual fees collected. During the analysis, staff revisited the allocations of time and expenses associated with the implementation and operation of the TPO to identify strategies to promote

⁵ https://www.sanjoseca.gov/home/showpublisheddocument/84566/637856220492670000

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higher cost recovery. These measures enabled the department to identify low-performing areas within each program and make real-time adjustments to provide more support, less staffing coverage, or clerical support with filing fair return requests, landlord/tenant petitions, and investigating habitability complaints. Staff will continue to monitor and adjust the utilization of personnel required to administer each program category.

Projected Ending Fund Balances for FY 2023-2024

The analysis of proposed Program fees relies on projecting how much revenue will be collected in the following year, exclusive of penalties and interest. Revenue may be higher than anticipated due to late payment of fees and collection of penalties and interest. Projection of costs for the next fiscal year are also part of this analysis and actual costs may come in higher or lower than projected. The excess in projected revenue, coupled with reduced actual costs resulting from vacant positions and fewer petitions being filed, can result a large fund balance at the end of the fiscal year.

Attachment A demonstrates the proposed and estimated fee levels if responsibly increased to match the calculated rate to fund each program.

Vacancy Savings

There were four critical positions within the Program that resulted in vacancy savings totaling \$615,317. These recruitments were for Director, Deputy Director, Senior Development Officer, and the Office Specialist positions; however, the two latter positions have been filled. Program costs may be underrepresented while these positions remain vacant however, impact to program implementation has been minimal.

Increased Cost Due to Recent Labor Negotiations

To execute the fee analysis each budget cycle, staff projects program costs for the upcoming fiscal year based on staffing, City overhead costs and salaries, and salary increases prescribed by labor agreements. In summer 2023, Council approved increases for collective bargaining groups through FY 2025-2026. The agreement resulted in a 6.00% general wage increase in 2023-2024⁶. The estimated total cost of the increases in 2023-2024 was \$28.7 million across the City. These additional costs were projected to result in future increases to fees, rates, charges, or other revenue sources. The ongoing increased cost of the 4.00% general wage increase effective the first full pay period FY 2024-2025, and the additional 1.00% general wage increase effective the first pay period in January 2025 is approximately \$28.3 million in all funds. Although these

⁶

Approval of the Terms of an Agreement Between the City of San José and Each of the Following Bargaining Units:

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increases are higher than what we used to project costs in previous years, Program staff will continue to monitor factors that impact Program costs and overall performance.

Analysis of Staff Time

As part of last fiscal year's budget process, Program staff performed a thorough analysis of actual staff time, costs, and revenues related to administering the TPO program. That analysis better captured the amount of actual staff time spent on TPO-related tasks and also determined a more accurate count of TPO units. At the start of FY 2023-2024, Program staff were trained to better track time spent on activities relating to ARO units versus units only covered by the TPO. As part of the analysis for the FY 2024-2025 budget, staff evaluated the time logged for each category during the first six months of FY 2023-2024 and used those allocations to project the costs relating to the ARO, TPO and MRO. The actual time spent on TPO activities came out lower than what was projected last year during the FY 2023-2024 budget process. As a result, the proposed TPO Fee for FY 2024-2025 is lower than the \$34 TPO Fee forecasted last year.

B. City Comparison

As part of staff's analysis of the current program fees, research was conducted on program fee structures of other rent stabilized jurisdictions within the state. In addition to the long-established rent stabilization programs in cities like Berkeley, San Francisco and Los Angeles, many other jurisdictions have adopted rent stabilization programs or have significantly strengthened their existing protections. **Attachment B** shows a sample of jurisdictions across State with similar programs. In each of these jurisdictions, there are a portion of fully covered units where rents are capped by some measure (most by CPI-U⁷), and tenants and property owners may petition to increase or decrease the rent and can access mediation services to resolve other rental issues. Each jurisdiction also has a portion of units only covered by their just cause ordinance, under which property owners have similar noticing requirements when seeking to evict a tenant. All jurisdictions on the chart require covered units to be registered with the City.

As noted in **Attachment B**, some jurisdictions charge the same fee to all units, while others have a tiered fee structure in which fully covered units are charged a higher fee than the units only covered by their just cause ordinances, as San José does. The comparison chart shows that San José's fees as proposed for FY 2024-2025 are in line or are lower than the other jurisdictions' fees. The two jurisdictions closest in characteristics to San José as measured by the number of units covered, are Oakland and Los Angeles County.

Oakland has approximately 80,000 units subject to its Rent Adjustment Ordinance and/or are subject to its Just Cause for Eviction Ordinance. Units built after January 1983 in Oakland are onlyM subject to its Just Cause ordinance. All covered units in Oakland must register annually and all pay the same per-unit fee, which is currently \$101. In comparison, San José currently has

⁷ CPI-U is the Consumer Price Index – All Items which is calculated for different geographic regions by the federal Bureau of Labor Statistics https://www.bls.gov/cpi/. Many rent stabilization programs tie the annual allowable increase to the change in CPI-All Items year to year for the related geographic region.

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approximately 86,000 units subject to the ARO and TPO, and its 38,421 ARO units are required to register annually. The \$101 fee charged by Oakland supports at least 26 full-time budgeted staff to administer their program. In contrast, the fee structure proposed for San José's ARO (\$76/unit) and TPO (\$28/unit) units for FY 2024-2025 supports 20 full-time budgeted staff – six fewer staff to implement the ordinances covering 30% more units.

Los Angeles County adopted a two-tiered fee structure for its 122,000 rental units, all of which are required to register annually with the County. Notably, its fee and registration program also applies to mobilehome spaces within the County. Its fee for units fully covered by the County's rent stabilization ordinance is \$90 per unit, and its fee for units only covered by the just cause ordinance is \$30 per unit.

In comparing San José's proposed fees for its rent ordinance programs in FY 2024-2025 to all the jurisdictions listed on **Attachment B**, the Program's proposed fees and staffing are in line with what similar jurisdictions are charging. In fact, San José is on the leaner side in that its fees are lower than similarly sized jurisdictions and its ratio of units to staffing is higher. The fee comparison further supports staff's recommended fee charges for FY 2024-2025 in **Table 1** above.

EVALUATION AND FOLLOW-UP

The Program's fees will be included in the Housing Department's submission for the FY 2024-2025 Proposed Fees and Charges which is typically published in May and considered by the City Council in June. Program staff will continue to monitor the needs of property owners, tenants, and the rental market during the upcoming year to assess any necessary adjustments to staffing and nonpersonal expenditures moving forward.

PUBLIC OUTREACH

- This item was posted on the Commission website for the meeting held on March 14, 2024.
- The proposed 2024-25 Proposed Capital/Operating Budgets and 2024-25 Proposed Fees & Charges Report will be posted on the City's Council Agenda website for an initial public hearing scheduled to be held at the City Council's May 14, 2024 meeting.

COMMISSION RECOMMENDATION/INPUT

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The Commission's feedback and motions will be captured and will inform the Program's proposed Fees and Charges as part of the Annual Budget process. The final FY 2024-25 Annual Budget is expected to be considered by the City Council at its meeting on June 18, 2024.

FISCAL/POLICY ALIGNMENT

The proposed program fees are consistent with the City's Municipal Code Section 17.23.400.

Emily Hislop Division Manager, Housing Department

The principal author of this memorandum is Brittany Stafford, Senior Development Officer. For questions, please contact Emily Hislop, Division Manager at Emily. Hislop@sanjoseca.gov.

ATTACHMENTS

- Attachment A Program Cost Evaluation
- Attachment B Rent Stabilization Jurisdictions Fees Comparison

Attachment A

Program Cost Evaluation

Apartment Rent Ordinance Fee ("Rent Stabilized Fee")							
	2023-2024	2024-2025 (Proposed)	2025-2026 (Forecast)				
Activity Level (Total		`	, ,				
Units)	38,421	38,421	38,421				
Beginning Fund Balance	\$326,807	\$689,584	\$310,130				
Proposed C	osts (inclusive of	f Proposed Budget Adjus	tments)				
Personal Services	\$2,465,640	\$2,970,450	\$3,059,563				
Vacancy Savings	(\$391,105)	(\$0)	(\$0)				
Non-Personal/Equipment	\$329,000	\$329,000	\$329,000				
Total Proposed Cost	\$2,403,535 \$3,299,450		\$3,388,563				
Cost Rate (per unit)	\$72.74	\$85.88	\$88.20				
Proposed Fee/Rate	\$72.00	\$76.00	\$81.00				
Proposed Revenue	\$2,766,312	\$2,919,996	\$3,381,048				
Excess/(Shortfall)	\$362,777	(\$379,454)	(\$276,462)				
Proposed Cost Recovery	98.99%	88.50%	91.84%				
Ending Fund Balance	\$689,584	\$310,130	\$33,668				

Tenant Protection Ordinance Fee ("Non-Rent Stabilized Fee")							
	2023-2024	2024-2025 (Proposed)	2025-2026 (Forecast)				
Activity Level (Total							
Units)	47,572	47,572	47,572				
Beginning Fund Balance	\$495,482	\$160,530	\$149,635				
Proposed Costs (inclusive of Proposed Budget Adjustments)							
Personal Services	\$1,615,254	\$1,335,611	\$1,375,679				
Vacancy Savings	(\$193,446)	\$0	\$0				
Non-Personal/Equipment	\$12,050	\$12,049.99	\$12,049.99				
Total Proposed Cost	\$1,622,554	\$1,342,911	\$1,382,979				
Cost Rate (per unit)	\$34.11	\$28.23	\$29.07				

Proposed Fee/Rate	\$23.00	\$28.00	\$29.00							
Proposed Revenue	<u>\$1,094,156</u>	<u>\$1,332,016</u>	<u>\$1,379,588</u>							
Excess/(Shortfall)	(\$334,952)	(\$10,895)	(\$3,391)							
Proposed Cost Recovery	67.43%	99.19%	99.75%							
Ending Fund Balance	\$160,530	\$149,635	\$146,245							
	Mobilehome Rent Ordinance Fee									
	2023-2024	2024-2025 (Proposed)	2025-2026 (Forecast)							
Activity Level (Total										
Units)	10,735	10,735	10,735							
Beginning Fund Balance	\$231,928	\$262,545	\$210,002							
Proposed C	osts (inclusive of	Proposed Budget Adjus	tments)							
Personal Services	\$337,189	\$357,378	\$368,100							
Vacancy Savings	(\$30,766)	\$0	\$0							
Non-Personal/Equipment	\$17,215	\$17,215	\$17,215							
Total Proposed Cost	\$354,404	\$374,593	\$385,315							
Cost Rate (per unit)	\$33.01	\$34.89	\$35.89							
Proposed Fee/Rate	\$33.00	\$30.00	\$31.00							
	T									
Proposed Revenue	\$354,255	\$364,990	\$375,725							
Excess/(Shortfall)	\$30,617	(\$52,543)	(\$52,530)							
Proposed Cost Recovery	99.96%	85.97%	86.37%							
Ending Fund Balance	\$262,545	\$210,002	\$157,472							

Attachment B

Rent Stabilization Jurisdictions Comparison

Below is a sample of California cities and counties with rent stabilization programs. Each jurisdiction requires registration of covered units each include rent stabilization and just cause provisions in its ordinances or city charter. If a jurisdiction enacted its law after February 7, 1995, units built after that date cannot be subject to local rent stabilization provisions due to a state law called the Costa-Hawkins Act. All units can be subject to local just cause provisions. The fees shown (besides San José) are what jurisdictions charged for FY 2023-2024.

	San José (<i>Proposed</i> FY 2024-25)	Los Angeles County	Oakland	San Francisco	Santa Monica	Berkeley	Inglewood	Richmond	Mountain View
Population	1,015,785	1,057,162	413,775	873,965	93,076	124,321	107,762	116,448	82,376
Effective Date	Sept. 1979	Apr. 2020	Jan. 1983	Jun. 1979	Apr. 1979	Jun. 1980	Nov. 2019	Jan. 2017	Dec. 2016
# of Units	38,421	55,500	80,000*	173,000*	27,500*	19,000	23,000*	7,775	15,000*
# of Just Cause Only Units	47,572	66,790	n/a	n/a	n/a	7,000	n/a	10,700	n/a
Annual Allowable Increase	5%	100% CPI-U (3% - 8%)	60% CPI-U (cap 3%)	60% CPI-U (cap 7%)	75% CPI-U	65% CPI-U	>5 units = 3% or CPI-U	100% CPI- U	100% CPI-U (2% - 5%)
Per Unit Fee	\$76	\$90	\$101	\$59	\$228	\$290	\$184	\$220	\$108
Annual Per-Unit Fee Just Cause only	\$28	\$30				\$178		\$125	
Same fee for all units?	no	no	yes	yes	no	no	yes	no	yes
Fee Cost per Unit per Month	\$6.33 / \$2.33	\$7.50 / \$2.50	\$8.42	\$4.92	\$19.00	\$24.17 / \$14.83	\$15.33	\$ 18.33 / \$10.41	\$13.50
# of Full-time Staff	20	n/a	26	50	24	25	17	13	7
# of Units per Staff	4,300**	n/a	3,077	3,460	1,146	1,040	1,353	1,421	2,143
Staff per 1,000 Units	0.23**	n/a	0.32	0.29	0.87	0.96	0.74	0.65	0.47

^{*}Total number includes just cause only units

^{**}These calculations do not reflect the 10,000 mobilehome spaces staff also supports. Including that number would be 4,800 units per staff and 0.21 staff per 1,000 units.

HCDC AGENDA: 3/14/24 ITEM: VII.C

March 14, 2024

Dear Mayor and Councilmembers,

Integrity, respect, innovation, excellence, collaboration, and celebration. Each of these words have impactful meanings and encapsulate the core values that the City of San Jose proclaims to uphold. According to the city's website, "The Mission of the City of San José is to provide quality public services, facilities and opportunities that create, sustain, and enhance a safe, livable, and vibrant community for its diverse residents, businesses, and visitors."

The City of San Jose is failing to uphold these values, as evidenced by the sentiments expressed at our Housing and Community Development Commission "HCDC" meeting on February 8, 2024. Recent legislation has limited verbal public comments to in-person only for all meetings of City legislative bodies, which include the City Council, Boards, Commissions and Committees. This decision was made within a vacuum, without public notification or solicitation of feedback. The change in policy has created a strong consensus of disappointment and dismay, prompting the HCDC to draft this letter to convey our dissatisfaction.

The rationale provided to remove remote communications for the public is to address instances of hate speech, with the belief that eliminating remote capabilities will curb such behavior. While we all recognize that hate speech has no place in our society and should be eliminated in all arenas, we must not stifle the voices of the public that may not have the means or capability to attend city meetings. The unwarranted and disgusting comments made by a small group of individuals can be and could be cut off immediately via Zoom or YouTube by simply pressing a mute button and removing those individuals' ability to continue speaking.

The City of San Jose is in the heart of Silicon Valley, the tech capital of the world. We are supposed to lead with integrity, innovation, collaboration and honor diverse views by being inclusive. In other words, we are supposed to be a beacon to the state, our nation and the world. This regressive policy will only deprive the city of various points of view and negatively impacts certain groups of people such as the elderly, disabled, working families, the sick or those that may not have the means to travel to city hall.

We understand the city intends to provide reasonable accommodation in order to grant as much accessibility as possible. However, people must contact the ADA Coordinator to determine possible options. This is a veiled attempt at being inclusive and falls short of being innovative.

Rather than restricting virtual communications, the city should leverage its technological prowess to develop innovative solutions that ensure accessibility for all. We should set a new standard and example for all legislative bodies in this state and the nation by using our creativity and technological means to maintain this much needed service.

HCDC AGENDA: 3/14/24 ITEM: VII.C

We encourage the city to reverse this decision and reinstate the ability for the public to communicate via remote means. We should stand tall and proudly for our core values and ensure that all people have a voice within this magnificent city.

Thank you for your consideration.

Sincerely,

Ryan Jasinsky Chair of the Housing and Community Development Commission