



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Rosalynn Hughey
Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: March 15, 2021

Approved

D. OSYL

Date

3/18/2021

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

1. Accept the Calendar Year 2020 Annual Progress Report on the Implementation of the San José 2014-23 Housing Element;
2. Accept the Fiscal Year 2019-20 Housing Successor to the Redevelopment Agency Annual Report; and
3. Approve the submission of an Amended and Restated Fiscal Year 2018-19 Housing Successor to the Redevelopment Agency Annual Report to correct a calculation error in the Seniors Test percentage.

OUTCOME

Approval of this request will enable staff to submit both the City's Annual Progress Report on the Housing Element to its General Plan and the Housing Successor Report to the State of California, as required by April 1, 2021. It will also enable submission of an Amended and Restated Fiscal Year 2018-19 Housing Successor to the Redevelopment Agency Annual Report. 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 (OPR). In addition, maintaining a Housing Element that complies with HCD's reporting requirements allows the City to remain eligible for important State and regional funding for housing, transportation, and parks.

EXECUTIVE SUMMARY

State law requires jurisdictions to prepare an annual progress report each calendar year to detail the implementation of their Housing Elements to their General Plans and to submit the report to HCD and OPR. Since the passage of Assembly Bill 879 (Grayson) in 2017, this requirement has applied to charter cities such as San José. Recently, the California legislature passed several other bills to strengthen the Housing Accountability Act and to amend State Housing Element Law to hold jurisdictions accountable for meeting their housing goals. Maintaining a Housing Element that complies with HCD's reporting requirements qualifies jurisdictions for State funding programs.

The Housing Element establishes a strategy to meet a jurisdiction's housing production goals defined by its Regional Housing Needs Allocation (RHNA). San José's RHNA goal for the current 8.8-year period from January 2014 through October 2022 is 35,080 housing units. This equates to an average annual production rate of 3,986 units. A large portion of San José's current RHNA goal (42%) consists of homes that are affordable for Extremely Low-Income (ELI), Very Low-Income (VLI), and Low-Income (LI) households as defined by HCD and State law.

In calendar year 2020, San José issued building permits for 1,375 new residential units. This number constitutes a 43% decrease from the number of building permits issued in 2019. The uncertainty caused by the COVID-19 pandemic has had a significant effect on building permit activity for the year. The 2020 building permits were issued for 712 market-rate units (44% of the annualized goal) and 663 affordable units (28% of the annualized goal). Investment in affordable housing from local and federal funding sources has helped sustain affordable housing permit activity, while market rate permit activity has been buffeted by economic uncertainty. Overall, the City continues to be well ahead in its market-rate housing permits, although it remains behind in its affordable housing permits. During the first seven years of the 8.8-year RHNA period (80% of the way through the period), the City has met all of its market-rate housing goal, but only 20% of its affordable housing goal.¹

In 2020, the majority of all residential building permits issued were for accessory dwelling units (331 permits), followed by those for single family detached units (109 permits). Thirty-two building permits, for a total of 931 units, were issued for new multifamily housing in Council Districts 2, 3, 5, 6 and 7. Building permits for multifamily were also issued in Districts 6, 7 and 9. As production under RHNA is counted once building permits are issued, the City's recent commitments to new affordable housing production should appear in future RHNA cycles as projects move to the building permitting phase.

Spurring housing production continues to be a focus of the State legislature. In 2020, the State of California enacted new housing laws to help encourage new housing production, including:

¹ Cumulative totals in HCD Tables will vary as the HCD tables reflect RHNA permits starting CY 2015; however, San José also is counting CY 2014 permits in the current RHNA cycle.

- AB 2345 (Gonzalez), which revises several provisions of density bonus law to provide additional benefits for qualifying projects, including lowering the threshold required to qualify for incentives/concessions; and
- AB 1851 (Wicks), which prevents cities from requiring faith-based organizations to make up lost parking spaces when housing is developed on their parking lots.

The Housing Successor to the Redevelopment Agency Annual Report for Fiscal Year 2019-20 is required to be submitted with the Annual Housing Element Progress Report, in order to satisfy the requirements of Senate Bill 341, which took effect on January 1, 2014. The Housing Successor report is a *fiscal year* report and provides information on the City's use of affordable housing assets created through redevelopment. The City's major asset is loan repayments from loans originated with 20% redevelopment funds for affordable housing, now known as the Low and Moderate Income Housing Asset Fund. The Housing Successor has met the required expenditure and senior housing tests, as outlined in the Housing Successor Report (**Attachment B**).

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 need 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 the RHNA.

The City of San José is a member of the Association of Bay Area Governments (ABAG), the Bay Area's Council of Government. ABAG oversees housing goals over nine counties and 101 cities. ABAG is responsible for distributing the RHNA to Bay Area local governments through an allocation methodology that is consistent with development and growth patterns. San José's RHNA for the current 8.8-year projection period from January 2014 through October 2022 is 35,080 housing units. The City's current RHNA is slightly higher than the previous 2007-14 RHNA cycle allocation of 34,721 units. The current cycle's goal equates to an annual production rate of 3,986 units. Staff presented an overview of the new RHNA cycle during the October 27, 2020 City Council meeting. The 2020 staff report and presentation can be found [here](#).

The RHNA itself is divided into four income categories that encompass all levels of housing need. HCD combines Extremely Low-Income (ELI) and Very Low-Income (VLI) units into the VLI category, but because ELI is an important focus in San José, this memorandum breaks them out. A large portion of San José's current RHNA goal (42%) is focused on ELI, VLI, and Low-Income (LI) households, as defined by HCD and as shown in Figure A below. All levels of

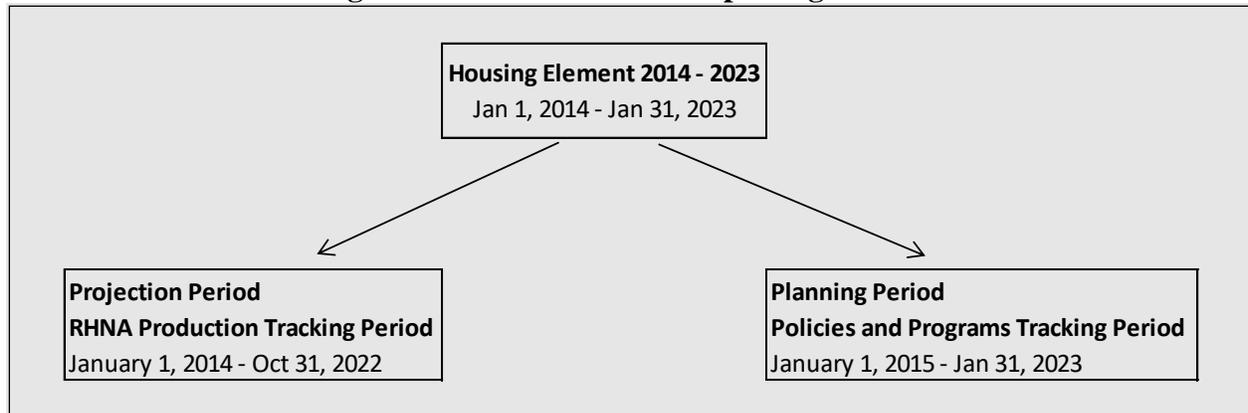
affordability are expressed as a percentage of Area Median Income (AMI) for Santa Clara County.

Figure A – HCD 2020 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)	\$33,150	\$37,900	\$42,650	\$47,350	\$51,150	\$54,950	\$58,750	\$62,550
Very Low Income (50% AMI)	\$55,300	\$63,200	\$71,100	\$78,950	\$85,300	\$91,600	\$97,900	\$104,250
Lower Income (80% AMI)	\$78,550	\$89,750	\$100,950	\$112,150	\$121,150	\$130,100	\$139,100	\$148,050
Median Income (100% AMI)	\$99,100	\$113,300	\$127,450	\$141,600	\$152,950	\$164,250	\$175,600	\$186,900
Moderate Income (120% AMI)	\$118,950	\$135,900	\$152,900	\$169,900	\$183,500	\$197,100	\$210,700	\$224,250

The City Council adopted its 2014-23 Housing Element on January 27, 2015 and submitted it to HCD for approval on January 30, 2015. HCD certified the Housing Element on April 30, 2015.² There are two reporting periods associated with the Housing Element, as shown in Figure B below. Building permit goals are measured against an 8.8- year projection period from January 1, 2014 to October 31, 2022. However, progress on policies and programs (**Attachment A**) have been tracked since 2015 against an 8.1-year planning period from January 1, 2015 to January 31, 2023.

Figure B – RHNA 2014-23 Reporting Periods



State law requires jurisdictions to prepare an annual progress report each calendar year to detail the implementation of their Housing Element and to submit it to HCD and OPR. All jurisdictions, including charter cities, must submit annual reports.

Changes to the Annual Progress Report

In response to the passage of several housing bills, the State has increased reporting requirements for cities and counties. Since calendar year 2018, the Annual Progress Report has required

² The adopted Housing Element is posted at <https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/citywide-planning/housing-element>

jurisdictions to list of the number of development applications received, planning entitlements issued, building permits issued, and certificates of occupancy issued. The Annual Progress Report must also report on projects that applied for SB 35 streamlining, if these projects were approved, and potential affordable housing developments with filed applications. This year jurisdictions must also report on surplus or excess lands, pursuant to AB 1255, which aims to identify potential sites for affordable housing.

As required by the State, the Annual Progress Report reports on the City's continued progress with implementing programs and policies to increase, preserve, and improve the supply of affordable housing; to invest in activities to end homelessness; to promote equitable development; and to create healthy and sustainable communities and neighborhoods.

With the acceptance of a completed Annual Progress Report by the City Council, staff will submit the report to HCD and the Governor's Office of Planning and Research by the April 1, 2021 deadline. It is important to note that maintaining Housing Element compliance qualifies jurisdictions for State and regional funding opportunities including but not limited to: The Sustainable Communities Grant, PDA Planning Grants, Affordable Housing and Sustainable Communities grants for both housing and certain public improvements, SB 2 Planning Grants and the Permanent Local Housing Allocation program, Housing Related Parks Program, Infill Infrastructure Grants, One Bay Area Grant, and the Building Equity and Growth in Neighborhoods program.

The Housing Successor to the Redevelopment Agency Annual Report for Fiscal Year 2019-20 (Housing Successor Report) is included with the Housing Element Annual Progress Report to satisfy the requirements of Government Code Section 34176 and 34176.1. This report describes how the City (as the housing successor to the former Redevelopment Agency of the City of San José) has used its former redevelopment agency funds on housing activities in conformance with the State Health and Safety Code.

ANALYSIS

Housing Market Overview

San José remains one of the most expensive cities in the nation to rent or to buy a home. Although rents have fallen from pre-pandemic levels, market rents continue to be significantly out of reach for many San José workers including teachers, construction workers, and retail salespersons.³ Average effective rents⁴ fell 7% from 2019 but increased 2.5% over the past five years.⁵ This low rate of increase reflects the dampening effect of Class A rent decreases, as they

³ City of San José Housing Market Update Q3 2020, <https://www.sanjoseca.gov/home/showpublisheddocument?id=67724>

⁴ Effective rent is defined as asking rent less rent concessions, such as move-in specials, one month free, etc.

⁵ Costar Q4 2015 – Q4 2020.

make up over 20% of the apartment stock. In Q4 2020, the average effective rent in San José across all apartment classes and sizes was \$2,299.⁶ Figure C compares rents and incomes needed to afford deed-restricted, rent-stabilized, and Class A⁷ market-rate housing in San José.

Figure C: Comparison of Incomes and Rents⁸

Income Level	1-Bedroom		2-Bedroom	
	Max Income	Rent	Max Income	Rent
Extremely Low-Income (30% AMI)	\$37,900	\$849	\$42,650	\$955
Very Low-Income (50% AMI)	\$63,200	\$1,416	\$71,100	\$1,592
Rent-Stabilized	N/A	\$1,746	N/A	\$2,109
Low Income (80% AMI)	\$89,750	\$2,266	\$100,950	\$2,548
Market-Rate Class A	N/A	\$2,447	N/A	\$3,053
Moderate-Income - 100% AMI	\$113,300	\$2,832	\$127,450	\$3,185
Moderate-Income - 110% AMI	\$124,630	\$3,115	\$140,195	\$3,503

In 2020, the average residential vacancy rose substantially because of the pandemic. Vacancy was 8.7% for all apartments but varied greatly among classes. The vacancy rate in Q4 2020 reached 18.1% for Class A housing, but was far lower at 6.6% for Class B apartments, 6.2% for Class C apartments, and 6.4% for Class F apartments.⁹ For context, CoStar data indicates that the average vacancy rates for San José apartments since 2000 are: Class A, 9.0%; Class B, 4.9%; Class C, 4.4%; and Class F, 4.9%.

Research indicates that San José’s high Class A vacancy rates are being driven by knowledge-sector workers able to work from home who are making temporary moves to other markets during COVID-19 office closures.¹⁰ The San José area has one of the highest proportion of workers who can work from home in the nation. Researchers noted similar trends in other expensive metro areas with a high proportion of knowledge-sector workers such as San Francisco, Boston, Washington D.C., and Seattle.¹¹

The lower vacancy rates for Classes B, C, and F housing indicate the relative scarcity of lower-rent apartments in San José. The lower vacancy rates also indicate that these renters are likely to

⁶ Costar Q4 2020.

⁷ 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 D for details.

⁸ Income and rent levels based on 2020 CSJ adjusted HCD Income Limits; HCD occupancy guidelines assume one person per bedroom plus one person; Rent Stabilized data from City of San José Rent Stabilization Program; Market-rate Class A rents from CoStar, January 2020. Note that affordable income and rents are maximums, while rent-stabilized and market-rate rents are current averages.

⁹ 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 D for details.

¹⁰ Interview with Igor Popov, Chief Economist of Apartments.com, Dec. 16, 2020.

¹¹ Popov, Dec. 16, 2020.

hold jobs that can be done remotely. Fourth quarter 2020 marks the first time that Class B apartments surpassed a 5% vacancy rate since 2015, and the first time that Class C and F apartments surpassed a 5% vacancy rate since 2005.¹² Definitions for CoStar building classes are included in **Attachment D**.

New construction activity in the San José metro area has remained robust, as over 4,900 units are under construction.¹³ However, these projects will be delivered into an uncertain economic environment. The near-term effects of robust supply growth and the current reduction in demand will likely lead to longer lease-up times and difficulty sustaining the elevated rents new projects typically command. New developments are being forced to increase their rent concessions in an attempt to expedite lease-up times. This is particularly challenging for what CoStar categorizes as 4 & 5 Star properties,⁹ with vacancies currently registering at 18% in Class A properties. This extremely high Class A vacancy rate is expected to inhibit new Class A construction starts until demand strengthens.

Demand for affordable housing remains extremely strong in San José. Even according to older data collected long before COVID, 57% of San José's renter households were lower-income, with income levels appropriate for deed-restricted affordable housing.¹⁴ Further, given large increases in area median income since that time, this proportion was undoubtedly higher when COVID started in early 2020. As with other classes of properties, affordable property owners report rising rates of nonpayment of rent due to COVID. While temporary assistance is needed to strengthen these properties' performance, the underlying shortage of affordable apartments still makes San José a strong market for affordable housing investors and lenders. But rising construction costs and difficulty competing for competitive public funding sources leaves affordable housing production at levels too low to meet production goals and the community's need.

In contrast to the apartment market, San José's for-sale market is very strong. Home sales prices increased by 49% over the last five years¹⁵ and by 12% over 2019. In Q4 2020, the median single family detached home in San José sold for \$1,225,000. Homes also are selling much faster, with days on the market falling from 38 days in 2019 to 18 days in 2020.¹⁶ While for-sale homes in San José are accessible to higher-income households, only 22% are affordable to households earning the area median income, according to the National Housing Opportunity Index.¹⁷ A San José household would need an income of approximately \$203,000 (143% of area median income

¹² CoStar historical vacancy rate data by quarter for San José.

¹³ CoStar San José Multifamily Market Report, Jan. 2021.

¹⁴ San José Comprehensive Housing Affordability Strategy data tabulated from American Community Survey data prepared for the U.S. Department of Housing and Urban Development, 2013-17, released Aug. 2020.

¹⁵ Santa Clara County Association of Realtors, Q4 2014 – Q4 2020.

¹⁶ Santa Clara County Association of Realtors, Dec. 2020.

¹⁷ National Association of Home Builders (NAHB) Housing Opportunity Index Q4 2020.

for a family of four) to purchase the median-priced home, assuming it paid a reasonable housing cost.¹⁸

Historically low interest rates have fueled home purchases for households that can afford to make this investment. In Q4 2020, the 30-year fixed interest rate was 2.68%, the lowest in history. It is 28% lower than last year's rate of 3.72%.¹⁹ This drop in rates has made the homebuying market far more competitive, as can be seen by the 53% decrease over 2018 in the number of days it took for homes to sell. And, with lower rates, buyers can afford to offer higher prices.

Summary of Planning Entitlements in 2020

In 2020, 36 residential entitlement applications were submitted to Planning for the development of 7,801 units, of which 79% were market-rate and 21% were restricted affordable. Given that 10% of units proposed for entitlement in 2019 were affordable, the share of total units that are affordable has increased. Five SB 35 and three AB 2162 applications, totaling 1,306 units, were submitted for streamlined entitlements processing. SB 35 (2017) and AB 2162 (2018) allow for streamlined ministerial review of residential or mixed-use projects that meet specific affordability levels and other criteria, reducing Planning review times by an average of 2 months compared to other affordable housing projects. Planning staff anticipates that ministerial applications will continue to increase as developers seek time savings under these two laws. **Attachment A, Table A** provides project-specific details on entitlement applications.

Entitlements for 4,362 units were approved in 2020, of which 2,660 were market-rate and 1,702 were affordable. Of these, 2,249 units were located in urban villages. Two AB 2162 applications were approved in 2020, one on June 30, 2020, and a second on November 19, 2020. **Attachment A, Table A2** provides details on completed entitlements.

Summary of Building Permit Activity in 2020

In calendar year 2020, the City issued building permits for 1,375 new residential units. Although this represents a nearly 43% decrease from the 2019 permits issued, over 7,400 units currently have approved planning entitlements and have not started construction likely due to the softening of the market and the pandemic. Of the building permits issued, 712 units were market-rate, while 663 were affordable. **Figure D** illustrates this 2020 activity by income category.

Affordable units are those offering rents affordable to extremely low-, very low-, low- and moderate-income households (as detailed in Figure A above). Figure D shows the City's annual production of extremely low-, low-income and moderate-income housing remained well below the annual goal. However, the City was able to meet more than half of the year's very low-income goal of 525 units. Of the total affordable homes that received building permits, 534 are

¹⁸ Santa Clara County Association of Realtors, December 2020. Income to mortgage calculations assume payments at 30% of income, 20% down, 2.68% interest, 1.1% Property Tax.

¹⁹ Freddie Mac 30-year Fixed Rate Mortgage, Dec. 2020.

deed-restricted affordable and 129 may be counted as affordable to moderate-income households based upon current market conditions.²⁰ **Attachment E** provides a detailed description of the methodology staff used for the 2020 moderate-income analysis.

In 2020, three hundred and thirty-one building permits were issued for accessory dwelling units (ADUs). Even though building permits issued have softened from 2019 levels, 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.

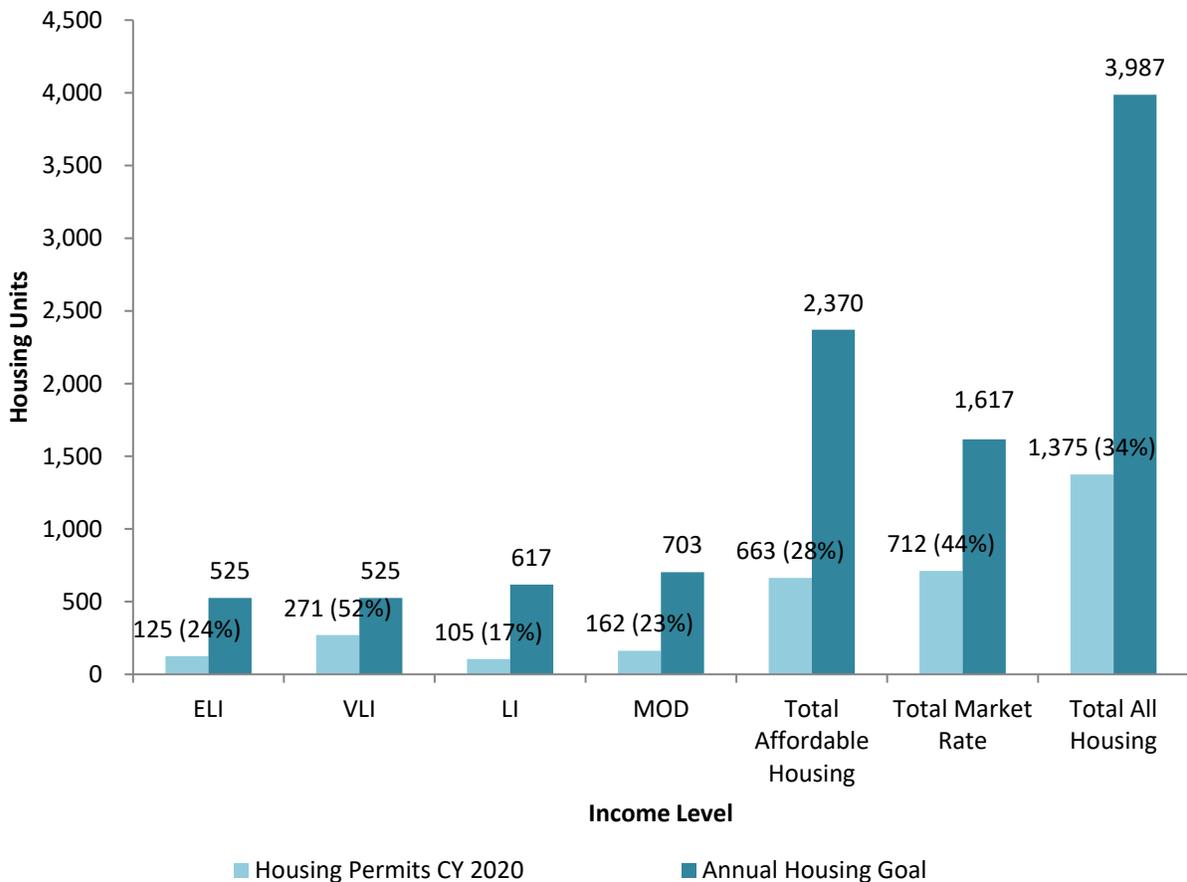
Although less ADU building permits were issued in 2020 than 2019, ADUs increased as a share of permitted units from 17% to 24%. Unlike larger housing developments, ADUs are cheaper to build, meaning they can be profitable at lower rents, and applicants are more likely to be primary dwelling homeowners looking to house relatives or make extra rental income. This, combined with eligible sites in every residential area and friendly policies, has enabled ADU production to be less cyclical and less affected by the COVID-19 downturn.

ADUs are currently counted in the “above moderate-income” category because staff does not have data on the rents homeowners intend to charge or whether ADUs would be used for family members. However, it is likely that some ADUs will be offered at rents affordable to moderate-income households. Staff is working with the [Santa Clara County Planning Collaborative](#) to obtain results from an ADU Affordability Survey conducted by UC Berkeley and HCD for jurisdictions throughout the State, including San José. If initial rents for ADUs surveyed are at or below the moderate-income range, staff will accordingly reflect a portion of ADUs as affordable units for the next Annual Progress Report.

Despite the City’s strategy for most new housing growth to be focused in urban villages, just 352 units (26%) of the units with building permits issued in 2020 were located in urban villages. The lack of production in urban villages is driven by multiple factors, including a decline in market conditions, increasing construction costs, and, more fundamentally, a small number of sites to build on. As these factors are likely to continue through the end of this RHNA cycle, it is important that the City consider other strategies that respond to these constraints and produce needed housing.

²⁰ 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 D – Calendar Year 2020 RHNA Building Permit Performance



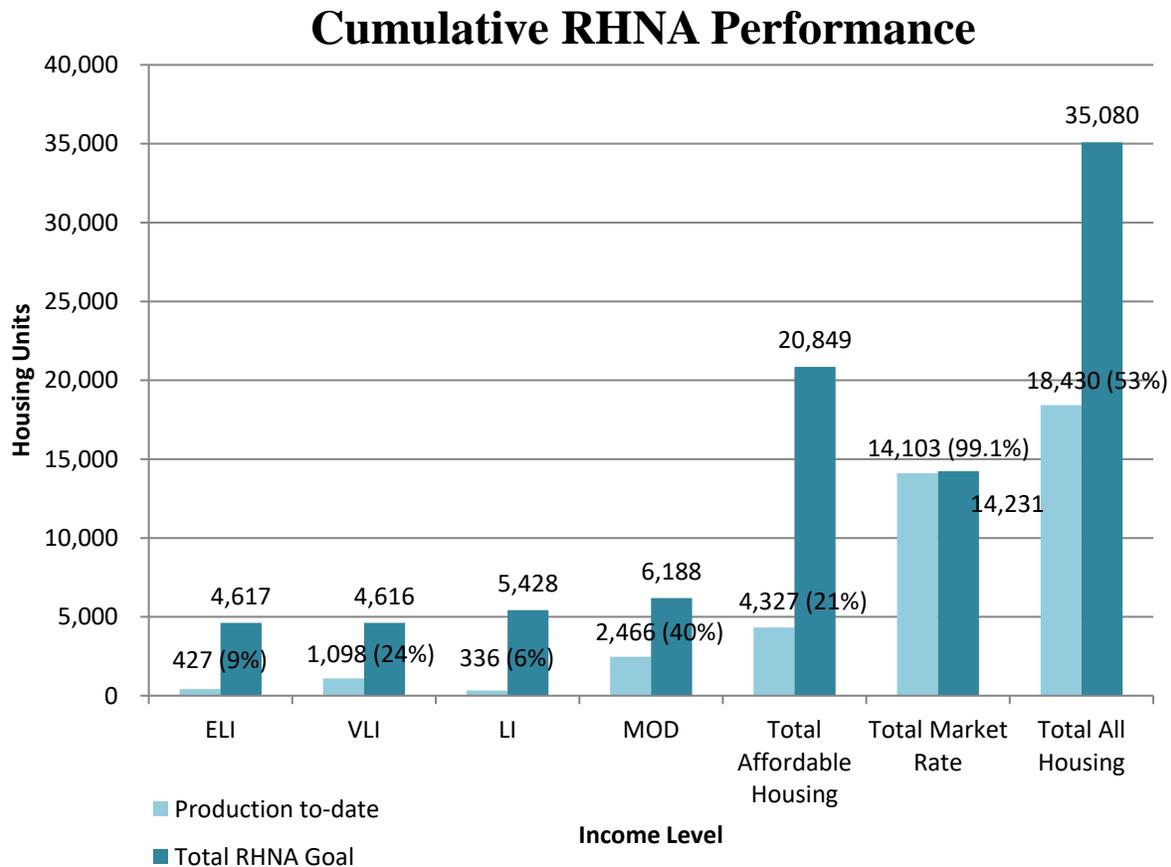
Summary of Cumulative Building Permits (2014-2020)²¹

Figure E compares the City’s performance through 2020 with the overall goal through the current RHNA cycle. During the first seven years of the 8.8-year RHNA projection period – approximately 80% of the way through the current RHNA cycle – the City has met 99% of its market-rate housing goal but only 21% of its affordable housing goal.

The chart indicates that San José is ahead of schedule in delivering market-rate housing and is behind schedule in delivering all other income levels of affordable housing. This slower pace in building affordable units generally reflects the time and difficulty in assembling competitive affordable housing financing layers, as well as the scarcity of local, State and federal subsidies that are needed to build that many affordable homes.

²¹ Cumulative totals in HCD Tables will vary because the tables reflect RHNA permits starting CY 2015; San José is counting CY 2014 permits also in the current RHNA cycle

Figure E – Cumulative 2014-2020 RHNA Building Permit Performance



Building Permit Type and Location

In 2020, the City saw significant increases in ADUs’ share of all units with building permits issued. Approximately 68% of the units with issued building permits were multifamily, 24% were ADUs, 8% were single-family detached, and less than 1% were single-family attached. In 2019, approximately 75% were multifamily, 2% were for single-family attached, 17% were ADUs, 6% were single-family detached. **Attachment F** is a map that shows where 2020 multifamily and ADU building permits were located.

Certificates of Occupancy

In 2020, 1,216 units received certificates of occupancy, 589 more than in 2019. Of the 1,216 units that received certificates of occupancy, 957 were market-rate and 259 were affordable. Approximately 75% of the units that received certificates of occupancy were in multifamily development projects, and approximately 19% were ADUs. The remaining units were single-family homes. The four largest multifamily projects that received certificates of occupancy in 2020 two affordable housing developments – Park Avenue Senior Apartments (100 units) and

Renascent Place (162 units) – and two market-rate housing developments, The James Apartments (190 units) and The Platform (318 units). Details on certificates of occupancy can be found in **Attachment A, 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 A, Table D** provides a comprehensive progress update.

Units Rehabilitated, Preserved, and Acquired

Attachment A, Table F summarizes the units that were preserved or rehabilitated in 2020. Preservation and rehabilitation only count toward RHNA goals in very narrow circumstances, and San José developments typically do not qualify under the State's rules. However, it is important to note that the City took action to extend affordability restrictions and/or rehabilitate five affordable housing developments with 774 apartments to ensure their continued long-term viability. Of the 774 apartments, 144 were affordable for extremely low-income residents, 344 were for very low-income residents, and 286 were for low-income residents.

Units Lost to Expiring Affordability Restrictions

As of February 2021, expiring affordability restrictions at the Housing for Independent People, Inc. Consolidated sites, Homebase, Mahalo, and Colonnade properties resulted in a total of 46 restricted units being lost. There are no further restrictions on these developments.

New Funding and Strategies

In response to the housing crisis, State lawmakers have passed several important pieces of legislation over the past few years that will assist cities in addressing affordable housing needs. While previous years included a significant number of State housing bills to help spur production, few major housing bills became law from the 2020 session. Two of note include:

- AB 2345 (Gonzalez), which revises several provisions of density bonus law to provide additional benefits for qualifying projects, including lowering the threshold required to qualify for incentives/concessions; and
- AB 1851 (Wicks), which prevents cities from requiring faith-based organizations to make up lost parking spaces when housing is developed on their parking lots.

However, new State and local funds have increased resources available for affordable housing production able to be counted under RHNA. The 2019-20 State Budget awarded \$2.5 billion in State funding to support affordable housing needs.²² Much of the State's focus was on awarding Project Homekey funding to enable localities to purchase and rehabilitate housing, including

²² HCD Annual Report 2019-20, p.7, https://www.hcd.ca.gov/policy-research/plans-reports/docs/hcd_2019-20_annual-report_web_ada_final_lower_res.pdf

hotels, motels, vacant apartment buildings, and other buildings and convert them into interim or permanent, long-term housing for the homeless.²³ In early 2021, the City expects to get approximately \$4.3 million, its first funds from the State from the new permanent source for affordable housing under SB 2 (2017). This SB 2 Permanent Local Housing Allocation will award flexible, on-going State funding annually to San José that can be used for a variety of affordable housing and homelessness activities. Per the City Council's approval on June 16, 2020,²⁴ San José's use of SB 2 funds for the next five years will support interim housing communities' operating costs; however, future SB 2 funds could support new affordable housing development. Future local resources for affordable housing production also will increase through two new sources: voter-approved City Measure E, a new general fund real property transfer tax that could generate an estimated \$40 million per year for affordable housing and homelessness, depending on market conditions; and, a new Commercial Linkage Fee approved by the City Council in September 2020, estimated to generate up to \$14 million over the next three years for the development of new affordable housing. Finally, Santa Clara County continues to commit its 2016 Measure A funds to fund extremely low-, very low-, and low-income households with a focus on permanent supportive housing. As of February 2021, the County has committed \$533 million in Measure A funds to build and renovate 3,587 affordable units in 34 affordable housing developments in seven cities.²⁵

In June 2018, the City Council approved the Housing Crisis Workplan, a strategy to facilitate the development of 25,000 housing units, including 10,000 affordable units, by 2023. City staff continue to implement 24 strategies to spur housing production in the Housing Crisis Workplan and have completed another 12 strategies. A status update on the Housing Crisis Workplan was given at City Council on November 10, 2020.²⁶ The next staff update is planned for the May 2021 meeting of the Community and Economic Development Committee.

Staff has recently completed several noteworthy workplan items. First, staff implementing the City's approved Commercial Linkage Fee, mentioned above, after several years of work. Second, on February 9, 2021, City Council approved modifications to General Plan Housing Policy H-2.9, the "1.5-Acre Rule," which allows for 100% affordable housing on underutilized commercial sites. Third, in August 2020, staff released the San José Housing Site Explorer to developers for initial testing. The Housing Site Explorer²⁷ is now available to the public through the City's GIS Maps Gallery to speed developers' predevelopment process.

In early 2019, the City announced selections from its 2018 \$100 million Notice of Funding Availability. This Notice of Funding Availability will support 11 proposed developments that will add 1,144 new affordable apartments at varying affordability levels, including permanent

²³ Staff will need to determine whether any of San José's Project Homekey units can be counted in RHNA.

²⁴ <https://sanjose.legistar.com/LegislationDetail.aspx?ID=4551087&GUID=D78A525E-E223-4D00-8FB1-AAAB3FF35595&Options=&Search=>

²⁵ Santa Clara County Office of Supportive Housing, as of Feb. 28, 2021, <https://www.sccgov.org/sites/osh/HousingandCommunityDevelopment/AffordableHousingBond/Pages/home.aspx>.

²⁶ <https://sanjose.legistar.com/LegislationDetail.aspx?ID=4678009&GUID=67D82432-34A0-473D-8010-63A6AE143A0D&Options=&Search=>

²⁷ <https://san-jose-housing-ca.tolemi.com/>

supportive housing for unhoused residents. Between early 2019 and February 2021, the City Council committed \$86 million in loans to eight affordable housing developments that will create 697 units of affordable housing. Staff plans to request that the City Council commit funding to the remaining three qualifying projects in the City's managed pipeline as they progress through their predevelopment work and meet the City's readiness requirements.

Including the use of all City sources to create affordable housing, including Measure E and Commercial Linkage Fee revenues, the City's current Affordable Housing Investment Plan projects a total of 7,434 new affordable units achieved through FY 2022-23.²⁸ However, this leaves the City short of meeting both its RHNA and its 10,000-affordable unit production goals. Assuming a need for \$125,000 in City subsidy per unit, the City would need an additional \$320 million to fund the balance of 2,566 units to meet the City Council's 10,000-affordable unit goal.

While the City can do its part to further affordable housing production, 100% affordable housing developments can proceed only if developers are successful at obtaining tax credits and/or bond financing allocations from the State. Unfortunately, while 4% tax credits and tax-exempt bond allocations were reliably obtainable in the past, these programs have become competitive and harder to get awards. South Bay projects have been less successful than those from other regions in obtaining awards recently largely due to scoring penalizing an urban format of construction and extremely low-income housing, given their higher costs of development relative to lower-cost regions. The City filed a comment letter with the State Treasurer's Office on proposed scoring changes in December 2020. Organizational changes also are expected in the coming year, as the Tax Credit Allocation Committee and the California Debt Limit Allocation Committee will be under one leader and will be creating a one-stop shop format that will be easier for developers to navigate. The State Department of Housing and Community Development will also administer several of its funding programs with a common application and synchronize with the Treasurer's Office timing.

In addition to the Housing Crisis Workplan items cited above, recent staff work and City Council actions also have the potential to increase further the production potential of City policies and programs. First, on February 23, 2021, the City Council approved changes to the Inclusionary Housing Ordinance that will give developers additional flexibility and hopefully result in additional homes being built over time. Second, staff will return to the City Council in spring 2021 with proposed actions to help spur apartments' acquisition and restriction to low- and moderate-income renters using financing provided by tax-exempt bonds issued by Joint Powers Authorities. Third, staff also expects to begin work in 2021 on two efforts to enhance the production of housing likely to be kept affordable over the long-term. These recommendations were authorized by the City Council's approval on September 22, 2020, of the Citywide Residential Anti-Displacement Strategy. Recommendation 8 would make it easier to develop

²⁸FY 2020/21 – FY 2020/23 Affordable Housing Investment Plan,
<https://www.sanjoseca.gov/home/showpublisheddocument?id=66577>

affordable housing on sites for assembly uses such as houses of worship, and Recommendation 9 seeks to optimize pre-plan Urban Villages for affordable housing production.²⁹

Further, the City’s General Plan 4-Year Review process could also result in changes that promote production. One major recommendation by the Task Force was to allow “Opportunity Housing” (buildings with up to four units on Residential Neighborhood-designated parcels) citywide. Staff is currently working with a consultant to examine feasibility of this type of ‘missing middle’ housing. If it is approved by the City Council, San José would join Minneapolis, Portland, Oregon, and Sacramento as major American cities that allow small-scale multifamily housing in virtually all residential areas and become the most populous American city with such a policy.³⁰ Opportunity Housing would build on the success of State and City ADU policies by allowing more homes, in building forms similar to single-family houses, at costs lower than most multifamily construction. As approximately 94% of the City’s residential land supports single family housing, Opportunity Housing is a tool that has the potential to integrate homes and add diversity to the City’s housing stock while retaining the character of existing neighborhoods.

As the City remains short of meeting both its RHNA and its 10,000-affordable unit production goals, despite diligent staff work and the dedication of considerable resources, San José will need to be aggressive in pursuing all production strategies appropriate and feasible for the community that will grow and diversify its housing stock – both with new types of housing, and with more housing affordable to lower- and moderate-income residents.

Housing Successor to Redevelopment Agency Annual Report

The Housing Successor to the Redevelopment Agency Annual Report for Fiscal Year 2019-20 (Housing Successor Report) is included as **Attachment B**. The Successor Report is required to be submitted with the Annual Housing Element Progress Report. The City is the Housing Successor for the former Redevelopment Agency. The Housing Successor Report provides information on receipts and expenditures in the Low and Moderate Income Housing Asset Fund (LMIHAF), which contains repayments of loans made with original redevelopment 20% funds.

The Low and Moderate Income Housing Asset Fund is the City’s major asset. At the end of FY 2019-20, the City as Housing Successor had \$692,354,983 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, as follows.

²⁹ Citywide Residential Anti-Displacement Strategy, <https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-policy-plans-and-reports/citywide-anti-displacement-strategy>

³⁰ Berkeley’s City Council also approved the elimination of single family zoning on February 23, 2021, although further actions need to occur to implement this direction. “Berkeley to eliminate single-family zoning, cites racist ties,” *Mercury News*, Feb. 24, 2021, <https://www.mercurynews.com/2021/02/24/berkeley-to-end-single-family-residential-zoning-citing-racist-ties/>.

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 \$156.5 million, while the unencumbered amount at the end of FY 2019-20 was \$138.5 million. Therefore, the Housing Successor met this test because the balance does not exceed the aggregate amount deposited for the test period. The Housing Department will have committed \$90 million in funds to new developments by June 2021 and will be releasing a new Notice of Funding Availability in spring 2021 seeking additional affordable housing developments for funding.

Senior Housing Test

Redevelopment law places a limit on the amount of funds that can be spent on affordable housing for senior citizens. If this percentage exceeds 50% of units funded 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 Report indicates that only 15% of the City’s expenditures over this period went to fund senior affordable housing. Therefore, the Housing Successor met the “senior housing test” and can continue to fund senior affordable housing developments with LMIHAF funds.

An amended FY 2018-19 Housing Successor Report also shall be submitted to HCD (**Attachment C**), as the Seniors Test percentage was incorrectly calculated and reported last year. The percentage reported last year was 28%, which reflects a cumulative proportion of funded senior affordable units relative to all funded affordable units over time. The corrected percentage is 21% for the prescribed 10-year period.

Extremely Low-Income Test

Redevelopment law also requires at least 30% of LMIHAF funds be expended for the development of rental housing affordable to extremely low-income households earning at or below 30% of the area median income. The total housing development expenditures between July 1, 2015, through June 30, 2020, were \$53,009,757. Of the total amount, \$16,098,814 (30%) was spent to build affordable homes for households earning at or below 30% of area median income. San José’s expenditure for extremely low-income households in the period 2014 to mid-2019 meets the State’s expenditure requirement of 30%.

The City also has its own goal to fund housing for extremely low-income households. In April 2019, the City Council approved the Housing Department’s Affordable Housing Investment Plan. The City Council’s direction requires that the Department dedicate 45% of all future project funding to extremely low-income households.

While the City spent 30% of LMIHAF funds on extremely low-income households under this particular test, it is important to note that the State's test has a different time period (July 1, 2015, through June 30, 2020) than does the City Council's new, forward-looking goal of 45% established in April 2019. This goal is contained in the City's current [Affordable Housing Investment Plan](#).

CONCLUSION

The City continues to work towards meeting its regional housing needs and the City Council's production goal by implementing the programs and policies outlined in the Housing Element. In calendar year 2020, 33 residential entitlement applications were proposed for the development of 7,876 units, of which 79% were market-rate and 21% were affordable. The City issued building permits for 1,375 new residential units and issued certificates of occupancy for 1,216 units.

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 the Governor's Office of Planning and Research by the State-mandated April 1, 2021 deadline.

CLIMATE SMART SAN JOSE

The recommendation in this memorandum has no effect on Climate Smart San José's energy, water, or mobility goals.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the March 23, 2021 City Council meeting.

COORDINATION

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

COMMISSION RECOMMENDATION/INPUT

This report will be presented to the Housing and Community Development Commission on March 11, 2021. As the submission deadline for this memorandum precedes the Commission meeting, staff will submit a Supplemental Memorandum to the City Council reflecting Commission comments and feedback, if any.

FISCAL/POLICY ALIGNMENT

The current certified Housing Element aligns with the City's federal Consolidated Plan 2020-25 and with the Housing Department's Affordable Housing Investment Plan, both of which prioritize the production of affordable housing. The construction of ELI housing aligns with the City Council's direction to spend 45% of the City's subsidies on ELI apartments, with the regional "All The Way Home" campaign to end veterans' homelessness in Santa Clara County, and the City Council-supported County-wide Community Plan to End Homelessness 2020-2025.

Additionally, as one of the central elements of the City's General Plan, the Housing Element is consistent with the General Plan's Major Strategies, goals, policies, and action items to increase, preserve, and improve San José's affordable housing stock.

CEQA

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

/s/
ROSALYNN HUGHEY
Director, Department of Planning,
Building and Code Enforcement

/s/
JACKY MORALES-FERRAND
Director, Department of Housing

For planning-related questions, please contact Jared Hart, Division Manager, at (408) 535-7896. For housing-related questions, please contact Kristen Clements, Division Manager, at (408) 535-8236.

Attachments:

- Attachment A: San José Housing Element Annual Progress Report for CY 2020 (Tables A-H)
- Attachment B: Housing Successor Annual Report FY 2019-20
- Attachment C: Amended and Restated Housing Successor Annual Report FY 2018-19
- Attachment D: CoStar Building Class & Star Rating Definitions
- Attachment E: Methodology for Non-Deed-Restricted Moderate-Income Units CY 2020
- Attachment F: Map of Building Permits Issued CY 2020

Attachment A

Jurisdiction	San Jose	
Reporting Year	2020	#REF!

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

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	Notes		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SP 25)	Notes*
Summary Row: Start Data Entry Below							1024	0	547	0	43	0	6187	7801	1205	0	5		
	44615020	1135 EAST SANTA CLARA ST		H20-001	5+	R	1/3/2020	90						1	91	91		No	AB2162
	64705028	2101 ALUM ROCK AV		CP20-001	5+	R	1/6/2020							796	796			No	
	70609094	1073 SOUTH WINCHESTER BL		SP20-002	5+	O	1/8/2020							61	61			No	
	68426006	1020 NORTH 4TH ST		H20-002	5+	R	1/15/2020	93						1	94	94		No	AB2162
	41948014	375 SOUTH BAYWOOD AV		SP20-008	5+	O	2/24/2020							79	79			No	
	49104054, 49104050, 49104056, 49104052, 49104061, 23710238	447 NORTH 1ST ST		H20-005	5+	R	2/25/2020	20		67				28	115	115		Yes-Approved	
		95 NORTH 11TH ST		H20-007	5+	R	3/26/2020	14						30	44			No	
	66052010	1495 SOUTH WINCHESTER BL		H20-008	5+	R	3/30/2020							46	46	46		No	
	48641033	605 BLOSSOM HILL RD		SP20-012	5+	R	4/15/2020	89						239	328			No	
	25941070	1747 ALMADEN RD		SP20-013	5+	O	4/16/2020	9						62	71			No	
	42107029	1936 ALUM ROCK AV		CP20-015	5+	R	4/30/2020							194	194			No	
	70402057	1197 LICK AV		PD20-003	5+	R	5/6/2020	135						434	569	569		No	
	68422022	653 NORTH 7TH ST		PD20-004	5+	R	5/20/2020							65	65			No	
	43928007	3090 SOUTH BASCOM AV		H20-013	5+	R	6/9/2020	79							79			No	AB2162
	26449073	51 NOTRE DAME AV		SP20-020	5+	O	6/18/2020							290	290	290		No	
	43411081	1860 ALUM ROCK AV		CP20-017	5+	R	6/18/2020	65							65			Yes-But no action taken	
	64918055	612 NORTH 4TH ST		H20-019	SFD	O	6/25/2020							4	4			No	
	42114053	323 GIFFORD AV		CP20-019	5+	R	6/26/2020							4	4			No	
	66044005	2223 CAMDEN AV		PD20-005	SFD	O	6/29/2020							40	40			No	

	43905007	486 WEST SAN CARLOS ST	SP20-019	5+	R	6/29/2020	9					175	184			No
	26421066	600 SOUTH 1ST ST	SPA18-001-01	5+	O	6/29/2020						336	336			No
	70435026	459 SOUTH 4TH ST	SP20-021	5+	R	6/29/2020						222	222			No
		4300 MONTEREY RD	H20-024	5+	R	7/2/2020		438					438			Yes-But no action taken
	30711001	230 SOUTHSIDE DR	H20-020	SFD	O	7/17/2020						2	2			No
	25432065	17 EAST SANTA CLARA ST	H20-026	5+	O	7/27/2020	17					79	96			No
	56914128	605 SOUTH 2ND ST	H20-028	5+	R	8/5/2020	84	42		43		101	270			Yes-But no action taken
	24406002	1312 EL PASEO DE SARATOGA	PD20-006	5+	R	8/18/2020						741	741			No
	44234059	17 BOSTON AV	CP20-020	5+	R	8/25/2020						61	61			No
	44723007	10 SOUTH 3RD ST	HA17-059-01	5+	O	8/26/2020						36	36			No
	24417048, 24417047, 24417046	270 SUNOL ST	H20-030	5+	R	9/1/2020	154						154			Yes-But no action taken
	68438022	14200 UNION AV	PD20-007	SFD/5+	O	9/1/2020						378	378			No
	48118067	2880 ALUM ROCK AV	CP20-025	5+	R	10/21/2020	166						166			No
		2323 MOORPARK AV	H20-035	5+	O	11/12/2020						41	41			No
	48402005	19 NORTH 2ND ST	H20-040	5+	R	11/25/2020						210	210			No
	37308002	35 SOUTH 2ND ST	H20-037	5+	R	12/1/2020						194	194			No
	67615039	409 SOUTH 2ND ST	H20-038	5+	R	12/2/2020						520	520			No
	24950083	972 ELM ST	PD20-010	SFD	O	12/4/2020						8	8			No
	24423014	244 MCEVOY ST	PD20-011	5+	R	12/18/2020						695	695			
	25921115	161 RANCHO DR	H20-048	5+	R	12/19/2020						14	14			No

Jurisdiction	0
Reporting Year	2020 (Jan. 1 - Dec. 31)

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Note: "*" indicates an optional field
 Cells in gray contain auto-calculation formulas

APN	Address	City	County	Parcel Type	Project Type	Start Date	End Date	Units	Value	Notes
2914535	1115 LESLIE DR SAN JOSE, CA 95117	San Jose	San Jose	ADU	EP (BEPM 100%)	1/2020	09-18	1	187538	
2924202	1075 GLENEDEN WY SAN JOSE, CA 95117	San Jose	San Jose	ADU	EP (BEPM 100%) NEW DETACHED	1/2020	08-18	1	185402	
2929051	405 RADOFF DR SAN JOSE, CA 95117	San Jose	San Jose	ADU	EP (PC) NEW ADU	1/2020	08-28	1	183347	
2933007	304 APPLETON DR SAN JOSE, CA 95117	San Jose	San Jose	ADU	EP (BEPM 100%) NEW ADU	1/2020	08-07	1	182709	
294241	720 ARDÈ AV UNIT 2 SAN JOSE, CA 95117	San Jose	San Jose	ADU	EP (BEPM 100%) DETACHED ADU	1/2020	12-08	1	187330	
2944009	1711 RIVIERE RD UNIT 2 SAN JOSE, CA 95117	San Jose	San Jose	ADU	EP (PC) ADU CONVERSION	1/2020	11-24	1	193704	
3033456	341 OLSEN DR SAN JOSE, CA 95117	San Jose	San Jose	ADU	EP (BEPM 100%) NEW ADU	1/2020	08-12	1	186403	
3033618	368 SPAR AV SAN JOSE, CA 95117	San Jose	San Jose	ADU	EP (BEPM 100%) ADU HOME GARAGE	1/2020	08-10	1	184117	
3072977	1101 380 SAN TOMAS AGRICULTURAL RD SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) NEW DETACHED ADU	1/2020	08-28	1	186742	
3072929	1422 FLORA AV SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) SECOND UNIT	1/2020	03-16	1	181817	
3072406	4132 MORELAND WY SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) DETACHED ADU	1/2020	08-05	1	182721	
3720012	102 WINDSOR BT UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) CONTRACT 798 SPT ATTACHED ADU	1/2020	08-09	1	185541	
3730209	1115 MILLER WY SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) ATTACHED ADU	1/2020	11-23	1	187594	
3730306	1118 CRAIG DR SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 2ND STY ADU)	1/2020	06-12	1	184907	
3730600	4328 RAINBOW DR SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) NEW ADU	1/2020	10-27	1	185563	
3731646	1728 GLENMOOR WY SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) ATTACHED ADU	1/2020	03-09	1	192789	
3732109	850 DEVONSHIRE DR SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) 2ND UNIT ADU	1/2020	02-10	1	182744	
3732422	108 W REVERDE WY SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) NEW ATTACHED ADU	1/2020	09-02	1	185354	
3732428	956 W REVERDE WY SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) DETACHED ADU	1/2020	07-30	1	184923	
3732700	108 BELVEDERE LN SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) ATTACHED ADU	1/2020	11-03	1	188878	
3732810	923 ALDENBROOK LN SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) 2ND UNIT	1/2020	07-23	1	183050	
3733027	ALDENBROOK LN SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) NEW 2ND UNIT ADU	1/2020	09-28	1	184817	
3781627	635 DAN PARK DR UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (PC) NEW 2ND UNIT ADU	1/2020	12-01	1	195198	
3814243	495 CASTLEWOOD CT SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) NEW ADU	1/2020	01-16	1	184785	
3814808	801 RAINTREE DR SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) SECOND UNIT	1/2020	02-04	1	181543	
4030430	4411 KNOXWICH WY SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) SECOND UNIT	1/2020	02-14	1	183005	
4033203	1034 ASHLAND WY SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) GARAGE ADU	1/2020	08-28	1	186905	
40335128	118 TIBDALE WY SAN JOSE, CA 95128	San Jose	San Jose	ADU	EP (BEPM 100%) SECOND UNIT	1/2020	03-10	1	184784	
40419016	2240 MONTEZUMA DR UNIT 2 SAN JOSE, CA 95028	San Jose	San Jose	ADU	EP (BEPM 100%) NEW ADU	1/2020	02-28	1	1827187	

Jurisdiction	0
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APN	Address	City	County	Parcel Type	Area	Units	Start Date	End Date	Progress	Notes
47221882	228 S 13TH ST SAN JOSE, CA 95128	San Jose	San Jose	12TH ST UNIT 2 NEW ADU	ADU	R	186414	1	2020-08-28	
47222011	965 S 13TH ST SAN JOSE, CA 95128	San Jose	San Jose	12TH ST UNIT 2 GARAGE 10 ADU	ADU	R	1872818	1	2020-09-21	
47222097	965 S 13TH ST SAN JOSE, CA 95128	San Jose	San Jose	13TH ST UNIT 2 NEW 2ND UNIT	ADU	R	1867723	1	2020-05-15	
47223028	965 S 13TH ST SAN JOSE, CA 95128	San Jose	San Jose	13TH ST UNIT 2 DETACHED ADU	ADU	R	1850004	1	2020-07-16	
47225007	252 E VIRGINIA ST SAN JOSE, CA 95128	San Jose	San Jose	RESIDENTIAL ELEVATED	S*	R	1872222	100	2020-07-23	30
47703122	1113 S 8TH ST SAN JOSE, CA 95128	San Jose	San Jose	8TH ST 2 SAN JOSE, CA 95128	ADU	R	1929289	1	2020-08-30	
47730081	1572 MARTELLO DR SAN JOSE, CA 95128	San Jose	San Jose	MARTELLO DR UNIT 2 SAN JOSE, CA 95128	ADU	R	1843247	1	2020-01-07	
47744005	950 THELMA WY SAN JOSE, CA 95128	San Jose	San Jose	THELMA WY UNIT 2 SAN JOSE, CA 95128	ADU	R	1870076	1	2020-09-29	
47733059	1660 ROBERTS AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	EPIC NEW ADU	ADU	R	1885052	1	2020-12-10	
47753138	1928 LUCRETIA AV SAN JOSE, CA 95128	San Jose	San Jose	LUCRETIA AV UNIT 2 SAN JOSE, CA 95128	ADU	R	1881469	1	2020-09-21	
48101052	1528 W HAMILTON VIEW DR SAN JOSE, CA 95128	San Jose	San Jose	1528 W HAMILTON VIEW DR UNIT 2 SAN JOSE, CA 95128	ADU	R	1848504	1	2020-08-12	
48103045	271 McDONALD AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	EPIC NEW ADU	ADU	R	1866601	1	2020-12-10	
48114030	1948 NORTH BRIDGE AV SAN JOSE, CA 95128	San Jose	San Jose	1948 NORTH BRIDGE AV UNIT 2 SAN JOSE, CA 95128	ADU	R	1874660	1	2020-08-11	
48119089	104 MCCREERY AV SAN JOSE, CA 95128	San Jose	San Jose	104 MCCREERY AV UNIT 2 SAN JOSE, CA 95128	ADU	R	1853633	1	2020-01-21	
48119100	141 CAMELAND AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	141 CAMELAND AV UNIT 2 SAN JOSE, CA 95128	ADU	R	1855535	1	2020-07-17	
48128030	248 MCCREERY AV SAN JOSE, CA 95128	San Jose	San Jose	248 MCCREERY AV UNIT 2 SAN JOSE, CA 95128	ADU	R	1853630	1	2020-01-21	
48127087	179 COOLEY CT UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	179 COOLEY CT UNIT 2 SAN JOSE, CA 95128	ADU	R	1849299	1	2020-08-04	
48138017	995 TURLEY DR SAN JOSE, CA 95128	San Jose	San Jose	995 TURLEY DR SAN JOSE, CA 95128	ADU	R	1872463	1	2020-10-16	
48142032	1528 VIRGINIA PL SAN JOSE, CA 95128	San Jose	San Jose	1528 VIRGINIA PL SAN JOSE, CA 95128	ADU	R	1883748	1	2020-07-24	
48145016	1528 VIRGINIA PL SAN JOSE, CA 95128	San Jose	San Jose	1528 VIRGINIA PL SAN JOSE, CA 95128	ADU	R	1895469	1	2020-10-27	
48145025	1528 VIRGINIA PL SAN JOSE, CA 95128	San Jose	San Jose	1528 VIRGINIA PL SAN JOSE, CA 95128	ADU	R	1885614	1	2020-12-11	
48412013	237 N WHITE RD SAN JOSE, CA 95128	San Jose	San Jose	237 N WHITE RD SAN JOSE, CA 95128	ADU	R	1821829	1	2020-09-01	
48418007	2775 WILSON C AVENUE C UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	2775 WILSON C AVENUE C UNIT 2 SAN JOSE, CA 95128	ADU	R	1826937	1	2020-03-02	
48416005	109 PLEASANT RIDGE AV SAN JOSE, CA 95128	San Jose	San Jose	109 PLEASANT RIDGE AV SAN JOSE, CA 95128	ADU	R	1866947	1	2020-09-09	
48434001	264 BAMB LA SAN JOSE, CA 95128	San Jose	San Jose	264 BAMB LA SAN JOSE, CA 95128	ADU	R	1792754	1	2020-11-09	
48434008	248 VAN WINKLE LN SAN JOSE, CA 95128	San Jose	San Jose	248 VAN WINKLE LN SAN JOSE, CA 95128	ADU	R	1841171	1	2020-08-03	
48435009	248 STURDY RD UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	248 STURDY RD UNIT 2 SAN JOSE, CA 95128	ADU	R	1804339	1	2020-08-03	
48436049	1810 COTTON TAIL AV SAN JOSE, CA 95128	San Jose	San Jose	1810 COTTON TAIL AV SAN JOSE, CA 95128	ADU	R	1841195	1	2020-07-07	
48441133	227 FORD AV SAN JOSE, CA 95128	San Jose	San Jose	227 FORD AV SAN JOSE, CA 95128	ADU	R	1895077	1	2020-09-02	
48441134	140 FORD AV SAN JOSE, CA 95128	San Jose	San Jose	140 FORD AV SAN JOSE, CA 95128	ADU	R	1855985	1	2020-03-05	

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APN	Address	Project Description	Permit Type	Start Date	End Date	Units	Value	Notes
49919917	1056 CALPEPPER DR SAN JOSE, CA 95128	1056 CALPEPPER DR UNIT 2 SAN JOSE, CA 95128	EPN (BEPM 100%) DETACHED ADU	187864	ADU	R	0	1/2020-11-03
49919920	1056 CALPEPPER DR SAN JOSE, CA 95128	1056 CALPEPPER DR UNIT 2 SAN JOSE, CA 95128	NEW ADU	1885772	ADU	R	0	1/2020-08-20
49931021	1748 CHEVALER DR SAN JOSE, CA 95128	1748 CHEVALER DR UNIT 2 SAN JOSE, CA 95128	BEPM 100% NEW ADU	1829704	ADU	R	0	1/2020-03-09
52734058	1528 MANFRIETTA DR SAN JOSE, CA 95128	1528 MANFRIETTA DR UNIT 2 SAN JOSE, CA 95128	BEPM 100% ADU	1922242	ADU	R	0	1/2020-01-22
58922813	8602 NEPTUNE CT SAN JOSE, CA 95128	8602 NEPTUNE CT UNIT 2 SAN JOSE, CA 95128	BEPM 100% ATTACHED ADU	1845249	ADU	R	0	1/2020-08-18
57539039	1727 DORMECLA SAN JOSE, CA 95128	1727 DORMECLA SAN JOSE, CA 95128	BEPM 100% DETACHED ADU	1856389	ADU	R	0	1/2020-09-22
58311980	1027 GRAMELY LN UNIT 2 SAN JOSE, CA 95128	1027 GRAMELY LN UNIT 2 SAN JOSE, CA 95128	BEPM 100% NEW 2ND UNIT ADU	1845998	ADU	R	0	1/2020-11-08
58372002	1028 STEPHANIE CT UNIT 2 SAN JOSE, CA 95128	1028 STEPHANIE CT UNIT 2 SAN JOSE, CA 95128	BEPM 100% NEW CONSTRUCTION	1713411	RFD	D	0	1/2020-10-01
58621039	3158 KNIGHTS BRIDGE RD UNIT 2 SAN JOSE, CA 95128	3158 KNIGHTS BRIDGE RD UNIT 2 SAN JOSE, CA 95128	BEPM 100% ADU	1826158	ADU	R	0	1/2020-02-18
58621053	1888 ST ANDREWS PL SAN JOSE, CA 95128	1888 ST ANDREWS PL UNIT 2 SAN JOSE, CA 95128	BEPM 100% NEW ATTACHED 2ND UNIT ADU	1898638	ADU	R	0	1/2020-03-09
58630002	148 STONE CREEK DR SAN JOSE, CA 95128	148 STONE CREEK DR UNIT 2 SAN JOSE, CA 95128	BEPM 100% NEW 2ND UNIT	1802277	ADU	R	0	1/2020-02-10
58706039	1437 OLD FREMONT RD UNIT 2 SAN JOSE, CA 95128	1437 OLD FREMONT RD UNIT 2 SAN JOSE, CA 95128	BEPM 100% ADU	1860630	ADU	R	0	1/2020-03-10
58708016	1388 MORRILL AV SAN JOSE, CA 95128	1388 MORRILL AV UNIT 2 SAN JOSE, CA 95128	YORK (BEPM 100%) ADU	1856159	ADU	R	0	1/2020-03-09
58720075_NA	1527 MORRILL AV SAN JOSE, CA 95128	1527 MORRILL AV UNIT 2 SAN JOSE, CA 95128	BEPM 100% SECOND UNIT	1828918	ADU	R	0	1/2020-03-04
58909038	2807 DOMES DR SAN JOSE, CA 95128	2807 DOMES DR UNIT 2 SAN JOSE, CA 95128	BEPM 100% 2ND UNIT	1855687	ADU	R	0	1/2020-09-30
58915009	389 CLAYTON WY SAN JOSE, CA 95128	389 CLAYTON WY UNIT 2 SAN JOSE, CA 95128	EPN (BEPM 100%) DETACHED ADU	1862882	ADU	R	0	1/2020-12-15
59019002	1030 NOBLE AV SAN JOSE, CA 95128	1030 NOBLE AV UNIT 2 SAN JOSE, CA 95128	BEPM 100% IN RESIDENCE	1730958	RFD	D	0	1/2020-12-14
59031011	547 CARVER ST SAN JOSE, CA 95128	547 CARVER ST UNIT 2 SAN JOSE, CA 95128	EPN (BEPM 100%) ADU	1887446	ADU	R	0	1/2020-10-29
59040060	3189 CARMAN PL SAN JOSE, CA 95128	3189 CARMAN PL UNIT 2 SAN JOSE, CA 95128	BEPM 100% 1 TO 4.5 SQFT ADU	1831428	ADU	R	0	1/2020-11-28
59090074	3401 NEVES WY SAN JOSE, CA 95128	3401 NEVES WY UNIT 2 SAN JOSE, CA 95128	BEPM 100% 2ND UNIT	1780318	ADU	R	0	1/2020-07-18
60118063	3430 HARBOR CT SAN JOSE, CA 95128	3430 HARBOR CT UNIT 2 SAN JOSE, CA 95128	BEPM 100% DETACHED ADU	1847461	ADU	R	0	1/2020-08-14
61234040	1801 BRADDOCK AV SAN JOSE, CA 95128	1801 BRADDOCK AV UNIT 2 SAN JOSE, CA 95128	EPN (BEPM 100%) SECOND UNIT	1832862	ADU	R	0	1/2020-10-28
64703005	1435 PANZELER AV SAN JOSE, CA 95128	1435 PANZELER AV UNIT 2 SAN JOSE, CA 95128	BEPM 100% NEW 2ND UNIT	1887707	ADU	R	0	1/2020-03-03
64703047	1020 GREYHORN ST SAN JOSE, CA 95128	1020 GREYHORN ST UNIT 2 SAN JOSE, CA 95128	BEPM 100% SECOND UNIT	1849984	ADU	R	0	1/2020-07-28
64704007	3119 MT VISTA DR SAN JOSE, CA 95128	3119 MT VISTA DR UNIT 2 SAN JOSE, CA 95128	EPN (BEPM 100%) GARAGE	1828780	ADU	R	0	1/2020-10-23
64710037	1615 MT OLIVERA DR SAN JOSE, CA 95128	1615 MT OLIVERA DR UNIT 2 SAN JOSE, CA 95128	BEPM 100% CONVERSION ADU	1872801	ADU	R	0	1/2020-10-08
64722022	385 RIBBON SAN JOSE, CA 95128	385 RIBBON SAN JOSE, CA 95128	BEPM 100% CONVERSION GARAGE TO ADU	1849641	ADU	R	0	1/2020-03-10
64901007	206 S WHITE RD SAN JOSE, CA 95128	206 S WHITE RD UNIT 2 SAN JOSE, CA 95128	EPN (BEPM 100%) NEW 2ND LIVING UNIT	1815968	ADU	R	0	1/2020-01-24
64920001	1804 S WHITE RD SAN JOSE, CA 95128	1804 S WHITE RD UNIT 2 SAN JOSE, CA 95128	EPN (BEPM 100%) ATTACHED ADU	1886160	ADU	R	0	1/2020-06-19

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Project ID	Project Name	Location	Category	Units	Start Date	End Date	Progress	Notes
6492804	3486 GAMAY CT SAN JOSE, CA 95148-3363	GAMAY CT UNIT 2 SAN JOSE, CA 95148	(BEPM 100%)NEW ADU	183289	ADU	R	0	1 2020-08-18
6492796	1286 FANTAILLE DR UNIT 2 SAN JOSE, CA 95148	(BEPM100%)NEW DETACHED ADU	189247	ADU	R	0	0	1 2020-12-07
6520712	2960 KLEIN RD SAN JOSE, CA 95148-2718	2960 KLEIN RD UNIT 2 SAN JOSE, CA 95148	(BEPM 100%) DETACHED 2ND UNIT	178733	ADU	H	0	1 2020-02-06
6522510	3120 FRODOXA DR SAN JOSE, CA 95148-2738	3120 FRODOXA DR UNIT 2 SAN JOSE, CA 95148	EPN (BEPM 100%) DETACHED ADU	188137	ADU	R	0	1 2020-10-20
6540508	3023 WETMORE DR SAN JOSE, CA 95148-3105	3023 WETMORE DR UNIT 2 SAN JOSE, CA 95148	EPN (BEPM 100%) LEGALIZE ATTACHED ADU	184514	ADU	R	0	1 2020-11-03
6542394	1602 CLAYTON RD SAN JOSE, CA 95127-0917	1602 CLAYTON RD UNIT 2 SAN JOSE, CA 95127	EPN (BEPM 100%) NEW ADU	187413	ADU	R	0	1 2020-08-27
6547014	KUPWENDALL PL SAN JOSE, CA 95148-2738	3109 KUPWENDALL PL UNIT 2 SAN JOSE, CA 95148	(BEPM100%)ADU	183265	ADU	H	0	1 2020-03-03
6591507	2944 WHTINGTON DR SAN JOSE, CA 95148-2642	2944 WHTINGTON DR UNIT 2 SAN JOSE, CA 95148	(BEPM 100%)NEW ADU	182882	ADU	R	0	1 2020-09-23
66019207	BUENA RD UNIT 2 SAN JOSE, CA 95135	3715 YERBA BUENA RD UNIT 2 SAN JOSE, CA 95135	(BEPM100%) LEGALIZE 2ND UNIT	189380	ADU	R	0	1 2020-11-04
66024070	408 BEEBE CL SAN JOSE, CA 95128-0600	408 BEEBE CL UNIT 2 SAN JOSE, CA 95128	(BEPM 100%)NEW 2ND UNIT	189603	ADU	R	0	1 2020-01-09
66040092	1425 ROYAL MEADOW LN SAN JOSE, CA 95136	1425 ROYAL MEADOW LN UNIT 2 SAN JOSE, CA 95136	(BEPM 100%)ADU	182381	ADU	R	0	1 2020-07-29
66044004	1324 DELTA RD SAN JOSE, CA 95135	1324 DELTA RD UNIT 2 SAN JOSE, CA 95135	(BEPM 100%) SECOND UNIT	1811715	ADU	H	0	1 2020-08-10
66059031	1328 FAMILLE CT SAN JOSE, CA 95128-0920	1328 FAMILLE CT UNIT 2 SAN JOSE, CA 95128	EPN (BEPM 100%) ATTACHED ADU	184997	ADU	R	0	1 2020-08-17
6700842	1828 CENTER RIDGE DR SAN JOSE, CA 95127	1828 CENTER RIDGE DR UNIT 2 SAN JOSE, CA 95127	EPN (BEPM 100%) NEW ADU	187204	ADU	R	0	1 2020-11-05
67020040	2748 OPHELIA AV SAN JOSE, CA 95122-1217	2748 OPHELIA AV UNIT 2 SAN JOSE, CA 95122	EPN (BEPM 100%) NEW ADU	183369	ADU	R	0	1 2020-08-25
67025029	2848 IRELLIA AV SAN JOSE, CA 95122-1848	2848 IRELLIA AV UNIT 2 SAN JOSE, CA 95122	EPN (BEPM 100%) NEW ADU	186658	ADU	R	0	1 2020-08-19
67031023	1823 18TH AVE SAN JOSE, CA 95131	1823 18TH AVE UNIT 2 SAN JOSE, CA 95131	(BEPM 100%) GARAGE CONVERSION TO ADU	182989	ADU	R	0	1 2020-01-22
67034037	981 STALLION WY UNIT 2 SAN JOSE, CA 95127	981 STALLION WY UNIT 2 SAN JOSE, CA 95127	(BEPM100%)NEW ATTACHED ADU	183252	ADU	R	0	1 2020-01-24
67037055	2415 PARAN DR UNIT 2 SAN JOSE, CA 95128-0503	(BEMP 100%)ADU	1821812	ADU	R	0	0	1 2020-02-19
67048024	2209 SOLACE LP SAN JOSE, CA 95122	EVERGREEN CIRCLE #2848 (BEPM 100%)NEW SFD	186080	SFD	O	0	0	1 2020-03-16
67048026	2207 SOLACE LP SAN JOSE, CA 95122	EVERGREEN CIRCLE #2848 (BEPM 100%)NEW SFD	186005	SFD	O	0	0	1 2020-03-16
67048028	2695 INTERLAD DR SAN JOSE, CA 95127	2695 INTERLAD DR UNIT 2 SAN JOSE, CA 95127	ASANA (BEPM 100%)NEW SFD	186886	SFD	O	0	1 2020-06-24
67048036	2707 INTERLAD DR SAN JOSE, CA 95127	2707 INTERLAD DR UNIT 2 SAN JOSE, CA 95127	ASANA (BEPM 100%)NEW SFD	186615	SFD	O	0	1 2020-06-24
6712074	1508 S WHITE RD SAN JOSE, CA 95148	1508 S WHITE RD UNIT 2 SAN JOSE, CA 95148	EPN (BEPM 100%) NEW ADU	186406	ADU	R	0	1 2020-07-29
67321020	1028 EVERDALE DR SAN JOSE, CA 95148	1028 EVERDALE DR UNIT 2 SAN JOSE, CA 95148	EPN (BEPM 100%) DETACHED ADU	1846477	ADU	R	0	1 2020-10-02
67810035	1918 THREADNEEDLE WY SAN JOSE, CA 95123	1918 THREADNEEDLE WY UNIT 1 SAN JOSE, CA 95123	EPN (BEPM 100%) (R)ADU	1881237	ADU	R	0	1 2020-10-08
67810035	1918 THREADNEEDLE WY SAN JOSE, CA 95123	1918 THREADNEEDLE WY UNIT 2 SAN JOSE, CA 95123	EPN (BEPM 100%) NEW ADU	186543	ADU	R	0	1 2020-10-08
67820015	3405 BURLEIGH WY UNIT 2 SAN JOSE, CA 95121	(BEPM100%) NEW ADU	183316	ADU	R	0	0	1 2020-02-25
67821029	1405 HILLSBOROUGH WY SAN JOSE, CA 95121	1405 HILLSBOROUGH WY UNIT 2 SAN JOSE, CA 95121	(BEPM 100%)NEW ADU	1779587	ADU	R	0	1 2020-07-10

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25411006	1507 MELOY LN SAN JOSE, CA 95131-1601 MELOY LN UNIT 2 SAN JOSE, CA 95131	San Jose	San Jose	EPN (BEPM 100%) NEW 2ND UNIT	ADU	R	186210		0	1 2020-09-22
25437004	COMMODORE DR SAN JOSE, CA 95131-1259 2137 COMMODORE DR UNIT 2 SAN JOSE CA 95131	San Jose	San Jose	(BEPM 100%) RICHU NEW 2ND LIVING UNIT	ADU	R	180588		0	1 2020-06-19
25491106	707 FRUIT RANCH LP Bldg 26 SAN JOSE, CA 95131 705 FRUIT RANCH LP Bldg 26 SAN JOSE, CA 95131 708 FRUIT RANCH LP Bldg 26 SAN JOSE, CA 95131 713 FRUIT RANCH LP Bldg 26 SAN JOSE, CA 95131 717 FRUIT RANCH LP Bldg 26 SAN JOSE, CA 95131 721 FRUIT RANCH LP Bldg 26 SAN JOSE, CA 95131 725 FRUIT RANCH LP Bldg 26 SAN JOSE, CA 95131 729 FRUIT RANCH LP Bldg 26 SAN JOSE, CA 95131	San Jose	San Jose						0	15
25491107	401 YOGI CT Bldg 8 SAN JOSE, CA 95131-4010 CT Bldg 8 SAN JOSE, CA 95131 400 YOGI CT Bldg 8 SAN JOSE, CA 95131-4133 CT Bldg 8 SAN JOSE, CA 95131 411 YOGI CT Bldg 8 SAN JOSE, CA 95131	San Jose	San Jose	BLDG 26 (BEPM 100%) BLDG TYPE 303	S*	R	178999		0	11 2020-02-28
25491142	460 TINTIN CT Bldg 10 SAN JOSE CA 95131-473 TINTIN CT Bldg 10 SAN JOSE, CA 95131-477 TINTIN CT Bldg 10 SAN JOSE, CA 95131 461 TINTIN CT Bldg 10 SAN JOSE CA 95131-485 TINTIN CT Bldg 10 SAN JOSE, CA 95131	San Jose	San Jose	BLDG 8 (BEPM 100%) DUPLEX	S*	R	180158		0	6 2020-11-20
25491160	953 W JULIAN ST Bldg 1 SAN JOSE CA 95110-0024 107 W JULIAN ST Bldg 1 SAN JOSE CA 95110-0024 111 W JULIAN ST Bldg 1 SAN JOSE CA 95110-0024 115 W JULIAN ST Bldg 1 SAN JOSE CA 95110-0024 119 W JULIAN ST Bldg 1 SAN JOSE CA 95110-0024 123 W JULIAN ST Bldg 1 SAN JOSE CA 95110-0024 127 W JULIAN ST Bldg 1 SAN JOSE CA 95110-0024 131 W JULIAN ST Bldg 1 SAN JOSE CA 95110-0024	San Jose	San Jose	BLDG 10 (BEPM) BLDG TYPE 302	S*	R	1798185		0	6 2020-03-28
2592007	296 FRANCES CT SAN JOSE, CA 95128-2121 FRANCES CT DUP HMOBILE CT UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	NHP BLDNG 1 (BEPM 100%) 7 PLEX	S*	R	174999		0	7 2020-06-28
26101020	728 HARDING AV SAN JOSE, CA 95128-2023 728 HARDING AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	(BEPM 100%) 2ND UNIT AND GARAGE DETACHED	ADU	R	174196		0	1 2020-08-11
26109032	1033 ASBURY ST UNIT 2 SAN JOSE CA 95128	San Jose	San Jose	(BEPM 100%) NEW 2ND UNIT	ADU	R	182607		0	1 2020-07-28
26109034	1033 ASBURY ST UNIT 2 SAN JOSE CA 95128	San Jose	San Jose	(BEPM 100%) SECOND UNIT	ADU	R	182388		0	1 2020-10-08
26110021	712 CHAPMAN ST SAN JOSE, CA 95128-2001 712 CHAPMAN ST UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	(BEPM 100%) SECOND UNIT	ADU	R	181915		0	1 2020-11-15
26114034	1326 MADONIA AV SAN JOSE, CA 95128-1502 1326 MADONIA AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	(BEPM 100%) NEW 2ND UNIT	ADU	R	178398		0	1 2020-07-08
26120062	1277 MANCHETTI AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	(BEPM 100%) SECOND UNIT	ADU	R	1807495		0	1 2020-03-17
26122066	126 YONKER AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	(BEPM 100%) NEW 2ND UNIT	ADU	R	1803227		0	1 2020-06-29
26122304	1320 MARIPOSA AV SAN JOSE, CA 95128-2610	San Jose	San Jose	(BEPM 100%) FINK NEW 2ND UNIT	ADU	R	1735217		0	1 2020-02-07
26122349	78 CLEAVES AV SAN JOSE, CA 95128-3110 78 CLEAVES AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	(BEPM 100%) ADU	ADU	R	1848128		0	1 2020-10-19
26132044	370 LARNEL DRIVE SAN JOSE, CA 95128-4831	San Jose	San Jose	(BEPM 100%) DETACHED ADU	ADU	R	1846603		0	1 2020-11-13
26139004	834 PACIFIC AV SAN JOSE, CA 95128-4822 834 PACIFIC AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	(BEPM 100%) NEW 2ND UNIT	ADU	R	1819959		99	100 2020-06-19
26140008	984 LOCUST ST SAN JOSE, CA 95131-3003	San Jose	San Jose	(BEPM 100%) NEW 2ND UNIT	ADU	R	1810370		0	1 2020-02-28
26438130	984 LOCUST ST SAN JOSE, CA 95131-3003	San Jose	San Jose	WUS (BEPM 100%) NEW 2ND	SFD	O	1721257		0	1 2020-07-09
26438130	984 LOCUST ST SAN JOSE, CA 95131-3003	San Jose	San Jose	(BEPM 100%) NEW 2ND UNIT	ADU	R	1721258		0	1 2020-06-19
26438130	984 LOCUST ST SAN JOSE, CA 95131-3003	San Jose	San Jose	(BEPM 100%) NEW 2ND UNIT	ADU	R	1802912		0	1 2020-11-02

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26436061	104 HARLESS AV UNIT 2 SAN JOSE, CA 95110-1728	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/30/20	6/21/20	
26446938	572 HILL AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/NEW UNIT	ADU	1	1/15/20	9/30/20	
26451035	1523 BROOKS AV SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/2ND UNIT	ADU	1	1/17/20	6/16/20	
26451106	1528 BROADWAY AV SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/NEW CONSTRUCTION	SFD	1	1/18/20	12/17/20	
27405013	1475 MCKENZIE ST SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/2ND UNIT - DETACHED	ADU	1	1/18/20	5/29/20	
27405051	960 DIANA AV SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/18/20	10/15/20	
27408056	1475 MCKENZIE AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% ATTACHED ADU	ADU	1	1/18/20	6/20/20	
27408063	1586 MCDANIEL AV SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/18/20	6/20/20	
27409002	1068 HANCHETT AV SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/18/20	6/21/20	
27412087	1943 HANCHETT AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/18/20	6/11/20	
27423010	1943 HANCHETT AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SQFT ADU	ADU	1	1/18/20	6/31/20	
27430032	2115 TULIP RD SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/NEW 2ND UNIT	ADU	1	1/18/20	5/27/20	
27435050	480 MAYELLEN AV SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/18/20	5/29/20	
27711006	480 MAYELLEN AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/18/20	10/02/20	
27723038	1571 RICHMOND AV UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/WALK 2ND UNIT	ADU	1	1/18/20	6/13/20	
27726016	1571 RICHMOND AV SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/NEW 2ND UNIT/GARAGE	ADU	1	1/18/20	6/21/20	
27726019	801 S BAYWOOD AV SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/NEW ADU	ADU	1	1/18/20	6/24/20	
27902010	820 S MORRICE ST SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/17/20	6/31/20	
27903037	820 S MORRICE ST SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/NEW 2ND UNIT	ADU	1	1/18/20	6/18/20	
27906019	820 S MORRICE ST SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/18/20	5/24/20	
27906045	820 S MORRICE ST SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/NEW 2ND UNIT	ADU	1	1/18/20	5/14/20	
28122029	820 S MORRICE ST SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/NEW 2ND LIVING UNIT	ADU	1	1/18/20	6/30/20	
28122032	820 S MORRICE ST SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% ADU	ADU	1	1/18/20	6/19/20	
28123026	911 WAWWORTH DR UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% DELGADILLO	ADU	1	1/18/20	6/20/20	
28124012	911 WAWWORTH DR UNIT 2 SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/ADU	ADU	1	1/18/20	6/15/20	
28221016	1200 HARTO CT SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/NEW 2ND UNIT	ADU	1	1/18/20	5/27/20	
28414003	1711 WILLOWHURST AV SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/NEW 2ND UNIT	ADU	1	1/17/20	5/29/20	
28626025	4202 METZ DR SAN JOSE, CA 95128	San Jose	San Jose	IPCI SECOND UNIT	ADU	1	1/18/20	6/11/20	
29913012	1726 RIDGLE RD SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/2ND UNIT - DETACHED	ADU	1	1/18/20	5/24/20	
29945014	1726 RIDGLE RD SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/18/20	10/15/20	
30317010	1411 KIRKWOOD DR SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/18/20	6/15/20	
30335018	1411 KIRKWOOD DR SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/NEW 2ND UNIT	ADU	1	1/18/20	5/14/20	
30341002	1411 KIRKWOOD DR SAN JOSE, CA 95128	San Jose	San Jose	BEPM100% SECOND UNIT	ADU	1	1/18/20	5/24/20	
30341024	1411 KIRKWOOD DR SAN JOSE, CA 95128	San Jose	San Jose	BEPM100%/ADU	ADU	1	1/18/20	11/17/20	

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APN	Address	City	County	Parcel Type	Area	Units	Start Date	End Date	Notes
30342035	474 MARLEWOOD AV SAN JOSE, CA 95131-1845	SAN JOSE	SAN JOSE	RESIDENCE 2ND UNIT ATTACHED	ADU	R	1771862		
30720074	4321 SAN FOMEA AGLINDO RD SAN JOSE, CA 95131-1161	SAN JOSE	SAN JOSE	TRAIL (BEMP 100%) 2ND UNIT	ADU	R	1720489		2020-10-20
30721907	4123 COLUMBO DR SAN JOSE, CA 95128-4333	SAN JOSE	SAN JOSE	EPH (BEMP100%) DETACHED ADU	ADU	R	1873018		2020-08-28
30724020	912 CAROLA AV SAN JOSE, CA 95130-1013	SAN JOSE	SAN JOSE	(BEMP100%) DENG NEW 2ND UNIT	ADU	R	1810948		2020-11-03
30724033	1598 CAROLA AV SAN JOSE, CA 95130-1069	SAN JOSE	SAN JOSE	(BEMP100%) GOODING RESIDENCE 2ND UNIT	ADU	R	1796917		2020-06-09
37207028	706 GOLDEN GATE DR UNIT 2 SAN JOSE, CA 95128-0519	SAN JOSE	SAN JOSE	(BEMP100%) NEW 2ND UNIT ADU	ADU	R	1892317		2020-02-28
37301030	1542 CRAIG DR SAN JOSE, CA 95128-2007	SAN JOSE	SAN JOSE	(BEMP 100%) 2ND UNIT	ADU	R	1795205		2020-10-14
37301030	1542 CRAIG DR SAN JOSE, CA 95128-2007	SAN JOSE	SAN JOSE	(BEMP 100%) 2ND UNIT	ADU	R	1795205		2020-12-16
37302023	8748 CANTERBURY CT SAN JOSE, CA 95128-9748	SAN JOSE	SAN JOSE	(BEMP 100%) ADU	ADU	R	1827874		2020-10-30
37323034	1033 HARLAN DR SAN JOSE, CA 95128-1031	SAN JOSE	SAN JOSE	(BEMP 100%) SECOND UNIT	ADU	R	1748462		2020-10-30
37705031	1043 HARLAN DR UNIT 2 SAN JOSE, CA 95128-1031	SAN JOSE	SAN JOSE	(BEMP 100%) RESIDENCE 2ND UNIT	ADU	R	1807200		2020-02-07
37705036	118 JARWOOD AV SAN JOSE, CA 95128-1180	SAN JOSE	SAN JOSE	(BEMP 100%) NEW ATTACHED 2ND UNIT	ADU	R	1748585		2020-03-06
37813022	754 ROCKWOOD DR SAN JOSE, CA 95128-2329	SAN JOSE	SAN JOSE	(BEMP100%) DHMAN SECOND UNIT	ADU	R	1793607		2020-01-04
38111012	1779 LANTANA AV SAN JOSE, CA 95130-6001	SAN JOSE	SAN JOSE	(BEMP 100%) ADU	ADU	R	1825378		2020-01-18
40330038	2407 MELVILLE WY SAN JOSE, CA 95126-2407	SAN JOSE	SAN JOSE	(BEMP 100%) 2ND UNIT	ADU	R	1783007		2020-10-09
40334032	861 ELLEN DR SAN JOSE, CA 95128-0901	SAN JOSE	SAN JOSE	(BEMP 100%) SECOND UNIT	ADU	R	1825242		2020-06-22
41212045	861 ELLEN DR SAN JOSE, CA 95128-0901	SAN JOSE	SAN JOSE	(BEMP 100%) SECOND UNIT	ADU	R	1825242		2020-01-30
41221389_NA	861 ELLEN TRACT SAN JOSE, CA 95128-0901	SAN JOSE	SAN JOSE	(BEMP100%) NEW 2ND UNIT	SFD	O	1783987		2020-01-30
41400044	2021 DA DR SAN JOSE, CA 95124-0000	SAN JOSE	SAN JOSE	(BEMP100%) NEW 2ND UNIT	SFA	O	1773181		2020-06-28
41400044	2175 FOGWORTHY AV SAN JOSE, CA 95124-1412	SAN JOSE	SAN JOSE	(BEMP100%) NEW 2ND UNIT	SFA	O	1773181		2020-01-23
41410016	2602 VIVIAN LN UNIT 2 SAN JOSE, CA 95128-2602	SAN JOSE	SAN JOSE	(BEMP100%) NEW 2ND UNIT	ADU	R	1781229		2020-06-28
41419952	15164 COOPER AV SAN JOSE, CA 95124-1516	SAN JOSE	SAN JOSE	(BEMP100%) NEW 2ND UNIT	ADU	R	1892317		2020-09-27
42109034	2466 LOST DAKS DR SAN JOSE, CA 95124-4938	SAN JOSE	SAN JOSE	(BEMP 100%) DETACHED 2ND UNIT	ADU	R	1784463		2020-02-12
42112038	488 ADAIR WY SAN JOSE, CA 95124-4888	SAN JOSE	SAN JOSE	(BEMP 100%) SECOND UNIT	ADU	R	1786915		2020-07-20
42115070	2768 ROXBOROUGH DR SAN JOSE, CA 95124-2768	SAN JOSE	SAN JOSE	(BEMP 100%) SECOND UNIT	ADU	R	1829105		2020-06-11
42121080	1333 ORNSTEIN AV SAN JOSE, CA 95128-1333	SAN JOSE	SAN JOSE	(BEMP100%) DIBAZAR 2ND UNIT	ADU	R	1850615		2020-05-21
42902033	1131 BLEWETT AV SAN JOSE, CA 95128-1131	SAN JOSE	SAN JOSE	(BEMP100%) 4RPHO LA 2ND UNIT	ADU	R	1779187		2020-09-27
42906029	1112 MEREDITH AV SAN JOSE, CA 95128-1112	SAN JOSE	SAN JOSE	(BEMP100%) NEW 2ND UNIT	ADU	R	1898361		2020-10-13
42908015	1188 GLENN AV SAN JOSE, CA 95128-1188	SAN JOSE	SAN JOSE	(BEMP100%) NEW 2ND UNIT	ADU	R	1814524		2020-09-18
42909048	951 MICHIGAN AV SAN JOSE, CA 95124-0951	SAN JOSE	SAN JOSE	(BEMP 100%) DETACHED ADU	ADU	R	1908862		2020-03-10
42910008	868 MINNESOTA AV SAN JOSE, CA 95124-0868	SAN JOSE	SAN JOSE	(BEMP100%) KLEBO NEW DETACHED ADU & 1 CAR GARAGE	ADU	R	1921148		2020-07-13
42919022	1177 FINE AV SAN JOSE, CA 95124-1177	SAN JOSE	SAN JOSE	(BEMP100%) 2ND UNIT	ADU	R	1791965		2020-12-09
42927019	1739 BAYVIEW DR SAN JOSE, CA 95128-1739	SAN JOSE	SAN JOSE	(BEMP 100%) SECONDARY UNIT	ADU	R	1793369		2020-01-03

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Project ID	Project Name	Code	Area	Unit Type	Units	Start Date	End Date	Progress	Notes
48115020	1579 E SAN FERNANDO ST SAN JOSE, CA 95116; 1579 E SAN FERNANDO ST UNIT 2 SAN JOSE, CA 95116-2421	CODE - 2ND UNIT	1733338	ADU	R			1	
48128072	1705 E SAN ANTONIO ST SAN JOSE, CA 95110; (BEPM 100%) 3042	DET. 2ND UNIT (BEPM 100%)	1745001	ADU	R			1	
48128049	1524 MARGARET ST SAN JOSE, CA 95128; 1524 MARGARET ST UNIT 2 SAN JOSE, CA 95128	(BEPM 100%) DETACHED ACCESSORY DWELLING UNIT	1786794	ADU	R			1	
48412033	290 CHALEY AV SAN JOSE, CA 95127; 290 CHALEY AV UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) SECOND UNIT	1775804	ADU	R			1	
48412084	907 CHALLENGER AV UNIT 2 SAN JOSE, CA 95127; 907 CHALLENGER AV UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) SECOND UNIT	1803104	ADU	R			1	
48413052	18517 BIG WOOD DR UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) ADU	1855574	ADU	R			1	
48416003	108 PALA AV UNIT 2 SAN JOSE, CA 95127; 108 PALA AV UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) ADU	1831373	ADU	R			1	
48428012	905 S CAPITOL AV SAN JOSE, CA 95127; 905 S CAPITOL AV UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) SECOND UNIT	1841941	ADU	R			1	
48428072	13618 MANDRILL WY SAN JOSE, CA 95127; 13618 MANDRILL WY UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) NEW ONE UNIT ADU	1813478	ADU	R			1	
48609135	1514 MARSH ST SAN JOSE, CA 95127; 1514 MARSH ST UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) AMEZO DATA RESIDENCE	1841245	ADU	R			1	
48612111	1353 ORLANDO DR SAN JOSE, CA 95128; 1353 ORLANDO DR UNIT 2 SAN JOSE, CA 95128	(BEPM 100%) SHADDOVAL 2ND UNIT	1811909	ADU	R			1	
48618028	105 MANDRILL WY SAN JOSE, CA 95127; 105 MANDRILL WY UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) DETACHED ADU	1808827	ADU	R			1	
48618042	1601 DECATUR DR UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) NEW ADU	1837909	ADU	R			1	
48625001_NA	1604 CA TRAY DR SAN JOSE, CA 95127; 1604 CATHAY DR UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) ADDITION OF 2ND UNIT	1849551	ADU	R			1	
48630067	1725 VESTGLER DR SAN JOSE, CA 95127; 1725 VESTGLER DR UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) GARAGE CONVERSION TO 2ND UNIT	1811739	ADU	R			1	
48610043	1525 ZEPHYR CT SAN JOSE, CA 95127; 1525 ZEPHYR CT UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) ATTACHED ADU	1843205	ADU	R			1	
48611090	1416 HURLINGHAM WY SAN JOSE, CA 95127; 1416 HURLINGHAM WY UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) CONVERT GARAGE TO ADU	1850337	ADU	R			1	
48613013	2905 PARK LN SAN JOSE, CA 95127; 2905 PARK LN UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) CONVERT 379 SQFT GARAGE TO ADU	1840702	ADU	R			1	
48617011	5705 EL MONTE WY SAN JOSE, CA 95127; 5705 EL MONTE WY UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) NEW A 2ND UNIT (ADU)	1813967	ADU	R			1	
49110021	1901 COLUMBIAN AV UNIT 2 SAN JOSE, CA 95127; 1901 COLUMBIAN AV RESIDENCE	(BEPM 100%) ADU & JAWO RESIDENCE	1845137	ADU	R			1	
49124071	1606 TAMPA CT SAN JOSE, CA 95127; 1606 TAMPA CT UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) NEW ONE UNIT	1774257	ADU	R			1	
49150001	1008 RIDGEBROOK DR SAN JOSE, CA 95127; 1008 RIDGEBROOK DR UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) SECOND UNIT	1827322	ADU	R			1	
49427080	406 BROOK WY UNIT 2 SAN JOSE, CA 95111; 406 BROOK WY UNIT 2 SAN JOSE, CA 95111	(BEPM 100%) BRENNING ADU	1832813	ADU	R			1	
49430085	458 RIDGEBROOK WY SAN JOSE, CA 95111; 458 RIDGEBROOK WY UNIT 2 SAN JOSE, CA 95111	(BEPM 100%) NEW ONE UNIT	1790583	ADU	R			1	
49712081	458 STROUD PL SAN JOSE, CA 95111; 458 STROUD PL UNIT 2 SAN JOSE, CA 95111	(BEPM 100%) NEW ONE UNIT	1804303	ADU	R			1	
49714044	380 ROBERT CT UNIT 2 SAN JOSE, CA 95111	(BEPM 100%) NEW ONE UNIT	1805273	ADU	R			1	
49741100	3400 BENTLEY RD SAN JOSE, CA 95111; 3400 BENTLEY RD UNIT 2 SAN JOSE, CA 95111	RENEWAL PLACE (BEPM 100%) NEW MULTIFAMILY	1743020	NF	R			162	
49901086	1328 HUNTERS CT SAN JOSE, CA 95127; 1328 HUNTERS CT UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) 2ND UNIT ADDITION	1851737	ADU	R			1	
49920024	3405 SADDLEWOOD DR SAN JOSE, CA 95127; 3405 SADDLEWOOD DR UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) 2ND UNIT	1856248	ADU	R			1	
49927091	3024 TUBERS RD SAN JOSE, CA 95127; 3024 TUBERS RD UNIT 2 SAN JOSE, CA 95127	(BEPM 100%) ADU	1837318	ADU	R			1	

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52734549	5462 MARY JO WY SAN JOSE, CA 95124-8642	MARY JO WY UNIT 2	SAN JOSE, CA	(BEPM 100%) SECOND UNIT	ADU	R	1805185		
581212029	1548 LAURENDR SAN JOSE, CA 95124-1171	LAURENDR UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW DETACHED ADU	ADU	R	1736949		
58738076	1448 HELMOND LN SAN JOSE, CA 95124-1448	HELMOND LN UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW	ADU	R	1789992		
58738095	1975 BELFERT AV SAN JOSE, CA 95128-3972	BELFERT AV UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW 2ND LIVING UNIT	ADU	R	1825554		
58924032	5002 REBEL CT SAN JOSE, CA 95128-1219	REBEL CT UNIT 2	SAN JOSE, CA	(BEPM 100%) SECOND UNIT	ADU	R	1720795		
57301006	8023 QUADALUPE WHER RD SAN JOSE, CA 95120-4813	QUADALUPE WHER RD UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW SFR	SFD	D	1854744		
57301007	8023 QUADALUPE WHER RD SAN JOSE, CA 95120-4813	QUADALUPE WHER RD UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW SFR	SFD	D	1854746		
57330028	1404 REDMOND AV SAN JOSE, CA 95120-4449	REDMOND AV UNIT 2	SAN JOSE, CA	(BEPM 100%) SECOND UNIT	ADU	R	1790643		
57330065	1026 INGLESIDE CT SAN JOSE, CA 95120-4113	INGLESIDE CT UNIT 2	SAN JOSE, CA	(BEPM 100%) CONVERT ACCESSORY STRUCTURE INTO ADU	ADU	R	1787441		
5724092	8487 DRYER CT SAN JOSE, CA 95120-2948	DRYER CT UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW ADU	ADU	R	1837311		
5837017	7289 GLENVIEW DR SAN JOSE, CA 95120-5000	GLENVIEW DR UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW SFR	SFD	D	1852254		
58616057	3428 FIFE WY SAN JOSE, CA 95128-1240	FIFE WY UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW	ADU	R	1788742		
58620036	1726 CASTLEDATE DR SAN JOSE, CA 95120-1710	CASTLEDATE DR UNIT 2	SAN JOSE, CA	(BEPM 100%) DETACHED ADU	ADU	R	1848510		
58628053	162 WICHAM RD SAN JOSE, CA 95120-1547	WICHAM RD UNIT 2	SAN JOSE, CA	(BEPM 100%) ATTACHED 2ND UNIT	ADU	R	1786529		
58714010	1408 MORFILL AV SAN JOSE, CA 95120-2101	MORFILL AV UNIT 2	SAN JOSE, CA	(BEPM 100%) 2ND UNIT ATTACHED	ADU	R	1760683		
58717043	3201 ZION LN SAN JOSE, CA 95120-2981	ZION LN UNIT 2	SAN JOSE, CA	(BEPM 100%) SECONDARY UNIT	ADU	R	1784489		
58916026	2721 MIDSWOOD DR SAN JOSE, CA 95120-2068	MIDSWOOD DR UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW ADU	ADU	R	1835313		
58924031	2262 PANFALIS DR SAN JOSE, CA 95120-2038	PANFALIS DR UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW	ADU	R	1809399		
59212008	200 VERNIA DR SAN JOSE, CA 95120-2425	VERNIA DR UNIT 2	SAN JOSE, CA	(BEPM 100%) SECOND UNIT	ADU	R	1786493		
59516112	702 TONGA CT SAN JOSE, CA 95127-1050	TONGA CT UNIT 2	SAN JOSE, CA	(BEPM 100%) PHAM (BEPM 100%) CONVERT GARAGE TO NEW 2ND LIVING UNIT	ADU	R	1784500		
5952022	3428 KAVLENE DR SAN JOSE, CA 95127-4318	KAVLENE DR UNIT 2	SAN JOSE, CA	(BEPM 100%) DATA/2ND UNIT	ADU	R	1802220		
64701026	10163 TORRANCE AV SAN JOSE, CA 95127-4155	TORRANCE AV UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW 2ND UNIT	ADU	R	1810431		
64701036	1401 DIAMOND AV SAN JOSE, CA 95127-4114	DIAMOND AV UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW 2ND UNIT	ADU	R	1773035		
64731007	1818 WHITE RD SAN JOSE, CA 95127-4190	WHITE RD UNIT 2	SAN JOSE, CA	(BEPM 100%) GARAGE CONVERSION TO ADU	ADU	R	1825743		
64731064	1818 WHITE RD SAN JOSE, CA 95127-4190	WHITE RD UNIT 2	SAN JOSE, CA	(BEPM 100%) DETACHED ADU SECOND UNIT	ADU	R	1824232		
64918015	PEPPERMIT DR SAN JOSE, CA 95148-2034	PEPPERMIT DR UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW 2ND UNIT ADU	ADU	R	1809592		
64929011	3039A DR SAN JOSE, CA 95148-2029	3039A DR UNIT 2	SAN JOSE, CA	(BEPM 100%) LE SECOND UNIT	ADU	R	1759542		
65227042	1377 BARNDAK CT SAN JOSE, CA 95148-1414	BARNDAK CT UNIT 2	SAN JOSE, CA	(BEPM 100%) ATTACHED 2-STORY ADU	ADU	R	1801867		
65422060	3604 COBBERT DR SAN JOSE, CA 95148-3108	COBBERT DR UNIT 2	SAN JOSE, CA	(BEPM 100%) SECONDARY UNIT	ADU	R	1781172		
65451080	10385 COBBERT DR SAN JOSE, CA 95148-3108	COBBERT DR UNIT 2	SAN JOSE, CA	(BEPM 100%) NEW 2ND UNIT	ADU	R	1803600		

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Element ID	Element Description	APNs	Project Type	Units	Start Date	End Date	Progress	Notes
65457018	1555 PLEASANT ECHO DR SAN JOSE, CA 95135-3545 PLEASANT ECHO DR UNIT 2 SAN JOSE, CA 95135-3545	179585	ADU	R			0	
65515024	2694 WASHINGTON DR SAN JOSE, CA 95128-2944 WASHINGTON DR UNIT 2 SAN JOSE, CA 95128-2944	186592	ADU	R			0	
65917001	2907 CARLETON DR SAN JOSE, CA 95148-2907 CARLETON DR UNIT 2 SAN JOSE, CA 95148-2907	1801311	ADU	R			0	
65925001; 65987001	1544 TRACT SAN JOSE, CA 95148-3201, 3721 DARRSHAN CT SAN JOSE, CA 95148-3201	1775415	SFD	O			0	
65926011	3287 REDEL CT SAN JOSE, CA 95135-2000; 2487 REDEL CT UNIT 2 SAN JOSE, CA 95135-2000	1022350	ADU	R			0	
65930009	3147 CORBY DR SAN JOSE, CA 95148-3803; 3147 CORBY DR UNIT 2 SAN JOSE, CA 95148-3803	1807283	ADU	R			0	
65980011	3113 VILLA CONTRA CT SAN JOSE, CA 95127-1800	1818478	ADU	R			0	
65987002	3723 DARRSHAN CT SAN JOSE, CA 95148-3518	1775422	SFD	O			0	
65987003	3723 DARRSHAN CT SAN JOSE, CA 95148-3518	1775424	SFD	O			0	
65987004	3728 DARRSHAN CT SAN JOSE, CA 95148-3548	1775428	SFD	O			0	
65987009	3728 DARRSHAN CT SAN JOSE, CA 95148-3548	1775435	SFD	O			0	
65987010	3728 DARRSHAN CT SAN JOSE, CA 95148-3548	1775437	SFD	O			0	
66006045	3007 HOB MEADOW IN SAN JOSE, CA 95135-3007 HOB MEADOW UNIT 2 SAN JOSE, CA 95135-3007	1848248	ADU	R			0	
67020003	2746 CHOPIN AV SAN JOSE, CA 95120-1309; 2706 CHOPIN UNIT 2 SAN JOSE, CA 95120-1309	1826075	ADU	R			0	
67032057	1133 ORANGEWOOD DR SAN JOSE, CA 95121-1708; 1333 ORANGEWOOD DR UNIT 2 SAN JOSE, CA 95121-1708	1822833	ADU	R			0	
67034059	2905 ROSSMAIRE WY UNIT 2 SAN JOSE, CA 95148-2905	1794473	ADU	R			0	
67310038	2905 SCOTTSDALE DR SAN JOSE, CA 95148-2905	1795012	ADU	R			0	
67311011	3228 FARMERY CT SAN JOSE, CA 95128-3208; 3208 FARMERY CT UNIT 2 SAN JOSE, CA 95128-3208	1701525	ADU	R			0	
67819020	1410 WOODSIDE UNIT 1 SAN JOSE, CA 95131-1410	1790244	ADU	R			0	
67821014	2868 ORANGE SAN JOSE, CA 95121-2865; 2865 ORANGE DR UNIT 2 SAN JOSE, CA 95121-2865	1796019	ADU	R			0	
67822032	2868 ORANGE CT SAN JOSE, CA 95121-2865; 2865 ORANGE DR UNIT 2 SAN JOSE, CA 95121-2865	1811914	ADU	R			0	
67862059	1610 CANYON RIVERWOOD CT UNIT 2 SAN JOSE, CA 95121-1610	1789287	ADU	R			0	
67874004	3242 BERGMAN CT SAN JOSE, CA 95131-3242	1655414	SFD	O			0	
67874008	3242 KEMPER PARK CT SAN JOSE, CA 95121-3242; 3242 KEMPER PARK UNIT 2 SAN JOSE, CA 95121-3242	1789549	ADU	R			0	
67890025	900 BOUTHERIDGE CT SAN JOSE, CA 95128-3008; 900 BOUTHERIDGE CT UNIT 2 SAN JOSE, CA 95128-3008	1780734	ADU	R			0	
67911042	1425 COTTELESTONE CT SAN JOSE, CA 95121-1425	1729911	SFD	O			0	
67911046	1425 COTTELESTONE CT SAN JOSE, CA 95121-1425	1729905	SFD	O			0	
68067080	2768 CLARA SAN TIBURCIO SAN JOSE, CA 95135-2768	1781435	SFD	O			0	
68067081	2768 CLARA SAN TIBURCIO SAN JOSE, CA 95135-2768	1781118	SFD	O			0	
68067082	2768 CLARA SAN TIBURCIO SAN JOSE, CA 95135-2768	1781121	SFD	O			0	
68410023	979 BERNANDE WY SAN JOSE, CA 95111-2948; 979 BERNANDE WY UNIT 2 SAN JOSE, CA 95111-2948	1819561	ADU	R			0	
68414054	485 RIVER VIEW DR SAN JOSE, CA 95111-2485; 485 RIVER VIEW UNIT 2 SAN JOSE, CA 95111-2485	1797752	ADU	R			0	
68418052	478 SNOW DR UNIT 2 SAN JOSE, CA 95111-478	1804769	ADU	R			0	

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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													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	9233	70	314	190	146	134	396				1250	7983
	Non-Deed Restricted												
Low	Deed Restricted	5428						105				105	5323
	Non-Deed Restricted												
Moderate	Deed Restricted	6188						33				2466	3722
	Non-Deed Restricted				285	1300	719	129					
Above Moderate		14231	1951	1774	2622	1527	1572	712				10158	4073
Total RHNA		35080											
Total Units			2021	2088	3097	2973	2425	1375				13979	21101

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

Cells in grey contain auto-calculation formulas

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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
Increase, Preserve, and Improve the Supply of Affordable Housing:			
1. Continue Predevelopment Loan and Project Development Loan Programs.	A. Review City's existing Income Allocation Policy and update as necessary to provide a funding framework for income categories.	2015-16	Completed. In fall 2020, the City Council approved the Housing Department's Affordable Housing Investment Plan which defined uses for its funds. Priorities include both creation of new permanent supportive apartments for the homeless, non-homeless units in mixed-population projects, and traditional tax credit projects. The Department issued a \$100 million Notice of Funding Availability which defined target affordability levels. Given that the vast majority of the Department's funding is governed by specific State law on the restrictions associated with the reuse of program income from former 20% redevelopment funds, a new Income Allocation Policy is not anticipated. Rather, periodic Housing Investment Plans will define Council-approved priorities for expenditures.
1. Continue Predevelopment Loan and Project Development Loan Programs.	B. Continue to provide predevelopment loans to assist nonprofit housing developers with funds necessary to explore feasibility of proposed affordable multifamily housing.	Annual, ongoing	The Housing Department is encouraging affordable housing developers seeking predevelopment funds to work with the Housing Trust of Silicon Valley and Destination Home to receive funds for this purpose. In limited circumstances funding will be made available for predevelopment activities.
1. Continue Predevelopment Loan and Project Development Loan Programs.	C. Continue to provide land acquisition, construction, and permanent financing for the development of new affordable homes and the acquisition/rehabilitation of existing rental housing for affordable homes pending availability of funds.	Annual, ongoing	In 2020, staff obtained City Council approval to fund approximately \$27M for acquisition, construction, and permanent loans and grants to support the creation of 316 new affordable homes. In 2020, the City also issued \$2M in tax-exempt bonds to support rehabilitation and refinancing of existing rental complexes totaling 700 affordable apartments. In 2020, City Council approved an ordinance enacting a requirement that new non-residential development pay a commercial linkage fee for the provision of affordable housing. The proposed fees are expected to generate approximately \$14 million in the coming three years of this new fee program. Revenue will be utilized by the Housing Department to finance the development of new affordable housing for moderate-, low-, very low- and extremely low-income residents.
2. Maximize revenues from the City's loan portfolio.	Maximize City revenues and residual receipts when senior loans mature or are refinanced/restructured.	Ongoing	Residual receipts decreased by 23% between 2019 (\$20.7M) and 2020 (\$16M). The decline is somewhat related to COVID rent non-payments. While the total is a healthy \$36.8M, organizational capacity and analytical tools to monitor and enhance portfolio revenues have been strengthened and staff continues to project revenues to strengthen planning efforts.
3. Facilitate affordable housing deals that require no City subsidies.	Facilitate mixed income deals. Facilitate 9% and 4% tax credit/bond developments.	Ongoing	Housing filed comments with TCAC in late 2020 on proposed revisions to the State scoring framework that affects allocation of 4% credits and bonds. The City is working with developers to make sure current policies support mixed-income deals. In 2020, City staff continued to explore an option to use JPA-issued bonds for low- and moderate-income housing. Housing staff also is coordinating with developers that do not require City subsidy such as The Veranda, Crossings on Monterey, Virginia Street Studios, and Gateway Senior Apartments.
4. Implement the City's Housing Impact Fee Program.	A. Develop and implement the Housing Impact Fee Program by the effective date.	2016	Following the passing of State Legislation (AB 1505) in 2017, the San Jose City Council took specific actions to clarify the transition from the Affordable Housing Impact Fee (AHIF) to the Inclusionary Housing Ordinance (IHO) on May 8, 2018. As a result rental development projects with 20 or more units that subjected after June 30, 2018 will be considered under the IHO. The AHIF Program is still applicable to rental developments with 3-19 units. AHIF implementation is currently underway with: - 4 projects (3-19 rental units) also known as small rental projects, have submitted their Affordable Housing Compliance Plans and plan to pay AHIF prior to issuance of their building permits. One project has paid \$113,942.40 - 14 projects (20 or more units) also known as Transition projects, have submitted their Affordable Housing Compliance Plans and plan to pay AHIF prior to issuance of their building permits. These projects must obtain approved building plans by January 17, 2021 (this date is aligned with the Local Emergency Proclamation due to COVID-19) in order to remain under the AHIF, otherwise they will become subject to the IHO. Six projects has paid their AHIF totaling \$9,408,578.65 based on 735 market rate units, of those funds \$3,414,708 were received in 2020 - 9 projects (with 20 or more units) that are planning to be Downtown High-Rises and thus are eligible for a term limited exemption, have submitted their Affordable Housing Compliance Plans. They plan to record an Affordable Housing agreement to defer payment of their AHIF to Certificate of Occupancy. If these Downtown High-Rises receive 100% of their Certificates of Occupancy by June 30, 2025, they will be exempt from paying AHIF. - 7 projects (with 20 or more units) that are planning to be 100% affordable, have submitted their Affordable Housing Compliance Plans and plan to provide an Affordability Restriction that will fulfill their AHIF requirement prior to issuance of their building permits.
4. Implement the City's Housing Impact Fee Program.	B. Utilize the fees generated to finance the development of housing that is affordable to the workforce.	2016	To date, approximately \$11.1 million in Affordable Housing Impact Fees have been paid. The AHIF resolution provided a grandfathering provision (Pipeline Exemption) open to projects with approvals completed before June 30, 2016. A development will be exempted from the fee if the development receives its Certificate of Occupancy for buildings containing at least 50% of the declared units prior to January 31, 2020. - 13 developments met the pipeline exemption from 2018, revising the estimated value of the exempted fee revenue for these developments to total \$55 million.
5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.	A. Utilize resources to acquire land	Annual, ongoing	The Housing Department purchased the Vista Montana site in June 2020 for the future development of affordable housing. Additionally, the Housing Department purchased three City-owned sites in fall 2020 for the purposes of future affordable housing development.

5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.	B. Partner with transit agencies such as VTA and BART to explore and facilitate transit-oriented development (See workplan item #15)	Annual, ongoing	VTA selected a developer team to build up to 569 housing units and commercial at the Tamien Light Rail and Caltrain Station. One-hundred and thirty-five of the apartments will be affordable. VTA continues to engage with the community and the City on several other TOD projects on the Santa Teresa light rail line. Also, developer First Community Housing with its McEvoy Apartments development is building 365 affordable housing units near the City's central Diridon Station.
5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.	C. Explore the creation of a land bank to ensure the creation of affordable housing within Urban Villages.	2016-17	Examining a potential land acquisition loan fund is in the Housing Department's direction from the City Council as part of its Housing Crisis Response workplan. Staff had reported back to Council previously that, given the very high land costs in the market at this time, this does not appear to be an advisable strategy. Staff will continue to assess this strategy and will again report back to City Council in 2020 on this topic. Staff will also continue to explore Community Land Trusts feasibility as another way to acquire and hold sites for affordable housing.
5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.	D. Explore partnerships such as Community Land Trusts to facilitate acquisition of land.	2016-17	In 2020, the Housing Department supported the start-up of the South Bay Community Land Trust through the provision of extensive technical assistance through weekly meetings, help with its charter, and connections with other organizations. The SBCLT and Housing Department staff together participated in a regional Preservation Network hosted by the Silicon Valley Community Foundation and CCHO in San Francisco. The City also partnered with the SBCLT on submission of an application to the Silicon Valley Community Foundation, which awarded the South Bay team with \$20,000 in predevelopment funding to do an initial preservation pilot program.
6. Advance Inclusionary Housing Programs	Continue to defend the Citywide inclusionary housing ordinance in court. Continue to implement the City's existing inclusionary housing policy on for-sale projects in former redevelopment areas.	Ongoing	In 2020, staff continued to implement the City's Inclusionary Housing Ordinance (IHO). Staff implemented requirements for newly-filed for-sale projects after the "Grace Period" ended for developments obtaining all needed Planning Permits prior to June 30, 2016. - 4 developments were deemed eligible for the IHO Grace Period. These 385 units would have generated \$9.8 million in in-lieu fees. - 3 projects are subject to the Inclusionary Housing Policy and are expected to generate \$24.1 million in in-lieu revenue. Thus far, \$5.4 million has been paid in in-lieu fees.
7. Increase supply of permanent supportive housing for homeless individuals.	Explore all opportunities to create homeless apartments with supportive services within the City.	Annual, ongoing	Since the start of 2016, the City has committed funding for 818 units of housing for homeless individuals; the City, County and Housing Authority meet regularly to coordinate investments and progress.
8. Preserve existing deed-restricted multifamily rental homes.	A. Develop a funding framework to guide the allocation of resources between the production of new affordable homes or the preservation of existing affordable homes.	2019-2020	Measure E, a real property transfer tax, was passed by the voters in March 2020. Its uses are flexible enough to accommodate higher incomes sometimes needed in the acquisition and preservation of residential properties. The City Council approved the Measure E Spending Plan in November 2020 which includes an allocation of \$5M in funds specifically for acquisition / rehabilitation.
8. Preserve existing deed-restricted multifamily rental homes.	B. Fund the extension of the affordability restrictions for existing multifamily affordable homes pending funding availability.	Ongoing	Staff has extended and strengthened affordability restrictions for 4 developments with 348 units without additional City funding.
8. Preserve existing deed-restricted multifamily rental homes.	C. Monitor at-risk units and upon notification outreach with landlord, tenants, and qualified entities to assist with funding preservation of existing homes.	Ongoing	The City currently monitors its portfolio to identify at-risk projects and evaluates alternatives for extending affordability restrictions through negotiations with the borrower. This is pursued on a case-by-case basis.
8. Preserve existing deed-restricted multifamily rental homes.	D. Explore and establish an outreach and tenant education program.	2015-16	For projects in the portfolio for which an extension of affordability restrictions cannot be negotiated, the City will work with borrowers to ensure that a satisfactory transition plan for existing residents is implemented. This is pursued on a case-by-case basis.
9. Continue parkland fee reduction for new affordable housing development.	Continue to charge affordable housing developers a lower rate under the Parkland Dedication Ordinance (PDO) and Park Impact Fee (PIO) for new affordable housing developments.	Ongoing	The Housing Department regularly works with affordable housing developers to ensure that they receive the PDO-PIO fee reduction on their developments. The City is expecting to extend the 50% reduction in park fees for 100% AMI affordable housing units in early 2021. This change will be consistent with proposed changes to the Inclusionary Housing Ordinance.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	A. Help shape the National Housing Trust Fund, GSE reform, tax reform and other Federal policies that create funding for affordable housing development.	Ongoing	In 2020, Housing Department staff worked closely with the Office of Intergovernmental Relations to express support for rental housing assistance, landlord assistance, and federal HUD waivers to help deal with the COVID crisis.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	B. Shape cap and trade implementation.	Ongoing	Completed. The Housing Department commented on the State's AHSC program in 2017-18, and has regularly partnered with affordable housing developers on applications. The City intends to submit two applications in the upcoming AHSC round to build affordable housing, bike and pedestrian infrastructure, and urban greening improvements.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	C. Shape permanent source to replace lost State bond funding that was depleted.	Ongoing	Completed. Staff provided input to industry advocates that informed the formula for SB 2 (The Building Homes and Jobs Act) that was successfully passed as part of the Housing Legislation package in 2017. The new law uses a CDBG-based funding formula for the funding that will be directed to local governments starting in 2019. This is consistent with the City's input.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	D. Support new tools that replace Redevelopment Agency Low/Moderate Income Housing Funds including Infrastructure Financing Districts.	Ongoing	In 2020, no major tax increment bills for affordable housing made it through the State's legislative process. Staff will continue to monitor upcoming legislation so as to support those that create tax increment for affordable housing.
11. Advance collaborative solutions to address housing needs.	Work collaboratively with other City departments, local jurisdictions and working groups such as the Santa Clara CDBG Grants Management Group, Regional Housing Working Group, ABAG/MTC's One Bay Area Plan, Regional Prosperity Plan, Santa Clara Association of Planning Officials, and other initiatives.	Ongoing	The Housing Department staff collaborated extremely closely with the County and community nonprofits in 2020 in devising a response to COVID community needs, including the creation of strategies to address homelessness, rental assistance, and eviction moratoriums. The Countywide CDBG Grants Management group became an important forum for sharing information across communities during this stressful time. As usual, the Department's Homelessness Response and Grants teams regularly coordinated homeless funding strategies with the County of Santa Clara staff and other members of the local CoC. The City's Housing Director met quarterly with Housing Directors from Oakland and San Francisco. Staff also continued to interface with many regionally-focused housing organizations including Destination Home, VTA Land Use and Transportation Initiatives Working Group, NPH Legislative Committee, Santa Clara CDBG Grants Management Group, SV@Home, Santa Clara County Office of Supportive Housing, Santa Clara County Housing Authority, the Cities Association of Santa Clara County, the League of California Cities, Working Partnerships, and the Law Foundation of Silicon Valley. Finally, Housing and Planning staff met regularly with technical assistance providers through the Santa Clara Association of Planning Officials to help plan for the upcoming Housing Element cycle.

12. Advance regional solutions to address housing needs.	A. Explore creation of regional body or formal collaboration to make more efficient use of limited resources, maximize the delivery of affordable housing, or respond to homelessness.	Ongoing	The Bay Area Housing Finance Authority (BAHFA) was created by legislation resulting from the regional public/private/nonprofit convening, CASA. The Housing Department's Director continued to serve on the BAHFA technical advisory committee in 2020 to advocate for its role in facilitating housing production and preservation funding, as well as tenant protection strategies such as regional implementation of tenant preferences.
12. Advance regional solutions to address housing needs.	B. Explore strategies to facilitate a more balanced regional distribution of affordable housing production.	Ongoing	The Bay Area Housing Finance Authority (BAHFA) was established to create and administer regional sources of funding, such as a regional commercial linkage fee - something that Mayor Sam Liccardo has advocated for over several years. The Housing Department's Director continued to serve on the BAHFA technical advisory committee in 2020.
13. Coordinate and implement housing policies and goals contained in the City's housing plans.	Develop a Housing Element, Consolidated Plan and 5-Year Investment Plan with goals and measurable actions that are consistent with each other.	2015	The State-mandated Housing Element was certified by HCD in April 2015, and federal Consolidated Plan was submitted in May 2015. The most recent Housing investment Plan was approved by City Council in November 2020, the report project performance will stretch toward the Mayor's goal of 10,000 units by 2023 utilizing new funding source from Measure E and commercial linkage fee for affordable housing developments.
14. Coordinate with Valley Transportation Authority (VTA) on transit-oriented development activities.	Explore ways to facilitate transit-oriented affordable housing development near BART, Light Rail, and Bus Rapid Transit (BRT) stations, including identification of opportunities to develop parcels owned by either agency with affordable housing.	Ongoing	VTA is moving forward with over 100 affordable apartments near its Tamien Light Rail Station and is conducting due diligence or is engaging with developers on 8 additional station areas. City staff worked actively with VTA and the identified developer for Tamien on potential collaboration and implementation of the City's forthcoming tenant preference policies. VTA has also released RFPs for development of Alder Station, Blossom Hill Station, Curtner Station, and Milpitas Transit Station. In addition, RCD is completing Quetzal Gardens, a City-funded 100% affordable housing development with ground floor commercial space that is adjacent to the 522 Bus Rapid Transit stop.
15. Develop and Implement Urban Village Plans	A. Explore various funding mechanisms and programs to help finance infrastructure and amenities for Urban Villages.	Annual, ongoing	The City Council accepted an Urban Village Implementation Framework in December 2017. Updates to Implementation Chapters for Little Portugal, Roosevelt Park, Five Wounds, and 24th & William Urban Village Plans were approved by Council in December 2018 to include financing and implementation tools to construct identified improvements. However SB330 and other legislation have rendered the effort of financing tools infeasible.
15. Develop and Implement Urban Village Plans	B. Complete and/or implement Urban Village plans for The Alameda, West San Carlos, South Bascom, and Diridon Station.	2015-16, ongoing	The Alameda Urban Village Plan was adopted by the City Council in December 2016. The West San Carlos and the South Bascom Urban Village plans were adopted on May 8, 2018. The City released the draft amended Diridon Station Area Plan in fall 2020 and is targeting City Council consideration in spring 2021.
15. Develop and Implement Urban Village Plans	C. Develop and implement additional Horizon 1 and other Horizon Urban Village Plans as appropriate.	2016-23	In 2018, the City Council adopted Urban Village Plans for South Bascom, West San Carlos, and East Santa Clara Urban Villages. The City Council also approved shifting North 1st St., Race St. Light Rail, Southwest Expressway, Alum Rock Ave., Stevens Creek Blvd., Santana Row/Valley Fair, Winchester Blvd., and South Bascom Ave. (North) Urban Villages from Horizons 2 and 3 into Horizon I. City staff are developing the North 1st Street Urban Village Plan and anticipate a City Council hearing date in August 2021.
15. Develop and Implement Urban Village Plans	D. Annually and as part of the Four Year Major Review of the General Plan evaluate the Urban Village Strategy and modify the Strategy as appropriate and needed, to facilitate its successful implementation, and to evaluate and address constraints.	Annual, 2015-16 & 2019-20 (4 Year Major Review)	In late 2016, the City completed its first Four-Year Major Review of the General Plan. Changes included a goal that 25% of new housing in Urban Villages be affordable, allowing affordable housing to move forward ahead of market rate housing in Urban Villages, and allowing selected 1.5 acre commercial sites outside of Urban Villages to convert to mixed use affordable housing. In 2018, the City updated the criteria for affordable housing projects on selected 1.5-acre commercial sites outside of Urban Villages to be less restrictive. The City began the second Four-Year Review of the General Plan in fall 2019 and is planning on bringing the Review Task Force's recommendations to the City Council for consideration in June 2021.
16. Maximize the City's competitiveness for external infrastructure funding to create complete, high quality living environments.	Continue to explore new funding sources for parks, transportation, and other types of infrastructure that favor cities with a demonstrated commitment to building affordable housing. Such programs include OBAG, Cap and Trade and other regional, state, and Federal programs.	Ongoing	Since 2011, the City has been awarded over \$106 M in State loans and grants to plan and build parks, transportation infrastructure, affordable housing and more. Ongoing eligibility for these grants would not be possible had the City not had a certified Housing Element and regularly submitted Annual Reports to HCD. In 2017, City staff partnered on San Jose's third Affordable Housing and Sustainable Communities (AHSC) funding application. In 2018-19, San Jose partnered on three AHSC funding applications. In 2020, staff planned for two 2021 AHSC application submissions. In January 2018, San Jose also applied to Cal OES for nearly \$5M to retrofit soft story multifamily buildings and still awaits notification of award.
17. Work with the private sector to help facilitate the development of affordable homes.	A. Adopt City-wide density bonus ordinance in compliance with updated State law offering specific incentives and concessions to encourage the construction of affordable homes while remaining sufficiently flexible to respond to market conditions across the City.	2015, ongoing	The City Council approved a citywide Density Bonus Ordinance in May 2018 to implement State housing density bonuses and incentives law and to provide affordable housing incentives consistent with the San José General Plan. In May 2020, the Ordinance was updated to reflect the changes to the density bonus, incentives or concessions, and parking requirements made by AB 1763.
17. Work with the private sector to help facilitate the development of affordable homes.	B. Continue to negotiate developer agreements in exchange for "extraordinary benefits" including affordable housing.	Ongoing	As part of the Diridon Station Area Plan update and associated Google project, the City is negotiating both a Development Agreement and a Community Benefits Agreement. Staff is also creating an Affordable Housing Implementation Plan for the Diridon Station Area Plan. Staff released a draft Affordable Housing Implementation Plan for public review in fall 2020 and held several outreach events on the draft.
18. Protect mobile home parks as a source of naturally affordable housing.	Explore the efficacy of the existing mobilehome conversion requirements and potential updates/responses in order to protect an appropriate supply of mobilehomes.	2015-16	Zoning Code amendments, and a new City Council Policy to enhance protection of existing mobilehome park residents were approved by Council in February 2016. In 2017, the City Council approved General Plan text amendments to enhance goals and policies to protect mobilehome parks. In 2018, the Council approved additional General Plan text amendments related to housing preservation and rehabilitation. In 2020, the Council approved changing the land use designations of two mobile home parks and directed staff to begin work on changing the designations of all remaining mobilehome parks and further amending the General Plan to ensure that residents receive just compensation in the event of a conversion.
19. Facilitate the increase of the supply of legal secondary units.	A. Consider amending the existing secondary unit ordinance to facilitate a larger supply of compact "naturally affordable" homes.	2015, ongoing	In 2016, the City Council approved a secondary unit ordinance to loosen Zoning Code regulations and incorporate 2016 changes made to state law. The Council approved further changes to the Zoning Code in 2018 to enable more properties to qualify for secondary units and to ease requirements. In December 2019, the Council voted to update the ordinance to bring the City in compliance with AB 68, AB 881, and SB 13.
19. Facilitate the increase of the supply of legal secondary units.	B. Develop and provide informational materials to inform homeowners of the development standards and the process for secondary unit approval and construction.	2015-16	Existing materials have been updated or replaced with new informational materials to reflect changes to inform homeowners of the development standards and the process for secondary unit approval and construction. A new webpage has been posted with the following URL: www.sanjoseca.gov/ADUs . The City has also created an ADU checklist, an "ADU Ally" position, and a list of preapproved ADUs to help applicants and increase production.

20. Continue to ensure that existing redevelopment-assisted housing remains in compliance with long-term restrictions on rents and tenant incomes.	Continue to monitor redevelopment assisted homes for compliance with restrictions and other regulations.	Ongoing	The City currently monitors approximately 18,511 units of affordable housing for compliance with affordability restrictions. System capacity to measure non-compliance corrections has been developed and implemented to allow more effective and efficient compliance monitoring.
21. Continue to update the City's Zoning Code to facilitate housing at urban densities.	A. Evaluate and revise as appropriate Zoning Code to reduce parking ratios for Emergency Shelters, such as from 1 space for every 4 residents to 1 space for every 10 residents.	2015-16	Revisions to the Zoning Code were made in 2016 for parking ratios for Emergency Shelters to allow up to 100% reduction with approval of a Development Permit.
21. Continue to update the City's Zoning Code to facilitate housing at urban densities.	B. Evaluate and modify existing or develop new Zoning Code to set appropriate parking ratios for developments in transit-rich or in urban/infill locations.	2015-17	Revisions to the Zoning Code were made in 2016 for Secondary Dwelling/Accessory Dwelling unit requirements to allow up to 100% reduction in proximity to transit or car-sharing in urban/infill locations. Additional changes to the Zoning Code were approved by the City Council in 2018 and 2019 to ease and clarify parking requirements for Secondary/Accessory Dwelling Units. The City is reevaluating its parking policies to improve consistency with Climate Smart and the Envision San José 2040 General Plan. City Staff is currently focusing on updating off-street parking standards citywide, including: 1. Eliminating minimum parking requirements for new development; and 2. Establishing transportation demand management (TDM) requirements for new development.
22. Assess development application and review process. Consider improvements as needed	Conduct an annual Customer Satisfaction Survey Study to measure satisfaction and to provide insight into how services can be improved.	Annual, ongoing	Based on customer feedback, staff has revised the Department's webpage, simplified applications, and expanded public information hours to make services more user-friendly.
23. Facilitate the development of Single Room Occupancy (SRO) buildings.	Modernize development standards for Single Room Occupancy (SRO) housing.	2015	Work on this item is in progress.
24. Minimize the impacts of condo-conversions on households.	A. Assess the rate of apartment to condominium conversions and impacts on the rental housing stock to determine if displacement is an issue.	2016-17	In September 2020, City Council approved staff's recommendation to review all City ordinances for relocation benefits and displacement risk as part of its Citywide Residential Anti-Displacement Strategy. This work is expected to commence by 2023. Changes to the Condo Conversion ordinance is somewhat lower priority than some other ordinances, as few condo conversions are occurring in our market at this time.
24. Minimize the impacts of condo-conversions on households.	B. If displacement is identified as an issue, explore and establish policies and programs as appropriate to mitigate the potential impact on renters in the event of a condo-conversion.	2017-18	In September 2020, City Council approved staff's recommendation to review all City ordinances for relocation benefits and displacement risk as part of its Citywide Residential Anti-Displacement Strategy. This work is expected to commence by 2023. Changes to this ordinance is somewhat lower priority than some other ordinances, as few condo conversions are occurring in our market at this time.
Invest in Activities to End Homelessness			
25. Design, fund, and evaluate outreach, rapid rehousing, and supportive service programs for homeless individuals and families.	Continue to fund various nonprofit agencies that provide services to people who are homeless or at risk of becoming homeless. Funding includes but is not limited to programs geared toward preventing and ending homelessness, programs that permanently house homeless households with case management, one-time purchase of capital needs and equipment.	2017, Ongoing, Assess Annually	In 2020, the City dedicated over \$56M to support housing based solutions, including prevention, rental subsidies, and supportive services, as well as crisis response interventions, including homeless outreach, emergency shelter, safe parking and mobile hygiene, to serve over 6,000 people experiencing homelessness in San Jose. Through the Coronavirus Aid, Relief, and Economic Security (CARES) Act, the City received additional federal grant funding through stimulus grants disbursed by HUD. This allowed for the City to fund local organizations with an additional \$37M to provide non-congregate and congregate shelter, rental subsidies, and meals for people at high risk of COVID-19.
26. Implement master-lease program to provide transitional housing for homeless people in existing under-occupied hotels.	A. Revise Zoning Code to allow Hotel Supportive Housing as an incidental use to commercial hotels in non-residential zoning districts.	2014	Completed in 2014.
26. Implement master-lease program to provide transitional housing for homeless people in existing under-occupied hotels.	B. Seek funding to begin implementation.	Completed 2016	In 2020, the City had an opportunity to acquire a commercial motel property to be used to house homeless individuals vulnerable to COVID-19. The City's intent is to transition the property to permanent supportive housing after the health emergency is lifted.
27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.	A. In cooperation with the County Destination: Home, and other community partners prepare and implement the new Community Plan to End Homelessness in Santa Clara County that focuses both on chronic homelessness as well as family and youth homelessness.	Ongoing	In August 2020, the City Council endorsed the 2020-2025 Santa Clara County Community Plan to End Homelessness. The Plan contains three focus areas: 1) Address the root causes of homelessness through system and policy change; 2) Expand homelessness prevention and housing programs to meet the need; and 3) Improve the quality of life for unsheltered individuals and create healthy neighborhoods for all. The City continues to provide direct support and funding to the County Office of Supportive Housing. In 2020, the City provided over \$3M to the County for services to support over 300 chronically homeless individuals and Veterans to maintain permanent housing. The City also partnered with Destination: Home with over \$5M for homelessness prevention, with a focus on families.
27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.	B. Continue work with the County - as the COC applicant - to develop and implement new community-wide standards to ensure compliance with funding associated with the Federal HEARTH Act.	Ongoing	All service contracts from the City included community-wide standards and metrics as adopted by the COC and tracked in the Countywide HMIS system. Additionally, the Housing Director serves on the COC Board and staff participates in all COC work groups, including a strong partnership with the County on the planning and implementation of the biennial Homeless Census and Survey. Moreover, City staff served in direct partnership with the County EOC during the COVID-19 pandemic and associated shelter-in-place. The Housing Department's Deputy Director served in the Joint EOC.
28. Provide an encampment response to abate, prevent, or deter significant encampments that impact the health and safety of the community and homeless individuals.	Partner with the Water District and other interested parties to implement a plan to consistently clean up encampments, prevent re-encampments, and responsibly address with the housing needs and belongings of homeless residents.	Ongoing	During the COVID-19 public health crisis, the centers for Disease Control and Prevention (CDC) recommended that if individual housing options are not available, who who are living unsheltered or in encampments should remain where they are. In March 2020, the City suspended all encampment abatements. The City completed 41 cleanup activities between January and March 2020 removing approximately 148 tons of debris and hazardous waste.

29. Research and explore potential alternative homeless housing and services options.	A. Examine an array of alternative housing options, including: tiny homes and other best practice or new housing and service models.	Ongoing	In 2020, the City continued to operate a rehabilitated hotel in downtown San Jose for Rapid Rehousing Program participants who were searching for permanent housing. The Plaza Hotel also designated 20 of its units to be used solely for clients who were especially vulnerable during the pandemic. The Plaza has housed a total of 29 COVID placements. In 2020, the City operated the Bridge Housing Community (BHC), a 40-unit tiny home project for individuals with support services and shared common areas. By the end of 2020, the first BHC site had housed 106 clients, with 47 of them successfully exiting to permanent housing, and the second BHC site will open in January 2021. As a result of the COVID crisis, the City Council directed the Housing Department to develop three emergency interim housing programs to serve those vulnerable to the virus. The three programs were to serve 300 individuals (including individuals in families). The first program opened in September 2020 and the second two in December 2020. The City continued to support places of assembly, primarily faith-based organizations, to open their doors to provide emergency shelter through the Temporary and Incidental Shelter Program; the program provided over 50 additional beds in 2020. Lastly, the City continued to fund the Overnight Warming Locations, which, in the 2019/2020 winter season, changed the model to allow two City-owned buildings to open their doors to homeless persons each night from November 2019 through April 2020. When the sites were open, they provided 60 additional emergency shelter beds in San Jose. With the COVID crisis, one Overnight Warming Location stayed open through August 2020 to allow people to shelter in place. In addition to the Overnight Warming Locations, the City responded to the health crisis by opening two large City owned facilities for COVID-vulnerable homeless individuals in April 2020. One site, Parkside Hall, with 75 beds, operated through August 2020 and the other, South Hall, with 285 beds, will operate through April 2021.
29. Research and explore potential alternative homeless housing and services options.	B. Implement overnight safe parking program.	2018	In 2020, the City continued to fund a Safe Parking Program at two City-owned facilities. In 2020, 180 households were assisted in the Safe Parking Program. The City implemented a Safe Parking Ordinance to allow those residing in their vehicles to park overnight in designated areas throughout San Jose.
29. Research and explore potential alternative homeless housing and services options.	C. Implement hotel/motel master leasing and conversion - see goal #26 also	2017	In 2020, the City continued to support the Plaza Hotel as an interim housing program for those searching for permanent housing with a rental subsidy coupon. In 2020, the City purchased a commercial hotel property with funding from the State's Project HomeKey. The City released a request for proposals to seek an operator to manage the property and provide supportive services to the 76 COVID-19 vulnerable residents at the facility. The City intends to transition the property to permanent housing once the health crisis is under control.
30. Inform and engage the community around the issue of homelessness and how it impacts the City and its residents.	Develop ongoing community outreach through social and print media to provide comprehensive and consistent messaging on current services, outcomes, challenges, and long-term goals.	Ongoing	Staff made (mostly virtual) presentations to community groups, boards, neighborhood associations, and a variety of other public and private entities on the issues of homelessness, programming and affordable housing.
Promote Equitable Development			
31. Facilitate equal access to housing.	A. Update the Assessment of Impediments to Fair Housing.	2015	The Analysis of Impediments update was completed in April 2017. In addition, a robust process to gauge community fair housing needs per federal and State law through an Assessment of Fair Housing was performed in late 2019 through spring 2020. This Assessment formed the basis for funding priorities of the City's 2020-2025 Consolidated Plan, submitted to HUD in spring 2020. The formal release of the Needs Assessment of Fair Housing, delayed due to COVID, is expected in mid-2021. Strategies emanating from needs identified will follow in FY 21-22.
31. Facilitate equal access to housing.	B. Continue to partner with nonprofit organizations to affirmatively further Fair Housing throughout the City.	Ongoing	The City provides CDBG funding to support the Fair Housing Consortium, a collaborative of five nonprofit agencies. In 19-20, the Consortium provided 40 fair housing investigations, 75 client briefings, 47 legal representations and 34 fair housing presentations. The key outcomes included 100 percent of presentation participants became more familiar with the laws governing fair housing following the presentation; and, 75 percent of complainants received improved access or availability of housing through legal services.
31. Facilitate equal access to housing.	C. Explore opportunities to increase public awareness of and access to fair housing information and resources.	2015-16	Ongoing. In 2020, staff and a consultant serving regional jurisdictions continued outreach on fair housing needs for its forthcoming Fair Housing plan using the Assessment of Fair Housing format as directed by California Assembly Bill 686 (Santiago). During the COVID crisis, Rent Stabilization Program staff regularly referred callers to community resources for eviction prevention. In addition, the Department continued to educate the public and enforce its Tenant Protection Ordinance, which prevents unjust evictions, and began administrative enforcement of its tenant ordinances per City Council's approval in December 2019.
31. Facilitate equal access to housing.	D. Review and revise as appropriate Zoning Code definition of Supportive Housing to clarify that Supportive Housing is a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	2015	Completed. The definition of Supportive Housing in the Zoning Code was revised in 2014. In 2020, in compliance with State law, supportive housing was added as permitted uses in the Residential, Commercial, Public/Quasi-Public, Downtown, and Pedestrian Oriented Zoning Districts, where mixed use or multifamily uses are allowed.
32. Update the City's dispersion policy to align with the Envision 2040 General Plan.	Update the City's existing dispersion policy: 1) to align the location of future affordable housing with residential growth areas identified in the Envision 2040 General Plan; 2) to maximize the access of transit, retail, services, and amenities to affordable housing developments; and 3) to facilitate the development of diverse and complete communities.	2016	The Department engaged two consultants to create a new City Siting Policy for affordable housing. In 2020, the consultants analyzed the City's growth areas, areas of opportunity as defined by the State, access to transit and other amenities, residential displacement risk, income, racial/ethnicity data, and other information. They also conducted research on other cities' practices and academic literature. The draft Siting Policy is expected to come to City Council in mid-2021.
33. Protect the affordability of rental homes.	A. Assess the efficacy of the existing rent control ordinance as a tool for preserving the affordability of rental homes and the feasibility of strengthening the program.	2015-16	Complete. On November 14, 2017, the City Council approved a modified Apartment Rent Ordinance providing additional protections to tenants in San Jose. In May 2017, an Ellis Act and Tenant Protection Ordinance were approved providing additional stability to tenants in San Jose. In November 2017, two additional phases of a staffing plan were also approved providing enhanced services to tenants and landlords.
33. Protect the affordability of rental homes.	B. Review Rent Stabilization Program to determine opportunities for improvement.	2015-16	Complete. On November 14, 2017, the City Council approved a modified Apartment Rent Ordinance that lowered allowable rent increases. In May 2017, an Ellis Act and Tenant Protection Ordinance were approved providing additional protections for tenants. The programs' staffing plan was also revised and approved, and implementation of a Rent Registry also registered data for 95% of ARO units in 2020.
33. Protect the affordability of rental homes.	C. Secure voluntary agreements for at least 75% of petitions within ordinance-required 30-day period.	Ongoing	In 2020, the City secured voluntary mutual agreements for 71% of the petitions filed, a large increase over 46% in 2019.

33. Protect the affordability of rental homes.	D. Explore and establish other preservation policies, programs, or tools as appropriate.	Annual, ongoing	Staff completed more than two years of work on a resident-focused Citywide Residential Anti-Displacement Strategy, which the City Council approved in September 2020. Preservation strategies are part of the Citywide A-D Strategy. In late 2020, staff started development of a Community Opportunity to Purchase Program, priority #3 of 10 in the Citywide A-D Strategy, which will support a preservation strategy for smaller buildings.
34. Consider proposed policies or ordinances to protect low and moderate income residents in market-rate and deed-restricted affordable housing from displacement.	A. Explore policy requiring tenant relocation benefits so displaced low and moderate income tenants in market-rate housing can find comparable and affordable housing in San Jose.	2017-18 & Ongoing	In May 2017, the City Council approved an Ellis Act Ordinance. This Ordinance requires extended noticing, relocation benefits, and recontrol requirements to owners who remove apartments from the rental market. The City's Ellis Act Ordinance provides significant benefits to tenants facing displacement. The November 5, 2019, Council item directed staff to make modifications to re-control provisions. Due to the COVID-19 response, the work to update the Ellis Act Ordinance was delayed in 2020.
34. Consider proposed policies or ordinances to protect low and moderate income residents in market-rate and deed-restricted affordable housing from displacement.	B. Explore other anti-displacement policies or programs, including financing, land use, and acquisition strategies.	Ongoing	Staff completed two years of work on a Citywide Residential Anti-Displacement Strategy, which the City Council approved in September 2020. In late 2020, staff started work on the top 3 recommendations: 1) COVID response and equitable recovery strategies, including anti-eviction strategies for vulnerable community members; 2) Neighborhood and Anti-Displacement Tenant Preferences; and 3) Community Opportunity to Purchase Program, a preservation strategy for smaller buildings that will need to be complimented by creation of a Preservation Loan Fund. In addition, the City's draft Diridon Station Affordable Housing Implementation Plan identifies a Preservation Pilot in an area surrounding the Station Area in the Downtown. Finally, in 2020, the Department participated in a South Bay and Peninsula Preservation Network gave extensive technical assistance to the newly-formed South Bay Community Land Trust, which has received \$20,000 in predevelopment funds to do its first preservation deal targeted for Downtown or East San Jose. Finally, the Housing Department's upcoming NOFA is expected to offer \$5M of Measure E money for an acquisition/rehabilitation (preservation) award in 2021.
Create Healthy, Sustainable, Communities & Neighborhoods			
35. Increase the health and resilience of communities.	A. Develop partnerships, policies, and programs to increase access to healthy foods and health care resources, especially for lower-income and at-risk communities.	2015-17	Ongoing. The City's CDBG funding was used in 2020 to help address urgent food insecurity due to COVID-19. A contract with a consortium headed by the nonprofit Loaves and Fishes provided meals to seniors, disabled, homeless individuals and families, and low-income San Jose residents hurt by the COVID-19 crisis. In 2.5 months, the Consortium provided 185,130 meals to 82,322 residents. The City also continued to use CDBG funding to increase access to healthy foods for lower-income elderly residents through The Health Trust and the Portuguese Organization for Social Services & Opportunities (POSSO). In 2019-20, POSSO served 95 unduplicated seniors with 5,000 meals and transportation assistance. The Health Trust served 106 unduplicated low-income seniors with 20,015 healthy, hot meals, and provided 12,647 social visits and wellness checks. Through private donations, the program was also able to provide pet food and supplies, so clients served were able to continue living with their animal companions - particularly important for their mental health due to the need to isolate during COVID-19.
35. Increase the health and resilience of communities.	B. Explore and establish as appropriate strategies to increase economic opportunities, self-sufficiency, and asset-building for households and communities.	Ongoing	In 2020, the Housing Department competed and awarded two new contracts for employment training and placement with housing stability for up to 100 low-income, homeless individuals and transition age youth. The Housing Department also committed \$2.5M in CDBG to Opportunity Fund, a national CDFI headquartered in San Jose, for grants to microbusinesses suffering economically due to COVID-19 owned by low-income owners. The Housing Department partnered with other City Departments, nonprofits and community leaders to provide a variety of programs to link lower-income residents to job opportunities. In addition, the City again funded San Jose Streets Team to assist formerly homeless and recently-housed program participants with job experience. This program served few residents given businesses' focus on COVID-19 response rather than creating of new partnerships or hiring of new employees since so many businesses with entry-level jobs had to temporarily close.
35. Increase the health and resilience of communities.	C. Explore a "soft story" rehabilitation program to facilitate seismic retrofits of at-risk buildings.	2015-16	On hold, pending notification of funding from the State CalOES for program development. Staff applied for a CalOES HMPG Project Grant in January 2018 to assist with developing the program and to create a partial reimbursement to help offset the cost of future retrofit projects. On June 28, 2018, staff received direction from the City Council to develop a mandatory multifamily soft story retrofit program. In 2020, staff responded to CalOES questions and submitted an amended application budget, but the application remains under review by FEMA/CalOES.
36. Enhance San Jose's place-based neighborhood strategies.	A. Develop a strategic framework for neighborhood strategies that establishes investment criteria, priorities, goals, and metrics.	2015-16	The Department established new funding priorities for neighborhoods in 2020 in its 2020-25 Consolidated Plan. The fourth priority is to Strengthen and Stabilize Communities' condition, and help to improve residents' ability to increase their employment prospects and grow their assets. The previous place-based strategy for investments was superceded as no metrics could be identified that indicated enough success with so few federal funds relative to need that new neighborhoods could be identified.
36. Enhance San Jose's place-based neighborhood strategies.	B. Implement the Community Improvement Program to provide enhanced inspection services to multifamily rental properties to arrest the decline and deterioration of aging housing stock and reduce blighted conditions within lower-income neighborhoods within CDBG areas.	Ongoing	The Department continues to fund enhanced code enforcement inspections for multifamily buildings in targeted LMI neighborhoods. In 2020, it committed more than \$1.2M for active Project Hope neighborhoods overseen by the Department of Parks, Recreation, and Neighborhood Services. Project Hope is a program in which residents work in partnership with the City to coordinate and mobilize resources that address ongoing neighborhood/ community issues. There are currently six Project Hope areas and three more prospective areas.
37. Educate rental property owners on ways to better manage tenants and prevent crime.	A. Multiple Housing Inspection Program: this program issues permits of occupancy for all apartments, hotels/motels, guesthouses, residential care facilities, and fraternity/sorority houses. Code Enforcement Inspectors investigate complaints about substandard housing and conduct inspections.	Ongoing	Code Enforcement issues a quarterly Code Connection Newsletter which offers building safety and code compliance tips to Multiple Housing property owners and managers. Printed newsletters are also included in the Residential Occupancy Permit annual renewal mailing. An electronic version of the newsletter is sent quarterly to subscribers. Code Enforcement holds work shops throughout the year for property owners and managers focusing on code updates and other program information. The Code Enforcement Multiple Housing webpage provides resources for property owners, managers, and tenants such as tenant relocation information, recent workshops and webinars, and tips for preparing for an inspection (website: https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/code-enforcement/multiple-housing-inspection-program). Lastly, Code Enforcement is part of the Mayor's Gang Task Force and Project Hope which are interdepartmental efforts to reduce crime and improve neighborhoods.

38. Continue robust code enforcement.	A. Multiple Housing Inspection Program: this program issues permits of occupancy for all apartments, hotels/motels, guesthouses, residential care facilities, and fraternity/sorority houses. Code Enforcement Inspectors investigate complaints about substandard housing and conduct inspections.	Ongoing	In January 2015, Code Enforcement implemented a 3-tier service delivery model providing more frequent proactive inspections of buildings with higher risk profiles. Inspections are conducted on a 3-year, 5-year or 6-year inspection cycle. Code Enforcement Inspectors also investigate complaints and ensure that violations are corrected. In 2020, Code Enforcement completed the first full Tier 2 (5-year) cycle and will be working to complete the first full Tier 1 (6-year) cycle, and second full Tier 3 (3-year) cycle of proactive inspections for buildings with three or more units.
38. Continue robust code enforcement.	B. Vacant Neglected Building Program: this program monitors all identified vacant or neglected buildings so that they remain safe and secure until such time as they are rehabilitated and reoccupied. This proactive program reduces the risk of loitering, illegal occupancy, and fire hazards.	Ongoing	The Neglected Vacant Building Program was expanded in June 2018 to include vacant storefronts and to create a Mandatory Registration Program for vacant building and storefronts in the Downtown. The Neglected Vacant Building and Storefronts Program registers buildings that meet the standards of SJMC 17.38 into either the Downtown Mandatory Registration Program or citywide Monitoring program, and conducts either monthly or quarterly monitoring inspections depending on registration. Staff performs summary abatements as needed to secure vacant buildings and storefronts, conducts monthly or quarterly monitoring inspections or more frequent inspections as needed, and investigates complaints.
39. Continue to partner with the Responsible Landlord Engagement Initiative (RLEI).	A. Continue to support the collaboration of landlords, tenants, community leaders, elected officials, service providers and social justice advocates to identify solutions for longstanding issues with crime, safety, nuisance, gang activities, graffiti, abandoned cars, trash and more at residential properties.	Ongoing	In 2015, the nonprofit housing agency Neighborhood Housing Services Silicon Valley ceased operations. The City's Housing Department provided financial assistance to the organization to facilitate a smooth dissolution and transfer of assets, including City-funded loans, loan pools, and the RLEI program. In addition, to facilitate the RLEI program transfer, the Housing Department provided a \$150,000 operating grant to Catholic Charities to administer the RLEI program for one year. In mid-2020, Catholic Charities discontinued the RLEI program. To assist with neighborhood issues, the Housing Department added a new staff position in 2020 to focus on providing support to landlords, tenants, and community leaders. That staff person is expected to start work in early 2021.
39. Continue to partner with the Responsible Landlord Engagement Initiative (RLEI).	B. Staff from the Housing Department's Rent Stabilization Program will continue to attend RLEI meetings.	Ongoing	Catholic Charities discontinued RLEI in 2020. To assist with neighborhood issues, the Housing Department recruited a staff person in late 2020 for hire in early 2021 to actively work with tenants, property owners, and community leaders. That staff person is expected to start work in early 2021.
40. Facilitate residential development that minimizes environmental impacts and operating costs.	A. Monitor availability of funding sources for energy and water efficiency measures.	Ongoing	The City's Environmental Services Department created an energy benchmarking program that was approved by City Council in late 2018. This requires medium and large commercial and residential building owners to obtain and provide data about energy usage. The program enables the City to track the data, identify high energy consumers, and provide information on available programs to help fund energy improvements. A high percentage of the City's stock of restricted affordable and rent stabilized apartments will be subject to these requirements in the future. Housing Department staff continues to serve on the Climate Smart Technical Advisory Committee and regularly gets updates on any information about available resources for green retrofits, electric vehicle purchase specials for low-income residents, and EV charging stations for affordable housing properties.
40. Facilitate residential development that minimizes environmental impacts and operating costs.	B. Explore alternate bulk energy procurement mechanisms	Ongoing	In May 2017, the City Council voted to create a Community Energy Department to deliver locally controlled clean carbon-free electricity options to residents and businesses. San José Clean Energy staff continue to serve on the Climate Smart Technical Advisory Committee. As of 2020, discussion of this potential strategy is on hold due to high PG&E fees and the need to respond to COVID.
41. Maintain the stock of existing owner-occupied homes.	A. Continue to work with nonprofit partners to provide low cost loans for emergency home repairs.	Ongoing	Ongoing. The Housing Department funds nonprofit partners to perform repairs, as explained below.
41. Maintain the stock of existing owner-occupied homes.	B. Continue to provide minor grants and low cost loans for urgent repair needs as funds remain available.	Ongoing	In 2020, the Housing Department granted federal CDBG funds to Rebuilding Together Silicon Valley and Habitat for Humanity Silicon Valley for Minor Repair programs so that low-, very-low, and extremely-low income homeowners could stay in place in safe structures. These contracts provided 2,113 items of urgent, safety and accessibility/mobility repairs, and 438 items of major (e.g., roof replacements) rehabilitation activities to ensure safe and decent living environment to 217 lower-income homeowner households.
42. Continue to support financial literacy programs for potential homebuyers as funds remain available.	Continue to work with nonprofit organizations to educate homebuyers.	Ongoing	Effective July 2018, the City is no longer funding financial literacy due to inadequate budget.
43. Continue to assist low- and moderate-income first-time homebuyers as funds remain available.	Originate 5 BEGIN second mortgages per year pending funding availability.	Ongoing	In 2020, no new second mortgages were provided due to lack of staffing capacity and focus on the COVID emergency.
44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.	A. Explore utilization of existing accessible homes.	Ongoing	Staff has not yet begun work on this item.
44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.	B. Explore partnership with organizations that provide outreach to disabled persons.	Ongoing	Staff has participated in multiple workshops on housing solutions for disabled populations. The Housing Department has reached out to its various development partners, and helped make connections to nonprofit partners that focus on providing housing to disabled populations.
44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.	C. Explore ways to encourage site accessibility design in residential development.	Annual, ongoing	In 2020, staff reviewed underwriting for an application made under the City's \$100M Notice of Funding Availability in 2018 for affordable housing developments. The Kelsey project proposes to integrate affordable housing for intellectually / developmentally disabled individuals within a market-rate building. Staff anticipates requesting a funding commitment from the City Council in spring 2021 to enable this development to proceed.
General Comments:			

Jurisdiction	San Jose	
Reporting Period	2020	#REF!

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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 to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk	144	344	286	774					
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income	144	344	286	774					

Jurisdiction	San Jose	
Reporting Period	2020	#REF!

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

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

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, 015-3	0 LAND ONLY	Public Facilities		Exempt Surplus Land	828	water treatment facility
230-59-002	Champions Way	Other		Surplus land	1.2	street
472-27-106	4th Street/Reed St.	Vacant		Exempt Surplus Land	0.24	
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, 472-1	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	

Jurisdiction	San Jose	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	396
	Non-Deed Restricted	0
Low	Deed Restricted	105
	Non-Deed Restricted	0
Moderate	Deed Restricted	33
	Non-Deed Restricted	129
Above Moderate		712
Total Units		1375

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	39
Number of Proposed Units in All Applications Received:	7,801
Total Housing Units Approved:	1,205
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	5
Number of Streamlining Applications Approved	115
Total Developments Approved with Streamlining	1
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Total Units		#REF!
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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	#REF!
	Non-Deed Restricted	#REF!
Low	Deed Restricted	#REF!
	Non-Deed Restricted	#REF!
Moderate	Deed Restricted	#REF!
	Non-Deed Restricted	#REF!
Above Moderate		#REF!
Total Units		#REF!

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	#REF!
	Non-Deed Restricted	#REF!
Low	Deed Restricted	#REF!
	Non-Deed Restricted	#REF!
Moderate	Deed Restricted	#REF!
	Non-Deed Restricted	#REF!
Above Moderate		#REF!
Total Units		#REF!

Attachment B

ANNUAL REPORT
OF THE HOUSING SUCCESSOR TO THE SAN JOSÉ REDEVELOPMENT AGENCY
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2019-20
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 through June 30, 2020.

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 2019-20. 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 2019-20 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)(B), or a description of expenditures by income restriction for five-year period, with the time period beginning July 1, 2015, and 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, 2010 to June 30, 2020.

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, 2021. 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/data/housing-successor-reports>

I. LOAN REPAYMENTS

The City received a repayment of **\$21,693,535** 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 **\$39,011,285** was deposited into the LMIHAF during the Fiscal Year which includes program income from loan repayments, SERAF 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 **\$152,672,822** of which \$0 (zero) dollars are 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 in FY
Monitoring & Administration Expenditures	\$11,604,817
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
- Expenditures on Extremely Low-Income Units (0-30% AMI)	\$8,539,272
- Expenditures on Very Low-Income Units (31-50% AMI)	\$11,154,513
- Expenditures on Low-Income Units (51-60% AMI)	\$7,737,421
- Expenditures on Unrestricted Units (Manager's unit)	\$48,247
- Expenditures on Acquisition and Predevelopment	\$0
Total Housing Development Expenditures	\$27,479,453
Total LMIHAF Expenditures in Fiscal Year	\$39,084,270

California Health and Safety Code Section 34176.1 allows for 5% of the total \$692,354,983 gross value of Housing Successor assets, or \$34,617,749, to be used on monitoring and administrative expenditures. As the Housing Successor's expenditure for monitoring and administrative expenditures of \$11.6 million is well under the allowable cap, that requirement is **met**.

The Housing Successor continues to make LMIHAF funding commitments from its 2018 Notice of Funding Availability, which made available \$100 million for new affordable housing developments. Eleven developments were selected for award from the 2018 NOFA applicants, and will be brought forward to City Council for funding commitments once they meet all readiness requirements. These 11 commitments total over \$98 million in funding from the Housing Successor, with approximately \$60 million to be funded from LMIHAF. As of February 2021, the City Council has made funding commitments to eight of these developments totaling \$86 million in commitments. As this pipeline of NOFA commitments progresses, the developments close construction and draw funds, LMIHAF expenditures will increase.

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.

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Successor	\$63,046,308
Value of Loans and Grants Receivable	\$476,635,853
Cash Balance	\$152,672,822
Total Value of Housing Successor Assets	\$692,354,983

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 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

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 presents a status update on the projects related to such real property.

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.

Address/Name of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
Vista Montana	06/29/2020	6/29/2025	The City purchased the 4.2-acre site in June 2020. The City also entered into an Exclusive Negotiating Agreement with Charities Housing to serve as the affordable housing developer for 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, and is expected to start construction of 87 income-restricted apartments in spring 2021. Construction is estimated to complete in early 2023.
Evans VTA (aka Willow Glen Woods)	12/31/2002	3/13/2018	After anticipating and identifying developers for a mixed-use affordable apartment and for-sale development after the site was purchased, the original development plan fell through during the Great Recession and was no longer feasible. In 2016, after a new competitive process for development of permanent affordable housing including units for the homeless, the City selected nonprofit Allied Housing to develop the Evans Lane site for permanent affordable housing. Allied Housing planned to develop a site using modular constructed units for up to 61 households, including previously homeless households. The City Council approved a General Plan amendment in June 2016 permitting the proposed land use for affordable housing. In August 2016, the City Council approved findings, a ground lease to Allied Housing, and a conditional predevelopment grant commitment for the affordable housing project. In early 2017, the City and Allied executed A Right of Entry Agreement and the Predevelopment Grant Agreement needed to complete preparation for its final land use entitlements, which the City awarded on January 8, 2019. However, as the project design progressed, the developer encountered several design and cost challenges with developing the proposed modular design. In mid-2019, the City and Allied Housing mutually

Address/Name of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
			<p>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 Emergency Interim Housing (EIH) communities modeled from earlier Bridge Housing Communities also known as “tiny homes.” One of the three new EIH communities is located on the City’s Evans Lane site. Approximately 2.5 acres of the 5.5-acre site is being developed to accommodate 49 modular sleeping units along with two common buildings to support resident services and daily needs. The Evans Lane EIH will be managed by a third-party operator and will temporarily house up to 48 low-income families exiting from homelessness. Construction is expected to complete in spring 2021.</p> <p>Concurrent to the development of the EIH, City staff has been moving forward with plans to develop permanent affordable apartments, including land use changes to increase density and development of a Request for Proposals to develop the site. The City will be evaluating all development proposals but will prioritize those that will provide a phased approach integrating the existing EIH. The EIH Communities are currently expected to remain in operation until 2025 when the State Assembly Bill authorizing the construction and operation of these EIH developments expires.</p>

Address/Name of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
E side Evans Lane (aka Willow Glen Woods)	06/30/2005	03/18/2018	See Evans Lane VTA description.
COMPLETED			
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 for formerly homeless residents. Construction was completed in November 2019 and the property is fully occupied.
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 permanent supportive housing for 16 homeless veterans pursuant to its award of VASH vouchers from the Housing Authority of the County of Santa Clara.
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 with an emphasis on LGBTQ needs. The existing three-unit apartment building has continued to house 3 low-income households.
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

Address/Name of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
			permanent financing phase and its 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.
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 development includes 35 apartments for developmentally disabled residents. 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.
Playa Almaden (aka Sycamore Terrace)	02/16/1996	3/13/2018	The Housing Department obtained City Council approval to sell the property to the City's Parks Department; in May 2018, the City Council passed a resolution authorizing the sale and the property was sold per authority under Health and Safety Code Section 33334.16 for appraised value. Sale proceeds were deposited into the LMIHAF fund.

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 fiscal year.

X. EXTREMELY LOW-INCOME TEST

Section 34176.1(a)(3)(B) 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. 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.

The total housing development expenditures from July 1, 2015 through June 30, 2020 is \$53,009,757.92. Of the total amount, \$16,098,814.24, or **30%**, was spent on household units earning 30% or less of AMI. This **satisfies** the extremely low-income test per Section 34176.1(a)(3)(B).

XI. SENIOR HOUSING TEST

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

The following provides the Housing Successor’s Senior Housing Test for the 10-year period of July 1, 2010 to June 30, 2020.

Senior Housing Test	July 1, 2010 – June 30, 2020
# of Assisted Senior Rental Units	522
# of Total Assisted Rental Units	3,485
Senior Housing Percentage in Past 10 Years	15%
Maximum Allowable	50%
Test outcome	Met

As the percentage of assisted affordable rental units for seniors constituted only 15% of all assisted affordable rental units in the past 10 years, this is far 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):

	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	Total deposited in preceding 4 years (FY 15/16 - 18/19)
Beginning Balance	\$54.6	\$91.7	\$92.8	\$121.1	\$148.8	
Add: Deposits	52.9	18.2	44.3	41.0	42.4	\$156.5
(Less) Expenditures	(15.8)	(17.1)	(16.0)	(13.3)	(38.6)	
(Less) Encumbrances					(14.1)	
Unencumbered Balance	\$91.7	\$92.8	\$121.1	\$148.8	\$138.5	

The LMIHAF **does not have** an Excess Surplus. The aggregate amount deposited into the account during the four Fiscal Years is \$156.5 million. The current fiscal year cash balance is \$152.6 million with \$14.1 million in encumbrances. The unencumbered amount of \$138.5 million does not exceed the aggregate amount deposited in the preceding four fiscal years of \$156.5 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 Homeownership Units as of 6/30/20

Number of Homeownership Units 6/30/20	489
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B. Homeownership Units Lost in Fiscal Year

Reason for Loss	Units Lost
Loans paid off	41
Loans written off due to foreclosure or short sale	0

C. **\$2,293,908** 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.

Attachment C

**AMENDED AND RESTATED ANNUAL REPORT
OF THE HOUSING SUCCESSOR TO THE SAN JOSÉ REDEVELOPMENT AGENCY
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2018-19
PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE CITY OF SAN JOSÉ**

This Amended and Restated 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 is dated as of **March 30, 2021**.

This Amended and Restated Report corrects an error previously reported in the Senior Housing calculation in Section XI for Fiscal Year 2018-19 and corrects typographical errors. It supersedes the previously-submitted Fiscal Year 2018-19 Report in its entirety.

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 2018-19. 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 2018-19 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 XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

I. Loan Repayments: The amount the city, county, or city and county 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, provide 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)(B), or a description of expenditures by income restriction for five-year period, with the time period beginning January 1, 2014 and 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 ten-year reviewed period is **July 1, 2009 to June 30, 2019**.

XII. Excess Surplus Test: This section provides the amount of excess surplus in the LMIHAF, if any, and 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, 2020. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website, <https://www.sanjoseca.gov/your-government/departments-offices/housing/data/housing-successor-reports>.

I. LOAN REPAYMENT

The City did not receive any amount pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$40,800,448 of program income from loan repayments was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, 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 \$148,820,097 of which zero dollars are 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:

	Fiscal Year
Monitoring & Administration Expenditures	\$10,271,237
Homeless Prevention and Rapid Rehousing Services Expenditures	\$195,088
Housing Development Expenditures	
- Expenditures on Extremely-Low Income Units (0-30% AMI)	\$577,959
- Expenditures on Very-Low Income Units (31-50% AMI)	665,555
- Expenditures on Low Income Units (51-60% AMI)	808,564
- Expenditures on Unrestricted Units (Manager's unit)	44,476
- Expenditures on Acquisition and Predevelopment	<u>195,742</u>
Total Housing Development Expenditures	\$2,292,296
Total LMIHAF Expenditures in Fiscal Year	\$12,758,621

California Health and Safety Code Section 34176.1 allows for 5% of the total \$679,805,702 gross value of Housing Successor assets, or \$33,990,285 to be used on monitoring and administrative expenditures. The Housing Successor continues to monitor expenditures from the LMIHAF.

In Fall 2018, the Housing Department released a Notice of Funding Availability seeking proposals for commitments to affordable housing developments from the LMIHAF. Eleven developments were selected and will be brought forward to City Council for funding commitments totaling over \$98 million in funding from the Housing Department, with approximately \$60 million from the LMIHAF. As of the end of FY 2018-19, the City Council had made funding commitments to five of these developments totaling \$46 million in commitments.

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.

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Successor	\$40,171,263
Value of Loans and Grants Receivable	\$490,814,342
Cash Balance	\$148,820,097
Total Value of Housing Successor Assets	\$679,805,702

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 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

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 presents a status update on the projects related to such real property.

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.

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
Evans VTA (aka Willow Glen Woods)	12/31/02	3/13/2018	<p>The City issued a Request for Proposals in January 2016 and selected Allied Housing to develop the Evans Lane site. In June 2016, the City Council approved a General Plan Amendment to permit the entire Evans Lane site to be used consistent with the City's prior purchase of the site for the provision of affordable housing. In August 2016, the City Council approved findings and the leasing of the ground to the developer, Allied Housing, and approved a conditional grant commitment for the affordable housing project's predevelopment. The City and Allied Housing executed A Right of Entry agreement and a Conditional Predevelopment Grant on February 21, 2017. On January 8, 2019, the City approved planned development zoning and planned development permit entitlements for 61 affordable units to be developed on the site.</p>
E side Evans Lane (aka Willow Glen Woods)	06/30/05	3/13/2018	See Evans Lane VTA description.

COMPLETED:			
Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
Vermont House	06/30/09	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 permanent supportive housing for 16 homeless veterans pursuant to its award of VASH vouchers from the Housing Authority of the County of Santa Clara.
The Haven	06/30/08	3/13/2018	This property includes an affordable apartment building and a building which is currently being managed by a nonprofit agency (LifeMoves, a.k.a. InnVision) as a shelter for fire victims. Income-eligible residents occupy the adjacent apartment.
Brookwood Terrace	03/01/09	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 groundlease to the development. The development is in its permanent financing phase and units are occupied by income-eligible residents.
Orvieto Family	03/01/09	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 groundlease to the development. The development is in its permanent financing phase and its units are occupied by income-eligible residents.

COMPLETED:			
Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
Japantown Seniors	05/03/10	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 groundlease to the development.
North Fourth Street	05/21/10	3/13/2018	Construction on this 100-unit development started in July 2010 and completed in June 2012. The development includes 35 apartments for developmentally disabled residents. The City owns the site fee simple and has a groundlease to the development. It is in its permanent financing phase and units are occupied by income-eligible residents.
Playa Almaden (aka Sycamore Terrace)	02/16/96	3/13/2018	The Housing Department obtained City Council approval to sell the property to the City's Parks Department; in May 2018, the City Council passed a resolution authorizing the sale and the property was sold per authority under Health and Safety Code Section 33334.16 for appraised value. Sale proceeds were deposited into the LMIHAF fund.

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 past 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. EXTREMELY LOW-INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. 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 the AMI until the Housing Successor demonstrates compliance with the Extremely Low-Income requirement.

The total housing development expenditures between January 1, 2014 through June 30, 2019 is \$26,504,703. Of the total amount, \$11,343,587 or 43% was spent on household units earning 30% or less of the AMI. This satisfies the extremely low-income test per Section 34176.1(a)(3)(B).

XI. SENIOR HOUSING TEST

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

The following provides the Housing Successor's Senior Housing Test for the 10-year period of July 1, 2009 to June 30, 2019.

Senior Housing Test Elements	July 1, 2009 – June 30, 2019
# of Assisted Senior Rental Units	721
# of Total Assisted Rental Units	3,485
Senior Housing Percentage	21%
Maximum Allowable	50%
Test outcome	Met

As the percentage of assisted deed-restricted affordable rental units that were dedicated for seniors constituted only 21% of the total assisted deed-restricted affordable rental units in the past 10 years, this is far 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):

Excess Surplus Calculation (millions)	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	Total deposited in preceding 4 years (FY 14/15 – 17/18)
Beginning Balance	\$31.1	\$54.6	\$91.7	\$92.8	\$121.1	
Add: Deposits	34.3	52.9	18.2	44.3	41.0	\$149.8
(Less) Expenditures	(10.8)	(15.8)	(17.1)	(16.0)	(13.3)	
(Less) Encumbrances					(5.1)	
Unencumbered Balance	\$54.6	\$91.7	\$92.8	\$121.1	\$143.7	

The LMIHAF does not have an Excess Surplus. The aggregate amount deposited into the account during the four Fiscal Years is \$149.8 million. The current fiscal year cash balance is \$148.8 million with \$5.1 million in encumbrances. The unencumbered amount of \$143.7 million does not exceed the aggregate amount deposited in the preceding four fiscal years.

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 Homeownership Units as of 6/30/19

Number of Homeownership Units	522
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B. Homeownership Units Lost in Fiscal Year

Reason for Loss	Units Lost
Loans paid off	41
Loans written off due to foreclosure or short sale	0

C. \$2,710,574 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.

Attachment D

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 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	
	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).		
	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.		
	4-Star buildings are constructed with higher end finishes and specifications, providing desirable amenities to residents and designed/built to competitive and contemporary standards.		
	Architectural Design	Exterior Materials/Façade	Durable materials, well-detailed and constructed metal panel, wood veneer or terracotta cladding; possibly exhibiting minor signs of weathering and wear.
		Fenestration/Glazing/Views	Large windows, great natural day lighting and views.
		Overall Aesthetics	Representing recent trends and standards in design and/or of a timeless, perhaps an historic quality.
	Structure/Systems	Likely to have some 5 Star 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 E

Methodology for Counting Non Deed Restricted Moderate-Income Units – 2020 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 2020 will be affordable to moderate-income households in approximately 2022, 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 (2020) 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 (2021) 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 (2018 to 2019 and 2019 to 2020).
- 2. Identify 2020 Permitted Housing Projects > = 10 units:**
 - a. Obtain CY2020 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 2020 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.

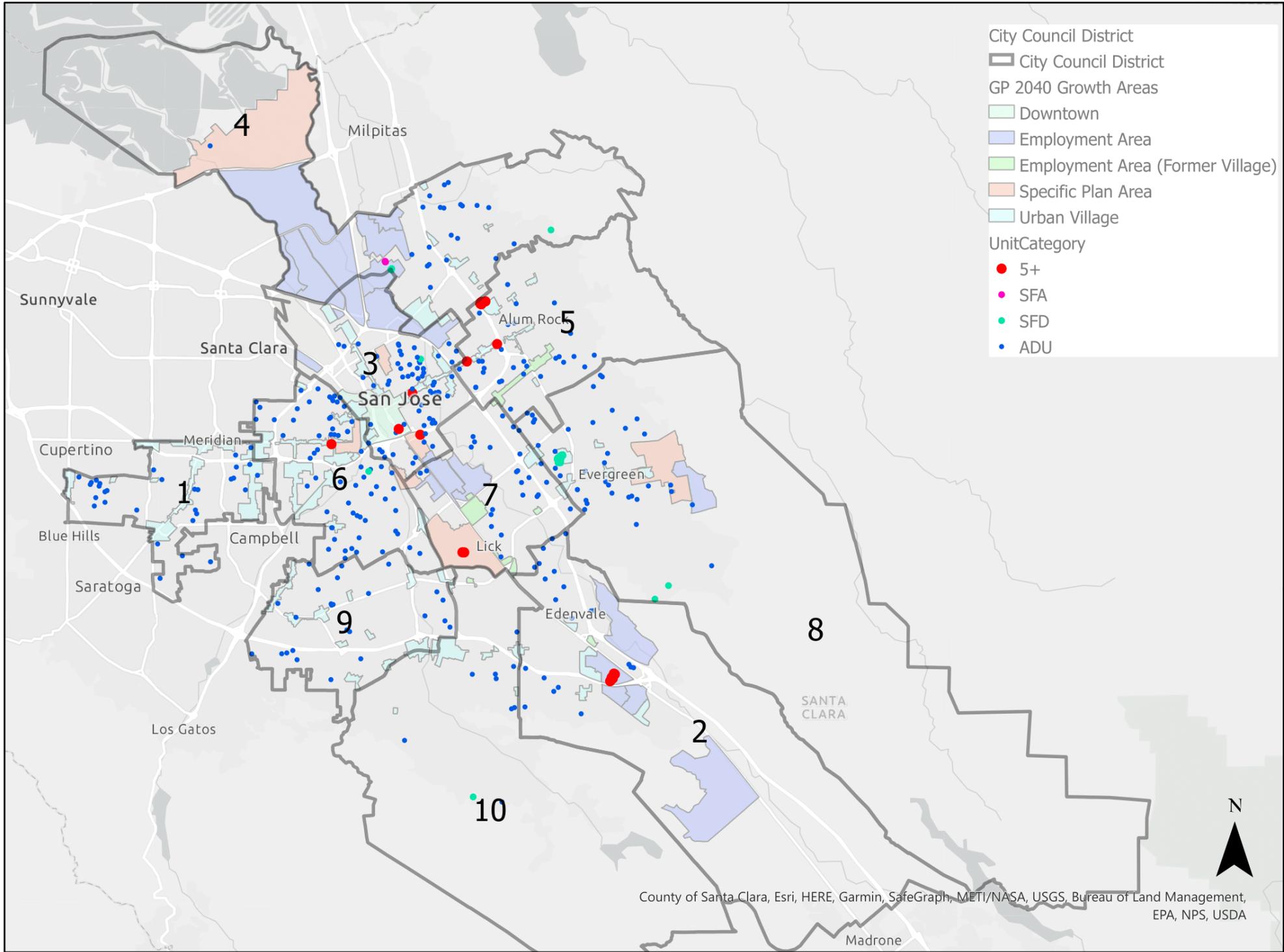
Method B: Current Rents & Incomes

Method B is similar to Method A, but without the use of any rent or income trending. Developments that today would meet moderate-income rent definitions 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 (2020) 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 (2021) 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 2020 Permitted Housing Projects > = 10 units:**
 - a. Obtain CY2020 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 2020 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.

New Residential Building Permits Issued in San José - Calendar Year 2020





Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: March 26, 2021

Approved

Date

03/29/21

SUPPLEMENTAL

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

REASON FOR SUPPLEMENTAL

This supplemental memorandum includes the feedback from the Housing and Community Development Commission (“Commission”), and a summary of public comments, on the Housing Element Annual Performance Report and Annual Reports of the Housing Successor to the Redevelopment Agency (“Housing Element report”) from the Commission meeting held virtually on the evening of March 11, 2021. The Commission meeting occurred too late for this information to get into the City Council memo, submitted for its original hearing date of March 23, 2020.

ANALYSIS

The Commission heard the Housing Element report at its virtual meeting on Thursday, March 11, 2021. Ten of 11 seated commissioners were present.

Commissioners discussed their desires for the City to award funding to affordable housing developments that maximize density, produce a significant number of affordable homes, and do not incent the redevelopment of existing mobilehome parks.

Commissioners discussed various motions regarding these concepts but did not come to agreement on a motion that moved to a vote.

HONORABLE MAYOR AND CITY COUNCIL

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

March 26, 2021

Page 2

Commissioners also raised questions and expressed interest about a number of housing strategies including accessory dwelling units, the status of Opportunity Housing, hotel/motel housing for homeless households, and the need for legal services to help fight evictions due to COVID.

No action was taken by the Commission on this item.

Finally, in the Public Forum section of the meeting following this item, a member of the public spoke in favor of mobilehome park preservation.

/s/

JACKY MORALES-FERRAND

Director, Housing Department

For questions, please contact Kristen Clements, Division Manager, at 408-535-3860.