



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Chris Burton
Rosalynn Hughey

SUBJECT: SEE BELOW

DATE: February 28, 2024

Approved

Date

3/5/24

SUBJECT: ACCEPTANCE 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

- a) Accept the Calendar Year 2023 Annual Progress Report, the first annual report on the implementation of San José's Sixth Cycle 2023-2031 Housing Element.
- b) Accept the Fiscal Year 2022-2023 Housing Successor to the Redevelopment Agency Annual Report.

SUMMARY AND OUTCOME

Approval of this request 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 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**.)

Table 2 – HCD 2023 Income Limits for Santa Clara County

Income Level % of AMI	Household Size							
	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.¹

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.

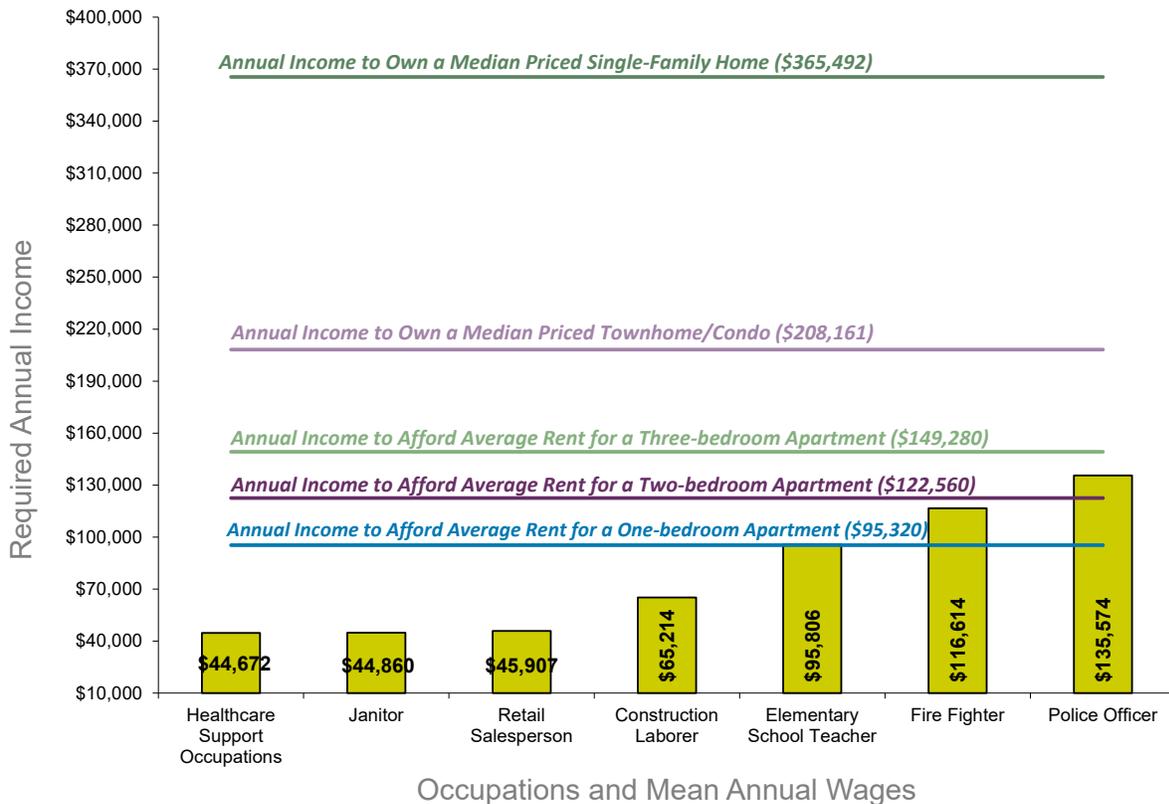
¹ The 2023-2031 Housing Element is posted at <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/housing-element>

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

Figure 1 – Q4 2023 Housing & Rent Affordability in San José for Selected Job Classes



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 \$2,708.³

² Mean Annual Wages for Santa Clara County from California 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 homeowner association dues for condos and a single-income household.

³ Costar Q4 2023.

Table 3 compares 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

Income Level	1-Bedroom (2 people)		2-Bedroom (3 people)	
	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

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 Maximum 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.

a 16% increase year-over-year. Even with a smaller pool of qualified buyers due to higher interest rates, 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 2023.⁷

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.⁸ 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.⁹ 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,

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.

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 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 permits)	556	559
Homekey (Building permits)	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 a slight decrease 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 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.

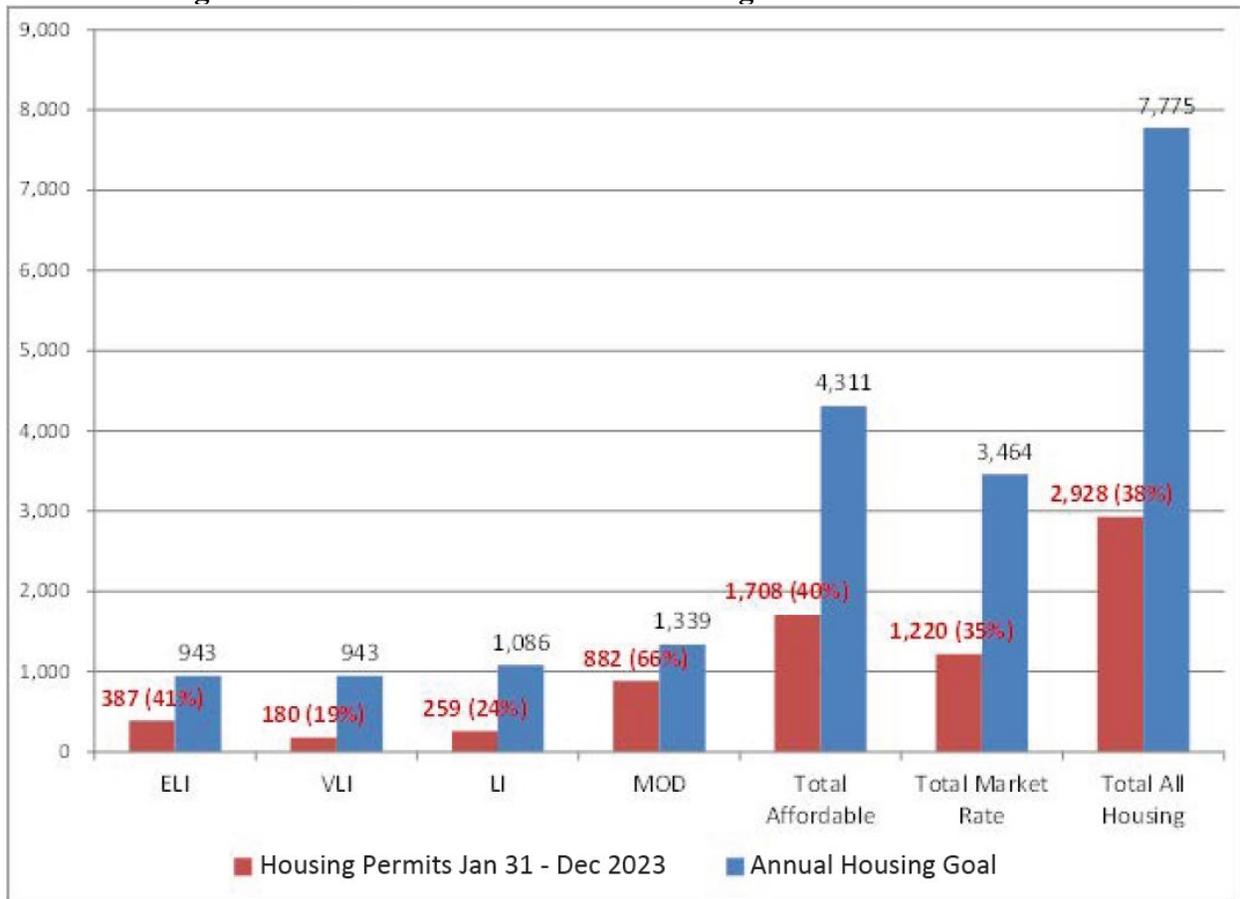
From January 31, 2023 to December 31, 2023, the City issued 441 building permits for ADUs as compared to 448 in 2022. Even though ADU building permits issued did not significantly change year-over-year, building permit volume for ADUs remains over 18 times the number issued in 2014. ADU building permit 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.¹⁰ 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.

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 a 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.

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 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 billion¹² 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

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.

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 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 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>

February 28, 2024

Subject: Acceptance of the Annual Progress Report on the Implementation of the San José General Plan Housing Element And the Housing Successor to the Redevelopment Agency Annual Report

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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. 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 measure¹⁴ 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.

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

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 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 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 Governor's Office of Planning and Research by the state-mandated April 1, 2024 deadline.

COORDINATION

This memorandum was coordinated with the City Attorney's Office and the City Manager's Budget Office.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the March 19, 2024 City Council meeting.

HONORABLE MAYOR AND CITY COUNCIL

February 28, 2024

Subject: Acceptance of the Annual Progress Report on the Implementation of the San José General Plan Housing Element And the Housing Successor to the Redevelopment Agency Annual Report

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COMMISSION RECOMMENDATION AND 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.

CEQA

Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/

CHRIS BURTON, DIRECTOR
Department of Planning, Building, and Code
Enforcement

/s/

ROSALYNN HUGHEY
Deputy City Manager and Acting Housing
Director

For planning-related questions, please contact Jerad Ferguson, Principal Planner, Department of Planning, Building, and Code Enforcement, at jerad.ferguson@sanjoseca.gov or (669) 223-1160. For housing-related questions, please contact Kristen Clements, Division Manager, Housing Department, kristen.clements@sanjoseca.gov or (408) 535-8236.

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

Costar Multi-family Class Definitions

Class A: 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.

Class B: 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.

Class C: 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.

Class F: 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	
	<p>A 5-Star building represents the luxury end of multi-family buildings defined by finishes, amenities, the overall interior/exterior design and the highest level of specifications for its style (garden, low-rise, mid-rise, or high-rise).</p>		
	Architectural Design	Exterior Materials/Façade	High-quality durable materials – natural stone, glass, well detailed and constructed metal panel, wood veneer, or terracotta cladding; accentuating lighting.
		Fenestration/Glazing/Views	Large windows, abundant natural day lighting, generally available exterior views, high efficient glazing specification.
		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 energy-efficient, central HVAC, individually controlled systems, high-speed elevators, likely new or 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	Possibly a certified/labeled green and energy efficient building.		
	<p>4-Star buildings are constructed with higher end finishes and specifications, providing desirable amenities to residents and designed/built to competitive and contemporary standards.</p>		
	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 qualities, 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 where applicable; likely to have exterior gathering spaces, roof terrace or courtyard.	
Certifications	Possibly a certified/labeled green and energy efficient building.		
	Architectural Design	Exterior Materials/Façade	Brick, stucco, EIFS, precast concrete, vinyl or fiber cement siding, possibly 4 Star materials with signs of age.
		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 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 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.		
★★	Practically uncompetitive with respect to typical multi-family investors, may require significant renovation, possibly functionally obsolete.		

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

Attachment B:
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

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

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		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 PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED 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 Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								531	0	201	0	1129	0	3995	5856	96	0							
	282-52-241	935 Willowleaf Dr.		PD22-031	5+	R	1/9/2023							30	30		NONE	No	N/A	Pending	Discretionary			
	097-52-027	71 Vista Montana		MP23-001	5+	R	1/3/2023	225				219		2	446		SB 35 (2017)	Yes	Yes	Pending	Ministerial			
	277-34-051	2881 Hemlock Ave.		SP23-001	5+	R	2/17/2023							75	75		NONE	No	N/A	Pending	Discretionary			
	274-17-020	58 Cleveland Ave.		H23-005	5+	R	3/6/2023	53				40		1	94		NONE	Yes	Yes	Pending	Discretionary			
	591-12-047	1199 Piedmont Rd.		PD23-005	SFD	O	8/23/2023							3	3	3	NONE	No	N/A	Approved	Discretionary			
	442-01-045	2130 Dry Creek Rd.		H23-006	SFD	O	3/15/2023							7	7		NONE	No	N/A	Pending	Discretionary			
	249-44-088	380 N 1st St.		H23-007	5+	R	4/14/2023	6		6				100	118		NONE	Yes	Yes	Pending	Discretionary			
	467-22-148	82 E Santa Clara St.		SP23-020	2 to 4	O	5/19/2023							3	3		NONE	No	N/A	Pending	Discretionary			
	264-18-050	579 W Virginia St.		H23-009	5+	R	5/18/2023							18	18		NONE	Yes	Yes	Pending	Discretionary			
	277-19-023	427 Page St.		H23-012	5+	R	6/22/2023	3						18	21		NONE	Yes	Yes	Pending	Discretionary			
	491-03-049	2595 Quimby Rd.		PD23-012	SFD	O	6/23/2023							8	8		NONE	No	N/A	Pending	Discretionary			
	261-01-113	1717 W Julian St.		H23-016	5+	R	7/27/2023							19	19	19	NONE	No	N/A	Approved	Discretionary			
	299-45-021	741 S Winchester Bl.		H23-014	5+	R	7/5/2023							264	264		NONE	No	N/A	Pending	Discretionary			
	264-04-013	1170 Pedro St.		H23-017	5+	O	8/18/2023							85	85		NONE	No	N/A	Pending	Discretionary			
	547-49-055	5655 Gallup Dr.		H23-019	5+	R	7/26/2023							244	244		NONE	No	N/A	Pending	Discretionary			
	497-16-048	270 Southside Dr.		PD23-015	SFD	O	8/28/2023							6	6		NONE	No	N/A	Pending	Discretionary			
	097-07-046	210 Baypointe Py		H23-022	5+	O	8/15/2023							104	104		NONE	No	N/A	Pending	Discretionary			
	279-25-014	1390 S Winchester Bl.		MP23-004	5+	R	9/22/2023	31				68		2	101		SB 35 (2017)	Yes	Yes	Pending	Ministerial			
	381-14-149	1175 Saratoga Ave.		H23-023	5+	R	9/11/2023			12				48	60		NONE	No	N/A	Pending	Discretionary			
	434-12-101	390 Floyd St.		MP23-005	5+	R	8/30/2023			73				135	135		SB 35 (2017)	Yes	Yes	Pending	Ministerial			
	277-21-049	426 Page St.		H23-025	5+	R	9/21/2023	2						18	20		NONE	No	N/A	Pending	Discretionary			
	467-16-088	535 E Santa Clara St.		H23-027	5+	R	9/29/2023							41	41		NONE	No	N/A	Pending	Discretionary			
	254-17-113	1565 Mabury Rd.		MP23-006	5+	R	9/21/2023	98				97		195	195		SB 35 (2017)	Yes	Yes	Pending	Ministerial			
	689-08-001	0 Cozy Dr.		H23-028	SFD	O	10/23/2023							80	80		NONE	No	N/A	Pending	Discretionary			
	684-02-003	4300 Monterey Rd.		HA20-024-01	5+	R	10/11/2023	18		18		326		4	366		SB 35 (2017)	Yes	Yes	Pending	Discretionary			
	372-26-018	1000 S De Anza Bl		H23-029	5+	R	10/12/2023							99	99		NONE	No	N/A	Pending	Discretionary			
	429-03-072	940 Willow St.		H23-030	5+	R	10/10/2023							126	126		NONE	No	N/A	Pending	Discretionary			
	670-02-021	2470 Alvin Ave.		H23-031	5+	R	10/11/2023							138	138		NONE	No	N/A	Pending	Discretionary			
	684-38-034	160 Roundtable Dr.		H23-032	2 to 4	O	10/11/2023							2	2		NONE	No	N/A	Pending	Discretionary			
														0	0									
	249-64-017	449 Wooster Ave.		H23-034	5+	R	10/20/2023							19	19		NONE	Yes	Yes	Pending	Discretionary			
	259-28-046	130 Stockton Ave.		H23-035	5+	R	12/19/2023							12	12		NONE	No	N/A	Pending	Discretionary			
	274-14-152	259 Meridian Ave.		MP23-007	5+	R	11/8/2023	39				113		2	154		NONE	Yes	Yes	Pending	Ministerial			
	481-03-021	247 N 34th St.		H23-037	2 to 4	O	12/4/2023							2	2		NONE	No	N/A	Pending	Discretionary			
	984-77-003	5670 Camden Ave.		H23-040	5+	R	10/31/2023							108	108		NONE	No	N/A	Pending	Discretionary			
	097-33-034	211 River Oaks Py		H23-041	5+	R	11/8/2023	40		92				605	605		NONE	No	N/A	Pending	Discretionary			
	467-15-084	675 E Santa Clara St.		MP23-008	5+	R	11/21/2023	16				198		214	214		SB 35 (2017)	Yes	Yes	Pending	Discretionary			
	439-17-007	879 Framquette Ave.		H23-044	SFA	O	12/8/2023							10	10		NONE	No	N/A	Pending	Discretionary			
	264-63-044	1030 Lincoln Ave.		H23-045	5+	R	11/30/2023							22	22		NONE	No	N/A	Pending	Discretionary			
	403-33-014	1312 El Paseo De Saratoga		PDA20-006-02	5+	R	12/6/2023							867	867		NONE	No	N/A	Pending	Discretionary			
	0	812 Rosemar Ct.		PDA10-021-04	SFD	O	12/11/2023							1	1		NONE	No	N/A	Pending	Discretionary			
	259-45-057	101 Delmas Ave.		H23-047	5+	R	12/16/2023							80	80		NONE	No	N/A	Pending	Discretionary			
	481-47-049	203 S King Rd.		H23-048	5+	R	12/16/2023							50	50		NONE	No	N/A	Pending	Discretionary			
	09219005	2072 MORRILL AV , SAN JOSE CA 95132-1127		2022 703718 000	ADU	R	1/3/2023							1	1		NONE	No	N/A	Pending	Ministerial			
	09219005	2072 MORRILL AV , SAN JOSE CA 95132-1127		2022 703751 000	ADU	R	1/3/2023							1	1		NONE	No	N/A	Pending	Ministerial			
	0	860 VILLA AV UNIT 2, SAN JOSE CA 95126		2022 703555 000	ADU	R	1/3/2023							1	1		NONE	No	N/A	Pending	Ministerial			
	0	2178 HIKIDO DR UNIT 2, SAN JOSE CA 95131		2022 705202 000	ADU	R	1/5/2023							1	1		NONE	No	N/A	Pending	Ministerial			
	24905017	772 6TH ST , SAN JOSE CA 95112-5022		2023 079080 000	ADU	R	1/6/2023							1	1		NONE	No	N/A	Pending	Ministerial			
	23035040	1290 KEONCREST AV , SAN JOSE CA 95110-1428		2023 078817 000	ADU	R	1/9/2023							1	1		NONE	No	N/A	Pending	Ministerial			
	23035040	1290 KEONCREST AV , SAN JOSE CA 95110-1428		2023 078821 000	ADU	R	1/9/2023							1	1		NONE	No	N/A	Pending	Ministerial			
	70158065	7116 PETRUS CT UNIT 2, SAN JOSE CA 95120		2023 079341 000	ADU	R	1/9/2023							1	1		NONE	No	N/A	Pending	Ministerial			
	70158068	7096 PETRUS CT UNIT 2, SAN JOSE CA 95120		2023 079473 000	ADU	R	1/9/2023							1	1		NONE	No	N/A	Pending	Ministerial			
	70158069	7090 PETRUS CT UNIT 2, SAN JOSE CA 95120		2023 079475 000	ADU	R	1/10/2023							1	1		NONE	No	N/A	Pending	Ministerial			
	70158071	7097 PETRUS CT UNIT 2, SAN JOSE CA 95120		2023 079480 000	ADU	R	1/10/2023							1	1		NONE	No	N/A	Pending	Ministerial			
	70158072	7103 PETRUS CT UNIT 2, SAN JOSE CA 95120		2023 079482 000	ADU	R	1/10/2023							1	1		NONE	No	N/A	Pending	Ministerial			

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

68518040	4837 RUE CALAIS , SAN JOSE CA 95136-3108	2023 088049 000	ADU	R	3/10/2023						1	1			NONE	No	N/A	Pending	Ministerial
68518040	4837 RUE CALAIS , SAN JOSE CA 95136-3108	2023 088051 000	ADU	R	3/10/2023						1	1			NONE	No	N/A	Pending	Ministerial
61236027	0 CLAYTON RD , SAN JOSE CA 95127-0000	2023 087858 000	ADU	R	3/11/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 1065 REDMOND AV UNIT 2, SAN JOSE CA 95120	2023 088837 000	ADU	R	3/13/2023						1	1			NONE	No	N/A	Pending	Ministerial
67616020	3543 KETTMANN RD , SAN JOSE CA 95121-1226	2023 087118 000	ADU	R	3/13/2023						1	1			NONE	No	N/A	Pending	Ministerial
23510078	950 4TH ST , SAN JOSE CA 95112-4939	2023 088609 000	ADU	R	3/13/2023						1	1			NONE	No	N/A	Pending	Ministerial
42921034	1553 BIRD AV , SAN JOSE CA 95125-1817	2022 705194 000	ADU	R	3/14/2023						1	1			NONE	No	N/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	No	N/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	No	N/A	Pending	Ministerial
65436030	2923 WINWOOD WY , SAN JOSE CA 95148-2642	2022 705515 000	ADU	R	3/16/2023						1	1			NONE	No	N/A	Pending	Ministerial
48817056	2735 TWIN OAKS LN , SAN JOSE CA 95127-4567	2023 089722 000	ADU	R	3/17/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 138 SUNSET AV UNIT 2, SAN JOSE CA 95116	2023 089808 000	ADU	R	3/17/2023						1	1			NONE	No	N/A	Pending	Ministerial
61234052	3432 GLAMORGAN CT , SAN JOSE CA 95127-4310	2023 089820 000	ADU	R	3/17/2023						1	1			NONE	No	N/A	Pending	Ministerial
70820016	171 FRENCH CT , SAN JOSE CA 95139-1419	2023 088876 000	ADU	R	3/18/2023						1	1			NONE	No	N/A	Pending	Ministerial
49131094	3050 ROSE CREEK DR , SAN JOSE CA 95148-1155	2023 089797 000	ADU	R	3/20/2023						1	1			NONE	No	N/A	Pending	Ministerial
58927107	1689 PEACHWOOD DR , SAN JOSE CA 95132-2107	2023 083272 000	ADU	R	3/20/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 5228 ROEDER RD UNIT 2, SAN JOSE CA 95111	2023 090011 000	ADU	R	3/20/2023						1	1			NONE	No	N/A	Pending	Ministerial
46704072	756 JULIAN ST UNIT 1, SAN JOSE CA 95112	2023 089109 000	ADU	R	3/21/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 6371 EL PASEO DR UNIT 2, SAN JOSE CA 95120	2023 090445 000	ADU	R	3/22/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 1173 CRESTON LN UNIT 2, SAN JOSE CA 95122	2023 085570 000	ADU	R	3/22/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 1299 TERESITA DR UNIT 2, SAN JOSE CA 95129	2023 090353 000	ADU	R	3/23/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 4959 UNION AV UNIT 2, SAN JOSE CA 95124	2023 090861 000	ADU	R	3/27/2023						1	1			NONE	No	N/A	Approved	Ministerial
	0 2853 BELLINI CT UNIT 2, SAN JOSE CA 95132	2023 090817 000	ADU	R	3/27/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 3244 RIDDLE RD UNIT 2, SAN JOSE CA 95117	2023 087083 000	ADU	R	3/27/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 15605 WOODARD RD UNIT 2, SAN JOSE CA 95124	2023 091413 000	ADU	R	3/27/2023						1	1			NONE	No	N/A	Pending	Ministerial
68051013	6086 WHITEHAVEN CT , SAN JOSE CA 95123-2300	2023 090480 000	ADU	R	3/27/2023						1	1			NONE	No	N/A	Pending	Ministerial
46738007	133 20TH ST , SAN JOSE CA 95116-2712	2023 085516 000	ADU	R	3/28/2023						1	1			NONE	No	N/A	Approved	Ministerial
48416081	144 BIRCH LN , SAN JOSE CA 95127-2310	2023 091086 000	ADU	R	3/28/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 1616 PEACHWOOD DR UNIT 2, SAN JOSE CA 95132	2023 091551 000	ADU	R	3/28/2023						1	1			NONE	No	N/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			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	No	N/A	Pending	Ministerial
26450051	1064 BIRD AV , SAN JOSE CA 95125-1618	2023 092441 000	ADU	R	4/4/2023						1	1			NONE	No	N/A	Pending	Ministerial
24957057	487 17TH ST , SAN JOSE CA 95112-1733	2023 090974 000	ADU	R	4/4/2023						1	1			NONE	No	N/A	Pending	Ministerial
68407045	4618 CAPITOLA AV , SAN JOSE CA 95111-2623	2023 089912 000	ADU	R	4/4/2023						1	1			NONE	No	N/A	Pending	Ministerial
68407045	4618 CAPITOLA AV , SAN JOSE CA 95111-2623	2023 089917 000	ADU	R	4/4/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 17830 LOS ALAMOS DR UNIT 2, SAN JOSE CA 95070	2023 092439 000	ADU	R	4/4/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 2330 WESTGATE AV UNIT 2, SAN JOSE CA 95125	2023 090761 000	ADU	R	4/4/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 1580 WILLOWDALE DR UNIT 2, SAN JOSE CA 95118	2023 092748 000	ADU	R	4/5/2023						1	1			NONE	No	N/A	Pending	Ministerial
26459051	1051 CAMINO RICARDO , SAN JOSE CA 95125-4306	2023 092623 000	ADU	R	4/6/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 615 GAUNDABERT LN UNIT 2, SAN JOSE CA 95136	2023 093372 000	ADU	R	4/6/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 3279 HEBRON CT UNIT 3, SAN JOSE CA 95121	2023 093146 000	ADU	R	4/7/2023						1	1			NONE	No	N/A	Approved	Ministerial
49750015	707 PLATTE RIVER CT , SAN JOSE CA 95111-1232	2023 092610 000	ADU	R	4/7/2023						1	1			NONE	No	N/A	Pending	Ministerial
48616041	1434 PALMWOOD DR , SAN JOSE CA 95122-2070	2023 092008 000	ADU	R	4/10/2023						1	1			NONE	No	N/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	No	N/A	Pending	Ministerial
46203017	4435 JONQUIL DR , SAN JOSE CA 95136-2058	2023 092651 000	ADU	R	4/11/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 5295 DISCOVERY AV UNIT 2, SAN JOSE CA 95111	2023 088815 000	ADU	R	4/11/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 460 POCATELLO DR UNIT 2, SAN JOSE CA 95111	2023 091604 000	ADU	R	4/11/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 2895 CHERRY AV UNIT 2, SAN JOSE CA 95125	2023 090896 000	ADU	R	4/12/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 611 GAUNDABERT LN Unit 2, SAN JOSE CA 95136	2023 094289 000	ADU	R	4/12/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 607 GAUNDABERT LN UNIT 2, SAN JOSE CA 95136	2023 094293 000	ADU	R	4/12/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 1887 MCLAUGHLIN AV UNIT 2, SAN JOSE CA 95122	2023 088753 000	ADU	R	4/12/2023						1	1			NONE	No	N/A	Pending	Ministerial
65223059	3365 SAN RIVAS DR , SAN JOSE CA 95148-2145	2022 699586 000	ADU	R	4/12/2023						1	1			NONE	No	N/A	Pending	Ministerial
65223059	3365 SAN RIVAS DR , SAN JOSE CA 95148-2145	2022 699467 000	ADU	R	4/12/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 1746 MARGARET ST UNIT 2, SAN JOSE CA 95116	2023 079468 000	ADU	R	4/13/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 13070 BROWN AV UNIT 2, SAN JOSE CA 95111	2023 094023 000	ADU	R	4/13/2023						1	1			NONE	No	N/A	Pending	Ministerial
24503055	1318 OLD ABBEY PL , SAN JOSE CA 95132-2527	2023 093194 000	ADU	R	4/14/2023						1	1			NONE	No	N/A	Pending	Ministerial
68416023	692 BOLD CT , SAN JOSE CA 95111-2609	2023 094530 000	ADU	R	4/17/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 2778 HOSTETTER RD UNIT 2, SAN JOSE CA 95132	2023 093342 000	ADU	R	4/17/2023						1	1			NONE	No	N/A	Pending	Ministerial
	0 6979 ROCKTON PL UNIT 2, SAN JOSE CA 95119	2023 094997 000	ADU	R	4/17/2023														

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	0	11711 FRANCIS DR UNIT 2, SAN JOSE CA 95133	2023 094993 000	ADU	R	4/19/2023												NONE	No	N/A	Pending	Ministerial
68062031		2533 BENTLEY RIDGE DR , SAN JOSE CA 95138-0000	2023 085530 000	ADU	R	4/20/2023												NONE	No	N/A	Pending	Ministerial
	0	679 JACKSON ST UNIT 2, SAN JOSE CA 95112	2023 095663 000	ADU	R	4/20/2023												NONE	No	N/A	Pending	Ministerial
	0	1367 SYLVIA DR UNIT 2, SAN JOSE CA 95121	2023 095733 000	ADU	R	4/21/2023												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												NONE	No	N/A	Pending	Ministerial
24945058		420 4TH ST , SAN JOSE CA 95112-5256	2023 095261 000	ADU	R	4/21/2023												NONE	No	N/A	Pending	Ministerial
	0	1461 LOCHNER DR UNIT 2, SAN JOSE CA 95127	2023 095965 000	ADU	R	4/21/2023												NONE	No	N/A	Pending	Ministerial
	0	5821 BEGONIA DR UNIT 2, SAN JOSE CA 95124	2023 095765 000	ADU	R	4/22/2023												NONE	No	N/A	Pending	Ministerial
	0	2075 CUNNINGHAM AV UNIT 2, SAN JOSE CA 95122	2023 096044 000	ADU	R	4/22/2023												NONE	No	N/A	Pending	Ministerial
44627026		2213 HICKS AV , SAN JOSE CA 95125-3935	2023 095837 000	ADU	R	4/24/2023												NONE	No	N/A	Approved	Ministerial
	0	1135 PIEDMONT RD UNIT 2, SAN JOSE CA 95132	2023 096223 000	ADU	R	4/25/2023												NONE	No	N/A	Pending	Ministerial
	0	396 2ND ST UNIT 2, SAN JOSE CA 95112	2023 094543 000	ADU	R	4/25/2023												NONE	No	N/A	Pending	Ministerial
68055016		2197 HEATHER BROOK CT UNIT 2, SAN JOSE CA 95138	2023 096179 000	ADU	R	4/25/2023												NONE	No	N/A	Pending	Ministerial
	0	2368 DAMASCUS CT UNIT 2, SAN JOSE CA 95125	2023 094775 000	ADU	R	4/25/2023												NONE	No	N/A	Approved	Ministerial
	0	112 PIERCE AV UNIT 2, SAN JOSE CA 95110	2023 096407 000	ADU	R	4/25/2023												NONE	No	N/A	Pending	Ministerial
	0	1835 PIEDMONT RD UNIT 2, SAN JOSE CA 95132	2023 096275 000	ADU	R	4/25/2023												NONE	No	N/A	Pending	Ministerial
67662030		3826 CARRYDUFF WY , SAN JOSE CA 95121-1418	2023 096811 000	ADU	R	4/27/2023												NONE	No	N/A	Pending	Ministerial
26125072		1288 MARTIN AV , SAN JOSE CA 95126-2627	2023 096800 000	ADU	R	4/27/2023												NONE	No	N/A	Pending	Ministerial
	0	2690 ALDERWOOD DR UNIT 2, SAN JOSE CA 95132	2023 095804 000	ADU	R	4/28/2023												NONE	No	N/A	Pending	Ministerial
	0	895 HAMPSWOOD WY UNIT 2, SAN JOSE CA 95120	2023 097163 000	ADU	R	4/28/2023												NONE	No	N/A	Pending	Ministerial
	0	889 PETER PAN AV UNIT 2, SAN JOSE CA 95116	2023 096864 000	ADU	R	4/29/2023												NONE	No	N/A	Pending	Ministerial
	0	1355 WHITEHURST CT UNIT 2, SAN JOSE CA 95125	2023 078985 000	ADU	R	5/1/2023												NONE	No	N/A	Pending	Ministerial
	0	1168 ADRIAN WY UNIT 2, SAN JOSE CA 95122	2023 097041 000	ADU	R	5/1/2023												NONE	No	N/A	Pending	Ministerial
01512071		0 WABASH ST , SAN JOSE CA 95002-0000	2023 094747 000	ADU	R	5/1/2023												NONE	No	N/A	Pending	Ministerial
	0	4594 PARK PAXTON PL UNIT 2, SAN JOSE CA 95136	2023 085370 000	ADU	R	5/2/2023												NONE	No	N/A	Pending	Ministerial
61253020		3445 HICKERSON DR , SAN JOSE CA 95127-4315	2023 097128 000	ADU	R	5/2/2023												NONE	No	N/A	Pending	Ministerial
	0	135 16TH ST UNIT 2, SAN JOSE CA 95112	2023 094721 000	ADU	R	5/2/2023												NONE	No	N/A	Approved	Ministerial
	0	2105 RAMISH DR UNIT 2, SAN JOSE CA 95131	2023 096720 000	ADU	R	5/3/2023												NONE	No	N/A	Pending	Ministerial
	0	49 9TH ST UNIT 2, SAN JOSE CA 95112	2023 097556 000	ADU	R	5/4/2023												NONE	No	N/A	Approved	Ministerial
	0	3893 FORESTER CT UNIT 2, SAN JOSE CA 95121	2023 097585 000	ADU	R	5/5/2023												NONE	No	N/A	Pending	Ministerial
27734034		343 BAYWOOD AV , SAN JOSE CA 95128-5123	2023 098030 000	ADU	R	5/5/2023												NONE	No	N/A	Pending	Ministerial
46208014		4025 YOLO DR , SAN JOSE CA 95136-1986	2023 097495 000	ADU	R	5/5/2023												NONE	No	N/A	Pending	Ministerial
	0	2100 CULLY PL UNIT 2, SAN JOSE CA 95124	2023 098289 000	ADU	R	5/5/2023												NONE	No	N/A	Approved	Ministerial
24963017		437 TERRACE DR , SAN JOSE CA 95112-1754	2023 095295 000	ADU	R	5/5/2023												NONE	No	N/A	Pending	Ministerial
	0	2093 CULLY PL UNIT 2, SAN JOSE CA 95124	2023 098307 000	ADU	R	5/5/2023												NONE	No	N/A	Pending	Ministerial
65450083		3148 NORWOOD AV , SAN JOSE CA 95148-2640	2023 097797 000	ADU	R	5/8/2023												NONE	No	N/A	Pending	Ministerial
67034064		1578 BARBERRY CT , SAN JOSE CA 95121-1703	2023 095881 000	ADU	R	5/9/2023												NONE	No	N/A	Pending	Ministerial
47730015		1841 COURTNEY AV , SAN JOSE CA 95122-3705	2023 098188 000	ADU	R	5/9/2023												NONE	No	N/A	Pending	Ministerial
	0	452 FULLER AV UNIT 2, SAN JOSE CA 95125	2023 098721 000	ADU	R	5/10/2023												NONE	No	N/A	Pending	Ministerial
	0	1470 MERIDIAN AV UNIT 2, SAN JOSE CA 95125	2023 098627 000	ADU	R	5/10/2023												NONE	No	N/A	Pending	Ministerial
	0	2983 EDISON DR UNIT 2, SAN JOSE CA 95133	2023 098907 000	ADU	R	5/11/2023												NONE	No	N/A	Pending	Ministerial
47753022		1496 HEARTHSTONE DR , SAN JOSE CA 95122-3802	2023 098193 000	ADU	R	5/11/2023												NONE	No	N/A	Approved	Ministerial
	0	601 SERENADE WY UNIT 2, SAN JOSE CA 95111	2023 097028 000	ADU	R	5/15/2023												NONE	No	N/A	Pending	Ministerial
	0	3332 SAN PABLO AV UNIT 2, SAN JOSE CA 95127	2023 099260 000	ADU	R	5/16/2023												NONE	No	N/A	Pending	Ministerial
	0	1475 DENTWOOD DR UNIT 2, SAN JOSE CA 95118	2023 098167 000	ADU	R	5/16/2023												NONE	No	N/A	Pending	Ministerial
52338057		2228 CORONET DR , SAN JOSE CA 95124-6003	2023 099648 000	ADU	R	5/16/2023												NONE	No	N/A	Pending	Ministerial
29924043		1056 EDEN AV , SAN JOSE CA 95117-3012	2023 100022 000	ADU	R	5/18/2023												NONE	No	N/A	Pending	Ministerial
49708005		10175 SINGLETON RD , SAN JOSE CA 95111-3340	2023 085030 000	ADU	R	5/18/2023												NONE	No	N/A	Pending	Ministerial
	0	1555 LARKSPUR DR UNIT 2, SAN JOSE CA 95125	2023 099944 000	ADU	R	5/19/2023												NONE	No	N/A	Pending	Ministerial
	0	607 WHITE RD UNIT 2, SAN JOSE CA 95127	2023 099339 000	ADU	R	5/22/2023												NONE	No	N/A	Pending	Ministerial
	0	3892 HURSTGLEN WY UNIT 2, SAN JOSE CA 95121	2023 099015 000	ADU	R	5/22/2023												NONE	No	N/A	Pending	Ministerial
	0	1537 CROSS WY UNIT 2, SAN JOSE CA 95125	2023 084280 000	ADU	R	5/22/2023												NONE	No	N/A	Pending	Ministerial
	0	0 MASTER FILE , SAN JOSE CA	2023 100505 000	ADU	R	5/22/2023												NONE	No	N/A	Pending	Ministerial
	0	66 BALBOA AV UNIT 2, SAN JOSE CA 95116	2023 079011 000	ADU	R	5/23/2023												NONE	No	N/A	Pending	Ministerial
	0	1723 TERILYN AV UNIT 2, SAN JOSE CA 95122	2023 100178 000	ADU	R	5/23/2023												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												NONE	No	N/A	Approved	Ministerial
	0	474 COE AV UNIT 2, SAN JOSE CA 95125	2023 100607 000	ADU	R	5/23/2023												NONE	No	N/A	Pending	Ministerial
	0	2010 ABBEY LN UNIT 2, SAN JOSE CA 95008	2023 100343 000	ADU	R	5/23/2023												NONE	No	N/A	Pending	Ministerial
	0	1179 DI SALVO AV UNIT 2, SAN JOSE CA 95128	2023 100636 000	ADU	R	5/23/2023												NONE	No	N/A	Pending	Ministerial
	0	2424 APPLEBY WY UNIT 2, SAN JOSE CA 95124	2023 100485 000	ADU	R	5/23/2023												NONE	No	N/A	Pending	Ministerial
	0	942 3RD ST UNIT 2, SAN JOSE CA 95112	2023 100741 000	ADU	R	5/23/2023												NONE	No	N/A	Pending	Ministerial
	0	1166 HOPKINS DR UNIT 2, SAN JOSE CA 95122	2023 100785 000	ADU	R	5/24/2023												NONE	No	N/A	Pending	Ministerial
	0	2990 AETNA WY UNIT 2, SAN JOSE CA 95121	2023 100960 000	ADU	R	5/26/2023												NONE	No	N/A	Pending	Ministerial
58118013		6762 HAMPTON DR , SAN JOSE CA 95120-5531	2023 098685 000	ADU	R	5/26/2023												NONE	No	N/A	Pending	Ministerial
49121082		2098 TAMPA WY , SAN JOSE CA 95122-2525	2023 100869 000	ADU	R	5/																

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0	12762 CHAPARRAL AV UNIT 2, SAN JOSE CA 95130	2023	108391	000	ADU	R	7/20/2023											NONE	No	N/A	Pending	Ministerial	
0	1231 MINNESOTA AV UNIT 2, SAN JOSE CA 95125	2023	109014	000	ADU	R	7/21/2023												NONE	No	N/A	Pending	Ministerial
30316062	626 CRESTVIEW DR , SAN JOSE CA 95117-1105	2023	109071	000	ADU	R	7/21/2023												NONE	No	N/A	Pending	Ministerial
0	3209 GARNET DR UNIT 2, SAN JOSE CA 95117	2023	108238	000	ADU	R	7/24/2023												NONE	No	N/A	Pending	Ministerial
48111002	187 BALBOA AV , SAN JOSE CA 95116-1310	2023	108900	000	ADU	R	7/24/2023												NONE	No	N/A	Pending	Ministerial
0	627 BLOM DR UNIT 2, SAN JOSE CA 95111	2023	108053	000	ADU	R	7/24/2023												NONE	No	N/A	Pending	Ministerial
46236063	384 LASSEN PARK CL , SAN JOSE CA 95136-2159	2023	087619	000	ADU	R	7/24/2023												NONE	No	N/A	Pending	Ministerial
0	4346 HOUNDSBROOK WY UNIT 2, SAN JOSE CA 95111	2023	107975	000	ADU	R	7/24/2023												NONE	No	N/A	Pending	Ministerial
44238009	1822 NESTORITA WY , SAN JOSE CA 95124-1836	2023	106664	000	ADU	R	7/24/2023												NONE	No	N/A	Pending	Ministerial
49444078	1295 RUNSHAW PL , SAN JOSE CA 95121-2640	2023	106703	000	ADU	R	7/24/2023												NONE	No	N/A	Pending	Ministerial
0	4920 NORTHLAWN CT UNIT 2, SAN JOSE CA 95130	2023	109216	000	ADU	R	7/25/2023												NONE	No	N/A	Pending	Ministerial
0	1046 NEWHALL ST UNIT 2, SAN JOSE CA 95126	2023	109305	000	ADU	R	7/25/2023												NONE	No	N/A	Pending	Ministerial
0	1476 KOOSER RD UNIT 2, SAN JOSE CA 95118	2023	109081	000	ADU	R	7/25/2023												NONE	No	N/A	Pending	Ministerial
46736078	218 22ND ST , SAN JOSE CA 95116-2725	2023	103491	000	ADU	R	7/25/2023												NONE	No	N/A	Pending	Ministerial
67042007	2971 STALLION WY , SAN JOSE CA 95121-1740	2023	105420	000	ADU	R	7/25/2023												NONE	No	N/A	Pending	Ministerial
0	481 AVALANI AV UNIT 2, SAN JOSE CA 95133	2023	107032	000	ADU	R	7/26/2023												NONE	No	N/A	Pending	Ministerial
0	483 AVALANI AV UNIT 2, SAN JOSE CA 95133	2023	107116	000	ADU	R	7/26/2023												NONE	No	N/A	Pending	Ministerial
26124037	1233 MARTIN AV , SAN JOSE CA 95126-2628	2023	107883	000	ADU	R	7/26/2023												NONE	No	N/A	Pending	Ministerial
0	2059 JONATHAN AV UNIT 2, SAN JOSE CA 95125	2023	109049	000	ADU	R	7/26/2023												NONE	No	N/A	Pending	Ministerial
25917032	665 SAN PEDRO ST , SAN JOSE CA 95110-2126	2023	109519	000	ADU	R	7/28/2023												NONE	No	N/A	Pending	Ministerial
68712082	6090 LARIOS CT , SAN JOSE CA 95123-3929	2023	090145	000	ADU	R	7/28/2023												NONE	No	N/A	Pending	Ministerial
68712082	6090 LARIOS CT , SAN JOSE CA 95123-3929	2023	090150	000	ADU	R	7/28/2023												NONE	No	N/A	Pending	Ministerial
0	1681 CLEVELAND AV UNIT 2, SAN JOSE CA 95126	2023	109859	000	ADU	R	7/28/2023												NONE	No	N/A	Pending	Ministerial
37714008	6077 PRINCE DR , SAN JOSE CA 95129-4038	2023	081045	000	ADU	R	7/31/2023												NONE	No	N/A	Pending	Ministerial
0	1094 NEVADA AV UNIT 2, SAN JOSE CA 95125	2023	110002	000	ADU	R	7/31/2023												NONE	No	N/A	Pending	Ministerial
44635025	1552 FUCHSIA DR , SAN JOSE CA 95125-4833	2023	110130	000	ADU	R	7/31/2023												NONE	No	N/A	Pending	Ministerial
0	345 18TH ST UNIT 2, SAN JOSE CA 95112	2023	109988	000	ADU	R	7/31/2023												NONE	No	N/A	Pending	Ministerial
0	2838 RUSTIC DR UNIT 2, SAN JOSE CA 95124	2023	110261	000	ADU	R	7/31/2023												NONE	No	N/A	Pending	Ministerial
68510002	4954 RUE CALAIS , SAN JOSE CA 95136-3111	2023	110252	000	ADU	R	8/1/2023												NONE	No	N/A	Pending	Ministerial
37714009	6091 PRINCE DR , SAN JOSE CA 95129-4038	2023	080475	000	ADU	R	8/1/2023												NONE	No	N/A	Pending	Ministerial
0	1068 SUMMERFIELD DR UNIT 2, SAN JOSE CA 95121	2023	110128	000	ADU	R	8/1/2023												NONE	No	N/A	Pending	Ministerial
26456018, more...	939 CHABRANT WY , SAN JOSE CA 95125-2371	2023	110368	000	ADU	R	8/2/2023												NONE	No	N/A	Pending	Ministerial
0	1132 RHINECASTLE WY UNIT 2, SAN JOSE CA 95120	2023	110135	000	ADU	R	8/2/2023												NONE	No	N/A	Pending	Ministerial
23034001	1202 SANTA PAULA AV , SAN JOSE CA 95110-1448	2023	096806	000	ADU	R	8/2/2023												NONE	No	N/A	Pending	Ministerial
37807052	5498 BOLLINGER RD , SAN JOSE CA 95129-3112	2023	109231	000	ADU	R	8/2/2023												NONE	No	N/A	Pending	Ministerial
0	1585 DELUCA DR UNIT 2, SAN JOSE CA 95131	2023	110426	000	ADU	R	8/2/2023												NONE	No	N/A	Pending	Ministerial
43930035	2394 LANSFORD AV , SAN JOSE CA 95125-4025	2023	089256	000	ADU	R	8/2/2023												NONE	No	N/A	Pending	Ministerial
43914003	1007 BYERLEY AV , SAN JOSE CA 95125-2508	2023	110407	000	ADU	R	8/2/2023												NONE	No	N/A	Pending	Ministerial
0	3353 DENTON WY UNIT 2, SAN JOSE CA 95121	2023	110483	000	ADU	R	8/4/2023												NONE	No	N/A	Pending	Ministerial
0	2915 REMINGTON WY UNIT 3, SAN JOSE CA 95148	2023	109983	000	ADU	R	8/4/2023												NONE	No	N/A	Pending	Ministerial
0	333 AVENDA PINOS UNIT 2, SAN JOSE CA 95123	2023	111038	000	ADU	R	8/4/2023												NONE	No	N/A	Pending	Ministerial
43415037	581 MINNESOTA AV , SAN JOSE CA 95125-1738	2023	110864	000	ADU	R	8/7/2023												NONE	No	N/A	Pending	Ministerial
0	3241 GOLDRIDGE CT UNIT 2, SAN JOSE CA 95135	2023	111133	000	ADU	R	8/10/2023												NONE	No	N/A	Pending	Ministerial
0	1478 REDMOND AV UNIT 2, SAN JOSE CA 95120	2023	111802	000	ADU	R	8/10/2023												NONE	No	N/A	Pending	Ministerial
0	67 EAGLEHAVEN CT UNIT 2, SAN JOSE CA 95111	2023	111512	000	ADU	R	8/11/2023												NONE	No	N/A	Pending	Ministerial
0	2113 CULLY PL UNIT 2, SAN JOSE CA 95124	2023	112082	000	ADU	R	8/11/2023												NONE	No	N/A	Pending	Ministerial
41452020	2117 CULLY PL , SAN JOSE CA 95124	2023	112098	000	ADU	R	8/11/2023												NONE	No	N/A	Pending	Ministerial
41452030	2112 CULLY PL UNIT 2, SAN JOSE CA 95124	2023	112137	000	ADU	R	8/11/2023												NONE	No	N/A	Pending	Ministerial
0	2125 CULLY PL UNIT 2, SAN JOSE CA 95124	2023	112140	000	ADU	R	8/11/2023												NONE	No	N/A	Pending	Ministerial
41452002	2129 CULLY PL UNIT 2, SAN JOSE CA 95124	2023	112153	000	ADU	R	8/11/2023												NONE	No	N/A	Pending	Ministerial
41452002	2133 CULLY PL UNIT 2, SAN JOSE CA 95124	2023	112162	000	ADU	R	8/11/2023												NONE	No	N/A	Pending	Ministerial
41452029	2116 CULLY PL , SAN JOSE CA 95124	2023	112164	000	ADU	R	8/11/2023												NONE	No	N/A	Pending	Ministerial
0	2132 CULLY PL UNIT 2, SAN JOSE CA 95124	2023	112171	000	ADU	R	8/11/2023												NONE	No	N/A	Pending	Ministerial
0	2128 CULLY PL UNIT 2, SAN JOSE CA 95124	2023	112174	000	ADU	R	8/11/2023												NONE	No	N/A	Pending	Ministerial
0	2120 CULLY PL UNIT 2, SAN JOSE CA 95124	2023	112178	000	ADU	R	8/11/2023												NONE	No	N/A	Pending	Ministerial
0	1585 NEWPORT AV UNIT 2, SAN JOSE CA 95125	2023	105509	000	ADU	R	8/14/2023												NONE	No	N/A	Pending	Ministerial
29913032	4168 PIPER DR , SAN JOSE CA 95117-3116	2023	110841	000	ADU	R	8/14/2023												NONE	No	N/A	Pending	Ministerial
0	2121 HURAN DR UNIT 2, SAN JOSE CA 95122	2023	112240	000	ADU	R	8/14/2023												NONE	No	N/A	Pending	Ministerial
0	180 HEDDING ST UNIT 2, SAN JOSE CA 95112	2023	111682	000	ADU	R	8/14/2023												NONE	No	N/A	Pending	Ministerial
47214057	990 6TH ST , SAN JOSE CA 95112-3933	2023	111747	000	ADU	R	8/15/2023												NONE	No	N/A	Pending	Ministerial
64702058	10181 GRIFFITH ST , SAN JOSE CA 95127-4120	2023	110631	000	ADU	R	8/15/2023												NONE	No	N/A	Pending	Ministerial
0	454 POCATELLO DR UNIT 2, SAN JOSE CA 95111	2023	111925	000	ADU	R	8/15/2023												NONE	No	N/A	Pending	Ministerial
0	452 CHEYENNE LN UNIT 2, SAN JOSE CA 95123	2023	111253	000	ADU	R	8/16/2023												NONE	No	N/A	Pending	Ministerial
24928073	720 JACKSON ST , SAN JOSE CA 95112-3004	2023	108527	000	ADU	R	8/17/2023												NONE	No	N/A	Pending	Ministerial
0	1476 MIDFIELD AV UNIT 2, SAN JOSE CA 95122	2023	111501	000	ADU	R	8/17/2023												NONE	No	N/A	Pending	Ministerial
26451007	462 MARSHALL AV , SAN JOSE CA 95125-1651	2023	088178	000	ADU	R	8/21/2023												NONE	No	N/A	Pending	Ministerial
0	2740 OTHELLO AV UNIT 2, SAN JOSE CA 95122	2023	112290	000	ADU	R	8/21/2023												NONE	No	N/A	Pending	Ministerial
47236039	1206 HERALD AV , SAN JOSE CA 95116-3320	2023	112588	000	ADU	R	8/21/2023												NONE	No	N/A	Pending	Ministerial
38151068	5027 MOORPARK AV , SAN JOSE CA 95129-2137	2023	112858	000	ADU	R	8/21/2023												NONE	No	N/A	Pending	Ministerial
26439052	899 PALM ST , SAN JOSE CA 95110-3031	2023	112526	000	ADU	R	8/21/2023												NONE	No	N/A	Pending	Ministerial
61262006	3473 KAYLENE DR , SAN JOSE CA 95127-4318	2023	111066	000	ADU	R	8/21/2023												NONE	No	N/A	Pending	Ministerial
49128011	2298 KING RD , SAN JOSE CA 95122-2517	2023	112463	000	ADU	R	8/22/2023																

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	47743026	1397 TAKA CT , SAN JOSE CA 95122-2947	2023	113762	000	ADU	R	8/31/2023										NONE	No	N/A	Pending	Ministerial	
	26403013	1280 PEDRO ST , SAN JOSE CA 95126-3825	2023	114512	000	ADU	R	8/31/2023											NONE	No	N/A	Pending	Ministerial
	0	3015 SILVERLAND DR UNIT 2, SAN JOSE CA 95135	2023	114361	000	ADU	R	8/31/2023											NONE	No	N/A	Pending	Ministerial
	26457060	78 LESTER AV , SAN JOSE CA 95125-3141	2023	113672	000	ADU	R	9/1/2023											NONE	No	N/A	Pending	Ministerial
	0	2968 DRIFTWOOD DR UNIT 2, SAN JOSE CA 95128	2023	114281	000	ADU	R	9/1/2023											NONE	No	N/A	Pending	Ministerial
	0	2970 DRIFTWOOD DR UNIT 2, SAN JOSE CA 95128	2023	114300	000	ADU	R	9/1/2023											NONE	No	N/A	Pending	Ministerial
	28412005	1433 ST FRANCIS DR , SAN JOSE CA 95125-5247	2023	114663	000	ADU	R	9/1/2023											NONE	No	N/A	Pending	Ministerial
	68413014	458 SKYWAY DR , SAN JOSE CA 95111-2669	2023	114761	000	ADU	R	9/7/2023											NONE	No	N/A	Pending	Ministerial
	0	1307 ERINWOOD CT UNIT 2, SAN JOSE CA 95121	2023	111264	000	ADU	R	9/7/2023											NONE	No	N/A	Pending	Ministerial
	0	349 ARCO CT UNIT 2, SAN JOSE CA 95123	2023	109133	000	ADU	R	9/7/2023											NONE	No	N/A	Pending	Ministerial
	49713013	3192 WELBY CT , SAN JOSE CA 95111-2271	2023	109348	000	ADU	R	9/8/2023											NONE	No	N/A	Pending	Ministerial
	42914007	1345 NEWPORT AV , SAN JOSE CA 95125-3245	2023	115430	000	ADU	R	9/11/2023											NONE	No	N/A	Pending	Ministerial
	0	641 TOYON AV UNIT 2, SAN JOSE CA 95127	2023	115746	000	ADU	R	9/11/2023											NONE	No	N/A	Pending	Ministerial
	0	641 TOYON AV UNIT 3, SAN JOSE CA 95127	2023	115760	000	ADU	R	9/11/2023											NONE	No	N/A	Pending	Ministerial
	49131052	3018 MOONSTAR CT , SAN JOSE CA 95148-1112	2023	112497	000	ADU	R	9/11/2023											NONE	No	N/A	Pending	Ministerial
	48116026	1646 SAN FERNANDO ST , SAN JOSE CA 95116-2421	2023	097346	000	ADU	R	9/14/2023											NONE	No	N/A	Pending	Ministerial
	0	MASTER FILE , SAN JOSE CA	2023	115960	000	ADU	R	9/14/2023											NONE	No	N/A	Pending	Ministerial
	0	MASTER FILE , SAN JOSE CA	2023	115967	000	ADU	R	9/14/2023											NONE	No	N/A	Pending	Ministerial
	48416055	2760 GAY AV , SAN JOSE CA 95127-2318	2023	115995	000	ADU	R	9/14/2023											NONE	No	N/A	Pending	Ministerial
	0	587 CALPELLA DR Unit 2, SAN JOSE CA 95136	2023	116008	000	ADU	R	9/14/2023											NONE	No	N/A	Pending	Ministerial
	41919047	1763 WYRICK AV , SAN JOSE CA 95124-3635	2023	115562	000	ADU	R	9/15/2023											NONE	No	N/A	Pending	Ministerial
	57702064	6061 BURCHELL AV , SAN JOSE CA 95120-3814	2023	116483	000	ADU	R	9/15/2023											NONE	No	N/A	Pending	Ministerial
	46732080	108 23RD ST , SAN JOSE CA 95116-2729	2023	114833	000	ADU	R	9/18/2023											NONE	No	N/A	Pending	Ministerial
	65987008	3740 DARSHAN CT , SAN JOSE CA 95148	2023	116585	000	ADU	R	9/18/2023											NONE	No	N/A	Pending	Ministerial
	59905051	3234 TRISTIAN AV , SAN JOSE CA 95127-1460	2023	116521	000	ADU	R	9/18/2023											NONE	No	N/A	Pending	Ministerial
	24502130	1336 OLD STONE WY , SAN JOSE CA 95132-0000	2023	114490	000	ADU	R	9/18/2023											NONE	No	N/A	Pending	Ministerial
	0	2075 HEATHERDALE AV UNIT 2, SAN JOSE CA 95128	2023	116806	000	ADU	R	9/22/2023											NONE	No	N/A	Pending	Ministerial
	67627032	3870 FORESTER CT , SAN JOSE CA 95121-1004	2023	116001	000	ADU	R	9/25/2023											NONE	No	N/A	Pending	Ministerial
	42116039	15195 CLYDELLE AV , SAN JOSE CA 95124-5302	2023	117365	000	ADU	R	9/25/2023											NONE	No	N/A	Pending	Ministerial
	0	5000 EDENVIEW DR UNIT 2, SAN JOSE CA 95111	2023	117445	000	ADU	R	9/25/2023											NONE	No	N/A	Pending	Ministerial
	49465040	3332 COACHLIGHT DR , SAN JOSE CA 95111-1307	2023	117340	000	ADU	R	9/26/2023											NONE	No	N/A	Pending	Ministerial
	48811115	1402 BERKSFORD WY , SAN JOSE CA 95127-4605	2023	117333	000	ADU	R	9/26/2023											NONE	No	N/A	Pending	Ministerial
	0	2416 QUIMBY RD UNIT 2, SAN JOSE CA 95148	2023	116974	000	ADU	R	9/26/2023											NONE	No	N/A	Pending	Ministerial
	68716089	672 BOLIVAR DR , SAN JOSE CA 95123-3907	2023	118162	000	ADU	R	9/26/2023											NONE	No	N/A	Pending	Ministerial
	46735047	1203 WHITTON AV , SAN JOSE CA 95116-2354	2023	117426	000	ADU	R	9/27/2023											NONE	No	N/A	Pending	Ministerial
	65434004	3078 OLIVEWOOD PL , SAN JOSE CA 95148-2715	2023	118384	000	ADU	R	9/28/2023											NONE	No	N/A	Pending	Ministerial
	49467038	3339 VANGORN WY , SAN JOSE CA 95121-2555	2023	116930	000	ADU	R	9/29/2023											NONE	No	N/A	Pending	Ministerial
	58311039	1107 VIRGIL PL , SAN JOSE CA 95120-4217	2023	118295	000	ADU	R	9/29/2023											NONE	No	N/A	Pending	Ministerial
	59503060	1216 CHAMPAGNE LN , SAN JOSE CA 95132-3018	2023	118790	000	ADU	R	9/29/2023											NONE	No	N/A	Pending	Ministerial
	0	1742 HUDSON DR UNIT 2, SAN JOSE CA 95124	2023	118808	000	ADU	R	10/2/2023											NONE	No	N/A	Pending	Ministerial
	42117054	16255 DICKENS AV , SAN JOSE CA 95124-5410	2023	111059	000	ADU	R	10/3/2023											NONE	No	N/A	Pending	Ministerial
	27926031	2932 DRIFTWOOD DR , SAN JOSE CA 95128-4445	2023	118835	000	ADU	R	10/4/2023											NONE	No	N/A	Pending	Ministerial
	0	MASTER FILE , SAN JOSE CA	2023	119537	000	ADU	R	10/4/2023											NONE	No	N/A	Pending	Ministerial
	0	MASTER FILE , SAN JOSE CA	2023	119544	000	ADU	R	10/4/2023											NONE	No	N/A	Pending	Ministerial
	59531020	1015 NOBLE AV , SAN JOSE CA 95132-3169	2023	117994	000	ADU	R	10/5/2023											NONE	No	N/A	Pending	Ministerial
	0	590 CURIE DR UNIT 2, SAN JOSE CA 95123	2023	119220	000	ADU	R	10/5/2023											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											NONE	No	N/A	Pending	Ministerial
	44707011	1687 HILLSDALE AV , SAN JOSE CA 95124-3214	2023	119782	000	ADU	R	10/9/2023											NONE	No	N/A	Pending	Ministerial
	68407073	4516 APTOS AV , SAN JOSE CA 95111-2603	2023	119343	000	ADU	R	10/10/2023											NONE	No	N/A	Pending	Ministerial
	70150040	933 PORTSWOOD CL , SAN JOSE CA 95120-3331	2023	117948	000	ADU	R	10/10/2023											NONE	No	N/A	Pending	Ministerial
	43427117	445 NORTHERN RD , SAN JOSE CA 95125-1230	2022	701946	000	ADU	R	10/11/2023											NONE	No	N/A	Pending	Ministerial
	67613068	2468 ABORN RD , SAN JOSE CA 95121-0000	2023	119501	000	ADU	R	10/11/2023											NONE	No	N/A	Pending	Ministerial
	26449093	977 PREVOST ST , SAN JOSE CA 95125-0000	2023	119618	000	ADU	R	10/11/2023											NONE	No	N/A	Pending	Ministerial
	26117044	1260 RANDOL AV , SAN JOSE CA 95126-2127	2023	119272	000	ADU	R	10/11/2023											NONE	No	N/A	Pending	Ministerial
	0	13085 BROWN AV UNIT 2, SAN JOSE CA 95111	2023	120357	000	ADU	R	10/12/2023											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											NONE	No	N/A	Pending	Ministerial
	56702030	4932 ALAN AV , SAN JOSE CA 95124-5229	2023	120333	000	ADU	R	10/12/2023											NONE	No	N/A	Pending	Ministerial
	56702030	4932 ALAN AV , SAN JOSE CA 95124-5229	2023	120328	000	ADU	R	10/12/2023											NONE	No	N/A	Pending	Ministerial
	0	931 UNIVERSITY AV UNIT 2, SAN JOSE CA 95126	2023	120199	000	ADU	R	10/13/2023											NONE	No	N/A	Pending	Ministerial
	0	5290 GATEWOOD LN UNIT 2, SAN JOSE CA 95118	2023	120702	000	ADU	R	10/14/2023											NONE	No	N/A	Pending	Ministerial
	0	4568 SAMSON WY UNIT 2, SAN JOSE CA 95124	2023	120928	000	ADU	R	10/17/2023											NONE	No	N/A	Pending	Ministerial
	41414069	2225 WILLESTER AV , SAN JOSE CA 95124-2019	2023	120816	000	ADU	R	10/17/2023											NONE	No	N/A	Pending	Ministerial
	27916031	2967 FIRSIDE DR , SAN JOSE CA 95128-4003	2023	120944	000	ADU	R	10/17/2023											NONE	No	N/A	Pending	Ministerial
	56946049	4859 POPEJOY CT , SAN JOSE CA 95118-2269	2023	120049	000	ADU	R	10/18/2023											NONE	No	N/A	Pending	Ministerial
	49448029	1050 KITCHENER CL , SAN JOSE CA 95121-2618	2023	120771	000	ADU	R	10/18/2023											NONE	No	N/A	Pending	Ministerial
	37329058	1068 ALDERBROOK LN , SAN JOSE CA 95129-2951	2023	115592	000	ADU	R	10/19/2023											NONE	No	N/A	Pending	Ministerial
	68428007	143 CARLING CT , SAN JOSE CA 95111-4007	2023	120914	000	ADU	R	10/19/2023											NONE	No	N/A	Pending	Ministerial
	30736034	3637 COUNTRYWOOD CT , SAN JOSE CA 95130-1307	2023	099509	000	ADU	R	10/19/2023											NONE	No	N/A	Pending	Ministerial
	0	1998 CAPITOL AV UNIT 2, SAN JOSE CA 95132	2023	121092	000	ADU	R	10/19/2023											NONE	No	N/A	Pending	Ministerial
	0	MASTER FILE , SAN JOSE CA	2023	121451	000	ADU	R	10/19/2023											NONE	No	N/A	Pending	Ministerial
	0	749 COLLEEN DR UNIT 2, SAN JOSE CA 95123	2023	121401	000	ADU	R	10/20/2023											NONE	No	N/A	Pending	Ministerial
	0	3172 DURANT AV UNIT 2, SAN JOSE CA 95111	2023	121634	000																		

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43915036	2029 GLEN UNA AV , SAN JOSE CA 95125-2535	2023 127473 000	ADU	R	12/7/2023						1	1			NONE	No	N/A	Pending	Ministerial
68704012	5815 INDIAN AV , SAN JOSE CA 95123-3241	2023 125775 000	ADU	R	12/7/2023						1	1			NONE	No	N/A	Pending	Ministerial
46445123	5548 DUNSBURRY CT , SAN JOSE CA 95123-1312	2023 127382 000	ADU	R	12/7/2023						1	1			NONE	No	N/A	Pending	Ministerial
66073018	3110 FOWLER RD , SAN JOSE CA 95135-1035	2023 123816 000	ADU	R	12/8/2023						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	684 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	R	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	R	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	R	12/14/2023						1	1			NONE	No	N/A	Pending	Ministerial
46736044	275 23RD ST , SAN JOSE CA 95116-2732	2023 126747 000	ADU	R	12/15/2023						1	1			NONE	No	N/A	Pending	Ministerial
65939049	3282 WHITESAND CT , SAN JOSE CA 95148-3054	2023 129031 000	ADU	R	12/16/2023						1	1			NONE	No	N/A	Pending	Ministerial
0	MASTER FILE , SAN JOSE CA	2023 129194 000	ADU	R	12/16/2023						1	1			NONE	No	N/A	Pending	Ministerial
45147065	4724 CALLE DE LUCIA , SAN JOSE CA 95124-4848	2023 126385 000	ADU	R	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						1	1			NONE	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	R	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	R	12/22/2023						1	1			NONE	No	N/A	Pending	Ministerial
26113003	1151 UNIVERSITY AVENUE	2023 084073 000	2 to 4	O							1	1	1		SB 9 (2021) - Duplex in SF Zone	No	N/A	Approved	Ministerial
0	978 FRANQUETTE AVENUE	2023 097905 000	2 to 4	O	2/13/2023						1	1			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial
25917032	665 N SAN PEDRO STREET	2023 109499 000	2 to 4	O	5/8/2023						1	1			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial
25917032	665 N SAN PEDRO STREET	2023 109504 000	2 to 4	O	7/28/2023						1	1			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial
47206008	272 BONITA AVENUE	2023 116387 000	2 to 4	O	9/23/2023						2	2			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial
58351007	7289 VIA BREZZO	2023 120892 000	2 to 4	O	10/18/2023						2	2			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial
0	3979 WELLINGTON SQUARE	2023 116245 000	2 to 4	O	11/20/2023						2	2			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial
0	7122 PETRUS CT	2023 078896 000	SFD	O	1/5/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
70158065	7116 PETRUS CT	2023 078908 000	SFD	O	1/5/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
70158067	7102 PETRUS CT	2023 079358 000	SFD	O	1/9/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
0	7108 PETRUS CT	2023 079471 000	SFD	O	1/9/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
70158068	7096 PETRUS CT	2023 079472 000	SFD	O	1/9/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
70158069	7090 PETRUS CT	2023 079474 000	SFD	O	1/10/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
0	7091 PETRUS CT	2023 079478 000	SFD	O	1/10/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
70158071	7097 PETRUS CT	2023 079479 000	SFD	O	1/10/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
70158072	7103 PETRUS CT	2023 079481 000	SFD	O	1/10/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
0	7109 PETRUS CT	2023 079483 000	SFD	O	1/10/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
0	7115 PETRUS CT	2023 079484 000	SFD	O	1/10/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
59519012	3923 SUNCREST AV	2023 080229 000	SFD	O	1/30/2023						1	1			NONE	No	N/A	Pending	Ministerial
56728014	0 CAMDEN AV	2023 082305 000	SFD	O	1/31/2023						1	1			NONE	No	N/A	Pending	Ministerial
61230013	1360 FLEMING AV	2023 085521 000	SFD	O	2/23/2023						1	1			NONE	No	N/A	Pending	Ministerial
67633013	0 SAN FELIPE RD	2023 086973 000	SFD	O	3/9/2023						1	1			NONE	No	N/A	Pending	Ministerial
67633014	0 SAN FELIPE RD	2023 086982 000	SFD	O	3/9/2023						1	1			NONE	No	N/A	Pending	Ministerial
61236027	0 CLAYTON RD	2023 087874 000	SFD	O	3/11/2023						1	1			NONE	No	N/A	Pending	Ministerial
24959076	406 N 18TH ST	2023 090290 000	SFD	O	3/27/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
68051013	6086 WHITEHAVEN CT	2023 090463 000	SFD	O	3/27/2023						1	1			NONE	No	N/A	Pending	Ministerial
46433072	615 GAUNDABERT LN	2023 093274 000	SFD	O	4/6/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
46433073	611 GAUNDABERT LN	2023 093353 000	SFD	O	4/6/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
46433074	607 GAUNDABERT LN	2023 093356 000	SFD	O	4/6/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
0	2808 BRIGHTWOOD DR	2023 094395 000	SFD	O	4/18/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
65450080	3110 NORWOOD AV	2023 094472 000	SFD	O	4/14/2023						1	1			NONE	No	N/A	Pending	Ministerial
01512071	0 WABASH ST	2023 094738 000	SFD	O	5/1/2023						1	1			NONE	No	N/A	Pending	Ministerial
61236029	3539 CLAYTON RD	2023 095670 000	SFD	O	5/2/2023						1	1			NONE	No	N/A	Pending	Ministerial
0	785 PORTSWOOD DR	2023 097142 000	SFD	O	4/28/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
0	7121 PETRUS CT	2023 097148 000	SFD	O	4/28/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
0	896 HAMPSWOOD WY	2023 097149 000	SFD	O	4/28/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
0	895 HAMPSWOOD WY	2023 097161 000	SFD	O	4/28/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
65450083	3148 NORWOOD AV	2023 097796 000	SFD	O	5/8/2023						1	1			NONE	No	N/A	Pending	Ministerial
41452014	2093 CULLY PL	2023 097999 000	SFD	O	5/4/2023						1	1	1		NONE	No	N/A	Approved	Ministerial
41452015	2097 CULLY PL	2023 098031 000	SFD	O	5/4/2023						1	1	1		NONE	No	N/A	Approved	Ministerial

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

Jurisdiction		San José		ANNUAL ELEMENT PROGRESS REPORT		Housing Element Implementation		Note: "*" indicates an optional field	
Reporting Year	2023	Units (1 - Dec 31)	2023	Units (1 - Dec 31)	2023	Units (1 - Dec 31)	2023	Units (1 - Dec 31)	2023
Planning Year	2023	Units (1 - Dec 31)	2023	Units (1 - Dec 31)	2023	Units (1 - Dec 31)	2023	Units (1 - Dec 31)	2023
0	0	0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14
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30	30	30	30	30	30	30	30	30	30
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44	44	44	44	44	44	44	44	44	44
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66	66	66	66	66	66	66	66	66	66
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74	74	74	74	74	74	74	74	74	74
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77	77	77	77	77	77	77	77	77	77
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90	90	90	90	90	90	90	90	90	90
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92	92	92	92	92	92	92	92	92	92
93	93	93	93	93	93	93	93	93	93
94	94	94	94	94	94	94	94	94	94
95	95	95	95	95	95	95	95	95	95
96	96	96	96	96	96	96	96	96	96
97	97	97	97	97	97	97	97	97	97
98	98	98	98	98	98	98	98	98	98
99	99	99	99	99	99	99	99	99	99
100	100	100	100	100	100	100	100	100	100

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

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

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2									3	4	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	194	567	-	-	-	-	-	-	-	-	-	761	14,327
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	184	259	-	-	-	-	-	-	-	-	-	443	8,244
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	51	114	-	-	-	-	-	-	-	-	-	933	9,778
	Non-Deed Restricted	-	768	-	-	-	-	-	-	-	-	-		
Above Moderate		322	1,220	-	-	-	-	-	-	-	-	-	1,542	26,172
Total RHNA		62,200												
Total Units		751	2,928	-	-	-	-	-	-	-	-	-	3,679	58,521
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
	5 Extremely low-Income Need		2									6	7	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		7,544	620	-	-	-	-	-	-	-	-	-	620	6,924

*Extremely low-income housing 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 HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		San Jose	
Reporting Year		2023 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
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.
P-2 Subsidize Extremely L	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-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.

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

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	NOFAs issued Funds committed # Affordable homes created # 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 Diridon	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.

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

<p>P-24 Housing on Public/Quasi Public Lands</p>	<p>Dec 2024: Council approval of General Plan amendments</p>	<p>2024</p>	<p>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.</p> <p>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>
<p>P-25 Updated Inclusionary Housing Program Fees</p>	<p>By Jan 2028: Fees study produced</p>	<p>2027-28</p>	<p>Significant work on this item has not yet commenced, as it is a medium-term goal</p>
<p>P-26 Accessory Dwelling Unit (ADU) Amnesty Program</p>	<p>Jul 2024: Program release Dec 2031: Approximately 150 ADUs in compliance by 2031</p>	<p>2024-31</p>	<p>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>
<p>P-27 Accessory Dwelling Unit (ADU) Affordability</p>	<p>Dec 2026: Feasibility analysis completed</p>	<p>2026</p>	<p>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 Bay.</p>
<p>P-28 Predevelopment Loans</p>	<p>5 predevelopment loans made 1,500 affordable units assisted</p>	<p>Ongoing 2023-31</p>	<p>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>
<p>P-30 Updated Feasibility Study for Commercial Linkage Fees (CLF)</p>	<p>Dec 2024: Feasibility study update Jun 2026: Council approval of updated fees \$20M CLF revenues collected By Jan 2031: 60 affordable units</p>	<p>2024</p>	<p>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>
<p>P-31 Land Acquisition for Affordable Housing in Target Locations</p>	<p>Goal of 2 parcels acquired in target areas 200 affordable units developed on acquired parcels</p>	<p>Ongoing 2023-31</p>	<p>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.</p>
<p>P-32 Higher Subsidies per Unit</p>	<p>Ongoing adjustments to NOFA/program guidelines as needed</p>	<p>Annual NOFAs 2023-31</p>	<p>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>
<p>P-34 Affordable Housing Funding Advocacy</p>	<p>Support letters issued Participation on working groups</p>	<p>Ongoing</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Federal earmarks: IGR worked with Congressman Panetta to champion two pending federal earmarks to support the City's affordable housing goals. This includes \$1M for the Rue Ferrari Emergency Interim Housing expansion and \$500,000 for the supportive services center at Blossom Hill Senior Apartments. This funding is pending a final federal budget agreement.</p>

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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 citywide	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 City-owned parcels in Sites Inventory [4 sites were awarded to affordable housing developers with agreements in place, and 5 th site being used as a City interim emergency shelter] # Public Hearings and Notices of Availability issued for future City- owned	Ongoing	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.

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R-2 Establish a Preservation NOFA	Jun 2024: Program guidelines completed by Dec 2024: First NOFA issued at least every other year (i.e., at least 4 NOFAs during the Sixth Cycle compliance period) \$5M average available per year per NOFA By 2031: At least 110 units of newly-restricted affordable housing acquired by	First NOFA 2024	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.
R-3 Diridon Preservation Pilot	Jan 2025: Pilot creation City Council approval of pilot By Dec 2025: NOFAs issued By Aug 2026: Council approval of funding commitments 55 homes preserved through acq/rehab in defined area around Diridon Station Area	2026	Significant work on this item has not yet commenced, since it is a medium-term goal and will build on lessons learned from Preservation NOFAs.
R-5 Acquisition Loan Fund	Request for Proposals issued for partner lender(s) if needed Loan product defined and rolled out # units acquired with Loan Fund(s)	2026	Significant work on this item has not yet commenced, since it is a medium-term goal.
R-6 Mobilehome Park General Plan Designation for Remaining 56 Mobilehome Parks	2024: Council approval of General Plan Amendments and rezonings; 13 mobilehome parks with new land use designation by Jan 2024; remainder by June 2024	June 2024	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.
R-7 Extension of Affordable Housing Restrictions	By 2031: preserve affordability for at least 900 units in the middle of their affordability terms (average of 112 units)	Ongoing	The Housing Department extended recorded affordability restrictions on four affordable housing properties (Rincon de los Esteros, Delmas Park, Hillview Glen and DeRose), preserving a total of 582 affordable units.
R-8 Work with the Bay Area Housing Finance Authority (BAHFA) on Moderate-income Financing Strategy	2027: If product is defined and feasible, request Council approval for structure By 2031: Complete at least 2 transactions if feasible # newly-affordable homes at each	2027	Significant work on a JPA product has not yet commenced, as it is a medium-term goal and BAHFA staff are fully engaged in planning for the regional bond at this time. However, see the update on Mixed-Income Housing above (P-20) for a 501(c)(3) bond structure that has some similar characteristics as a JPA-issued bond product.
R-9 Creation of a Preservation Policy	2024: Criteria for FIHPP established 2024: List of affordable housing providers published By 2026: Council approval of Policy	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' 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.
R-11 Owner-Occupied Home Preservation	1,600 low-income households assisted	2023-31	In 2023, the City funded contracts with Habitat for Humanity and Rebuilding Together to provide owner-occupied home rehabilitation services. The contracts assisted 83 extremely low-income households, 48 very low-income households, and 39 low-income households, for a total of 170 owners.
R-12 Revised Citywide Residential Anti-Displacement Strategy	2025: Best practices researched 2025: Outreach conducted 2026: Revised Strategy drafted 2026: Council approval of revised	2024-29	Work has not yet started on this item in 2023.
R-13 Soft Story Program	2023: Outreach conducted 2024: Ordinance and program drafted 2024: Council approval of Ordinance and program 2024: Rebate program launched # buildings receiving retrofits \$4M funded for rebates by 2031	2024	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.
H-1 Interim Homeless Housing Construction	2025: Units completed Funds obtained for operations & services	2025	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.
H-2 Interim Housing for People Experiencing Homelessness in Hotels/Motels and Other Existing Buildings	At least one property newly acquired At least five properties operated At least \$19M of new Homekey awards accepted for acquisition/rehabilitation At least 280 residents housed	2023-31	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 from Rounds 1 and 2 providing a total of 441 affordable homes - SureStay Hotel, Arena Hotel, Pacific Motor Inn, and Branham and Monterey Interim Housing.
H-6 Housing with Integrated Health Care	By 2031: At least one new development with on-site health services	2025-31	Significant work on this item has not yet commenced, as it is a medium-term goal.

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<p>H-7 Safe/Supportive Parking Programs</p>	<p>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</p>	<p>2023-31</p>	<p>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 advertisement on December 20, 2023 for contractors to perform the work.</p>
<p>H-8 Nonprofit-provided Homeless Support Services</p>	<p>Funding to nonprofit service providers # people assisted</p>	<p>2023-31</p>	<p>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, with 179 individuals exiting the program and 10% of the total participants were successfully housed in permanent housing, temporary housing, foster care, or long-term care.</p>
<p>H-9 Street-based Services for Unhoused Residents</p>	<p>Funds budgeted Services provided # of clients served</p>	<p>2023-31</p>	<p>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.</p>
<p>H-10 Racial and Other Bias of Protected Classes in Homeless Shelter and Supportive Housing Systems</p>	<p>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</p>	<p>2027</p>	<p>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.</p>
<p>H-11 Feedback from Those with Lived Experience in Homelessness in Decision Making</p>	<p>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</p>	<p>2024-31</p>	<p>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.</p>
<p>H-12 Neighborhood Outreach and Education on Homeless housing and Other Housing Topics</p>	<p>Materials prepared CBOs under contract Funding allocated Households outreached to Feedback sessions held</p>	<p>2024-31</p>	<p>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.</p>
<p>H-13 Regional Homeless Response Coordination and Planning</p>	<p>2024: Council adoption of City's implementation plan</p>	<p>2023</p>	<p>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.</p>

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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 features By 2026: Fair Housing Equity Analysis method defined	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.

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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	2023 and ongoing	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.
S-14 Advocacy for Tenant-Based Vouchers	Legislation passage Support letters and meetings on vouchers	2024-26	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 proposals for TBRA 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 preference 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.

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

<p>S-24 Targeted Fair Housing Outreach and Enforcement</p>	<p>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</p>	<p>Ongoing 2024-31</p>	<p>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.</p>
<p>S-25 Tenant-based Vouchers in Higher-Resource Areas</p>	<p>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-</p>	<p>2023-26</p>	<p>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-opportunity areas.</p>
<p>S-26 Increased Support for Nonprofits to do Tenant and Landlord Outreach and Education</p>	<p>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</p>	<p>2024-31</p>	<p>Work on this item had not yet commenced in 2023, but will begin in 2024.</p>
<p style="text-align: center;"> </p>			
<p>S-28 Right to Counsel or Alternative</p>	<p>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</p>	<p>2025-26</p>	<p>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.</p>
<p>S-29 Rent Stabilization Program Strategic Plan and Program Assessment</p>	<p>2024: Outreach, program assessment, and Strategic Plan completed with consultant By 2026: Data collected as recommended Dec 2026: 80% of short-term activities implemented</p>	<p>2026</p>	<p>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.</p>
<p>S-30 Just Cause Eviction Protection Amendment</p>	<p>2027: Analysis of issue 2027: Revised Ordinance presented to Council</p>	<p>2026-27</p>	<p>Significant work on this item has not yet commenced, since it is a medium-term goal.</p>
<p>S-31 Tenant Protection Ordinance Amendment for Affordable Apartments</p>	<p>2025: Analysis of issue 2026: Ordinance amendment 2027: Presentation to Council and Council consideration of amended</p>	<p>2027</p>	<p>Significant work on this item has not yet commenced, since it is a medium-term goal.</p>
<p>S-32 Local Enforcement of State Tenant Protections</p>	<p>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</p>	<p>2023-26</p>	<p>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 report more uniform eviction case filing data. San José could use additional access to report more uniform eviction case filing data. San José could use additional access to report more uniform eviction case filing data. San José could use additional access to report more uniform eviction case filing data. 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.</p>

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

S-33 Job Training with Housing Subsidies	# housing-subsidized participants in job training programs Support letters and meetings for legislation / budget requests	2023-31 Ongoing, pending funding availability	In 2023, the City assisted 87 extremely low-income participants to receive job training paired with rental subsidies to improve their housing stability and upward mobility.
S-34 Economic Opportunity Strategies	Strategies created Strategies implemented Programs funded	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	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 collaboratively 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.

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

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 Sen 2026: Issue best practices / create a Council approval of zoning code update	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 and Guidance	Plan set created and posted Pathways guidelines created and	2027	Significant work on this item has not yet commenced as it is a medium-term goal.
I-6 Universal Design and ADA Upgrades	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.

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

<p>I-12 Resident-Identified Priorities</p>	<p>Jul 2025: Survey designed & released 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 Information Memo</p>	<p>2025-27</p>	<p>Significant work on this item has not yet commenced, since it is a medium-term goal.</p>
<p>I-14 Assessment of Fair Housing Plan</p>	<p>Sep 2024: Completion of draft Plan Oct 2024: Adoption by Council Oct 2024: Submission to HUD</p>	<p>2024</p>	<p>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.</p>
<p>I-15 Housing Catalyst Team Work Plan</p>	<p>Fall 2023: First workplan brought to council for approval. Spring 2024 and annually: Progress update to Council Jun 2024: Webpage created</p>	<p>Annually 2023-31</p>	<p>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.)</p>
<p>I-16 Advocacy to Close the Racial Homeownership Gap</p>	<p>Support letters issued Advocacy meetings held</p>	<p>2023-31</p>	<p>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.</p>
<p>I-17 Collaborative Solutions to Address Housing Needs</p>	<p>Collaborative initiatives</p>	<p>Ongoing 2023-31</p>	<p>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.</p>
<p>I-18 Advocacy on Public Policies and Programs to Facilitate Production, Preservation, Protection, and Neighborhood Investments</p>	<p>Support letters Working group participation</p>	<p>Ongoing 2023-31</p>	<p>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.</p>
<p>I-19 Reasonable Accommodation</p>	<p>Council approval of ordinance. 2 outreach meetings conducted</p>	<p>2025</p>	<p>Significant work on this item has not yet commenced.</p>

General Comments

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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	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
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	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

**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						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry 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	
235-02-034	1488 N 1st Street	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
Adjacent to 259-35-055	Almaden Boulevard, between Carlisle 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

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/housing/resource-library/housing-policy-plans-and-reports/tenant-preferences	

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

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.
- 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 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:

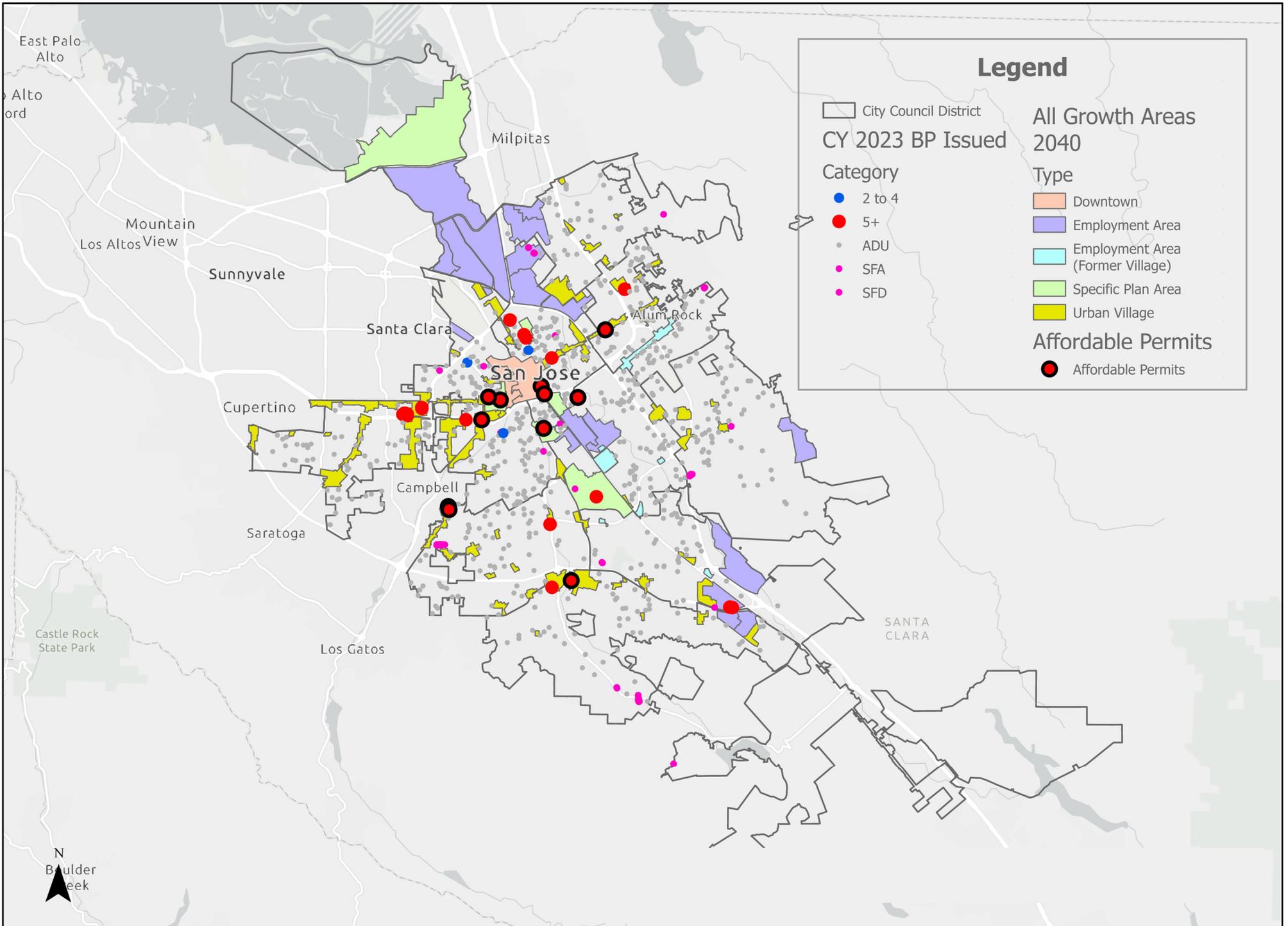
- a. Use Costar to identify Q4 2023 Class A average effective rents (by bedroom size) for market-rate projects in SJ, for the zip codes identified in #2 above.

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.

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

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



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	\$37,241,686

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

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

			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

			<p>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.</p> <p>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.</p>
Playa Almaden (aka Sycamore Terrace)	02/16/1996	3/13/2018	<p>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.</p>

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

			<p>income-restricted apartments. Construction was nearing completion at the end of 2022-2023. Conversion to permanent financing is anticipated for fiscal year 2023-2024. This development is now called "Arya."</p>
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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 assisted¹ 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) Encumbrances				(42.8)	
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
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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.