



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Rosalynn Hughey
Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: March 9, 2020

Approved

Date

3/13/2020

SUBJECT: ACCEPTANCE OF THE ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF THE SAN JOSE GENERAL PLAN HOUSING ELEMENT AND THE HOUSING SUCCESSOR TO THE REDEVELOPMENT AGENCY ANNUAL REPORT

RECOMMENDATION

- (a) Accept the Calendar Year 2019 Annual Progress Report on the Implementation of the San José 2014-2023 Housing Element; and
- (b) Accept the Fiscal Year 2018-2019 Housing Successor to the Redevelopment Agency Annual Report.

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, 2020. 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, the legislation has provided that it applies to charter cities such as San José. Recently, the California legislature

passed several other bills intended to hold jurisdictions accountable for meeting their housing production 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 required 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.

In calendar year 2019, San José continued its strong focus on production in issuing building permits for 2,425 new residential units. This number constitutes an 18% decrease from the number of building permits issued in 2018. The 2019 building permits were issued for 1,572 market-rate units (97 % of the annualized goal) and 853 affordable units (36% of the annualized goal).

# of Units Issued Building Permits in 2019, by affordability level	
Market rate units	1,572
Affordable units	
Deed restricted	134
Moderate Income, Non-deed restricted	719
Total	2,425

The City continues to be well ahead in its market-rate housing production, although significantly behind in its affordable housing production. During the first six years of the 8.8-year RHNA period (68% of the way through the period), the City has met 94% of its market-rate housing goal but only 18% of its affordable housing goal. In 2019, the majority of building permits issued were for accessory dwelling units (416), followed by those for single family units (160). Seventy building permits were issued for new multifamily housing (1,794 units) in and around Downtown in Council Districts 3 and 7; building permits for multifamily were also issued in District 2, 4, 5 and 6. Of these 1,568 units, 1,434 were market-rate units and 134 were deed-restricted affordable to lower-income persons. The deed-restricted development is known as North San Pedro Studios and is in District 3. 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.

Building Permits Issued in 2019, by Unit Category	
ADU	416
Single Family	160
Multi-Family	70

Ways to spur housing production continue to be a focus at the local, State, and regional levels. In 2019, the State of California enacted several new housing bills to help spur housing production including. The following State laws became effective Jan. 1, 2020: AB 1763, which gives affordable housing an enhanced density bonus; and SB 330, which limits down-zonings and places limits on a jurisdiction's ability to change development standards and zoning once a "preliminary application" is submitted. Staff will provide an overview to City Council in April on these laws and their implications for the next Housing Element update. Regionally, the Metropolitan Transportation Commission's Committee to House the Bay Area (CASA) framework was finalized in January 2019. All these efforts should support the City's ongoing work to meet its five-year goals in its Housing Crisis Response Plan.

The Housing Successor to the Redevelopment Agency Annual Report for Fiscal Year 2018-19 is required to be submitted with the Annual Housing Element Progress Report. The Housing Successor report 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 (LMIHAF). The Housing Successor has met the required expenditure and senior housing tests, as outlined in the Housing Successor Report (**Attachment E**).

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 (COGs) 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 COGs 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. It should be noted that despite the imbalance of housing and jobs in San José, the City already provides a disproportionate share of the housing (relative to jobs) in the County. Staff will present an overview of the new RHNA cycle to Council in April.

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

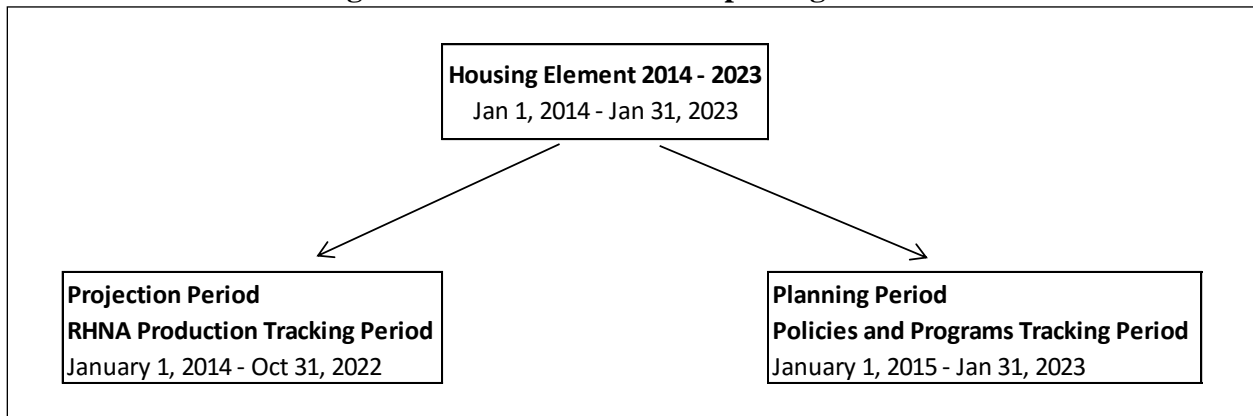
out. A large portion of San José’s current RHNA goal (42%) is focused on ELI, VLI, and Low-Income (LI) households, as defined by HCD and as shown in Figure A below. All levels of affordability are expressed as a percentage of Area Median Income (AMI) for Santa Clara County.

Figure A – HCD 2019 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)	\$30,750	\$35,150	\$39,550	\$43,900	\$47,450	\$50,950	\$54,450	\$57,950
Very Low Income (50% AMI)	\$51,250	\$58,550	\$65,850	\$73,150	\$79,050	\$84,900	\$90,750	\$96,600
Lower Income (80% AMI)	\$72,750	\$83,150	\$93,550	\$103,900	\$112,250	\$120,550	\$128,850	\$137,150
Median Income (100% AMI)	\$92,000	\$105,100	\$118,250	\$131,400	\$141,900	\$152,400	\$162,950	\$174,350
Moderate Income (120% AMI)	\$110,400	\$126,150	\$141,950	\$157,700	\$170,300	\$182,950	\$195,550	\$208,150

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, 2015.¹ 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 D in the adopted Housing Element plan) 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.

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

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 had to list 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 streamlining under SB 35 (Weiner), if these projects were approved, and potential affordable housing developments with filed applications.

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 2, 2020 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 Grant, Affordable Housing and Sustainable Communities funding, Housing Related Parks Program, Infill Infrastructure Grant, SB 2 Planning 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 2018-19 (Housing Successor Report) is included with the Housing Element Annual Report to satisfy the requirements of Senate Bill 341, which took effect on January 1, 2014. This report describes how the City (as the housing successor to the former Redevelopment Agency of the City of San José) has utilized its former redevelopment agency funds on housing activities in conformance with the State Health and Safety Code.

ANALYSIS

Housing Market Overview

San José is one of the most expensive cities in the nation to rent or to buy a home. Market rents are significantly out of reach for many San José workers including teachers, construction workers, and retail salespersons. Average effective rents increased 2% between 2018 and 2019 and increased 21% over the past five years.² In Q4 2019, the average effective rent³ in San José was \$2,480.⁴ Figure C compares rents and incomes needed to afford deed-restricted, rent-stabilized, and Class A market-rate housing in San José.

² Costar Q4 2014 – Q4 2019.

³ Effective rent is defined as asking rent less rent concessions, such as move-in specials, one month free, etc.

⁴ Costar Q4 2019.

Figure C: Comparison of Rents and Incomes⁵

Income Level	1-Bedroom		2-Bedroom	
	Max Income	Rent	Max Income	Rent
Extremely Low-Income (30% AMI)	\$35,150	\$879	\$39,550	\$989
Very Low-Income (50% AMI)	\$58,550	\$1,464	\$65,850	\$1,646
Rent Stabilized	N/A	\$1,630	N/A	\$1,969
Low-Income (80% AMI)	\$83,150	\$2,079	\$93,550	\$2,339
Moderate-Income (110% AMI)	\$115,610	\$2,890	\$130,075	\$3,252
Market-Rate Class A	N/A	\$2,859	N/A	\$3,464
Moderate-Income (120% AMI)	\$126,150	\$3,154	\$141,950	\$3,549

In 2019, the average residential vacancy was 4.9% for all housing, 8.3% for Class A housing, 4.5% for Class B housing, and 4% for Class C and F housing.⁶ The lower vacancy rates for Classes B, C, and F housing indicate the relative scarcity of lower rent apartments in San José. Definitions for CoStar building classes are included as Attachment A.

Home sales prices increased by 41% over the last five years⁷ and by 2% in the last year. In Q4 2019, the median home sales price was \$1,070,500.⁸ Homes are taking slightly longer to sell, with days on the market rising from 35 to 38 days over the previous year. For-sale homes are affordable to higher-income households, but only 2118% are affordable to households earning the median income.⁹ In Q4 2019, the 30-year fixed interest rate was 3.72%, which was 20% lower than last year's rate of 4.64%, making homes more affordable for borrowers.¹⁰

Summary of Planning Entitlements proposed in 2019

In 2019, 40 residential entitlement applications were proposed for the development of 10,203 units, of which 90% were market-rate and 10% were affordable. Three streamlining applications—one under SB 35 and two under AB 2162 (Chiu)—totaling 711 units, were submitted. One AB 2162 application was approved on January 13, 2020, and one is currently under review. **Attachment B, Table A** provides project-specific details on entitlement applications.

Entitlements for 3,439 units were completed in 2019, of which 2,725 were market-rate and 714 were affordable. **Attachment B, Table A2** provides details on completed entitlements.

⁵ Income and rent levels based on 2019 California HCD Income Limits, Rent Stabilized data from City of San José Rent Stabilization Program; Market rents from CoStar as of 1/6/20.

⁶ CoStar defines Housing Class based on building characteristics such as location, size, quality of construction and materials, and amenities.

⁷ Santa Clara County Association of Realtors, Q4 2014 – Q4 2019.

⁸ Santa Clara County Association of Realtors, December 2019.

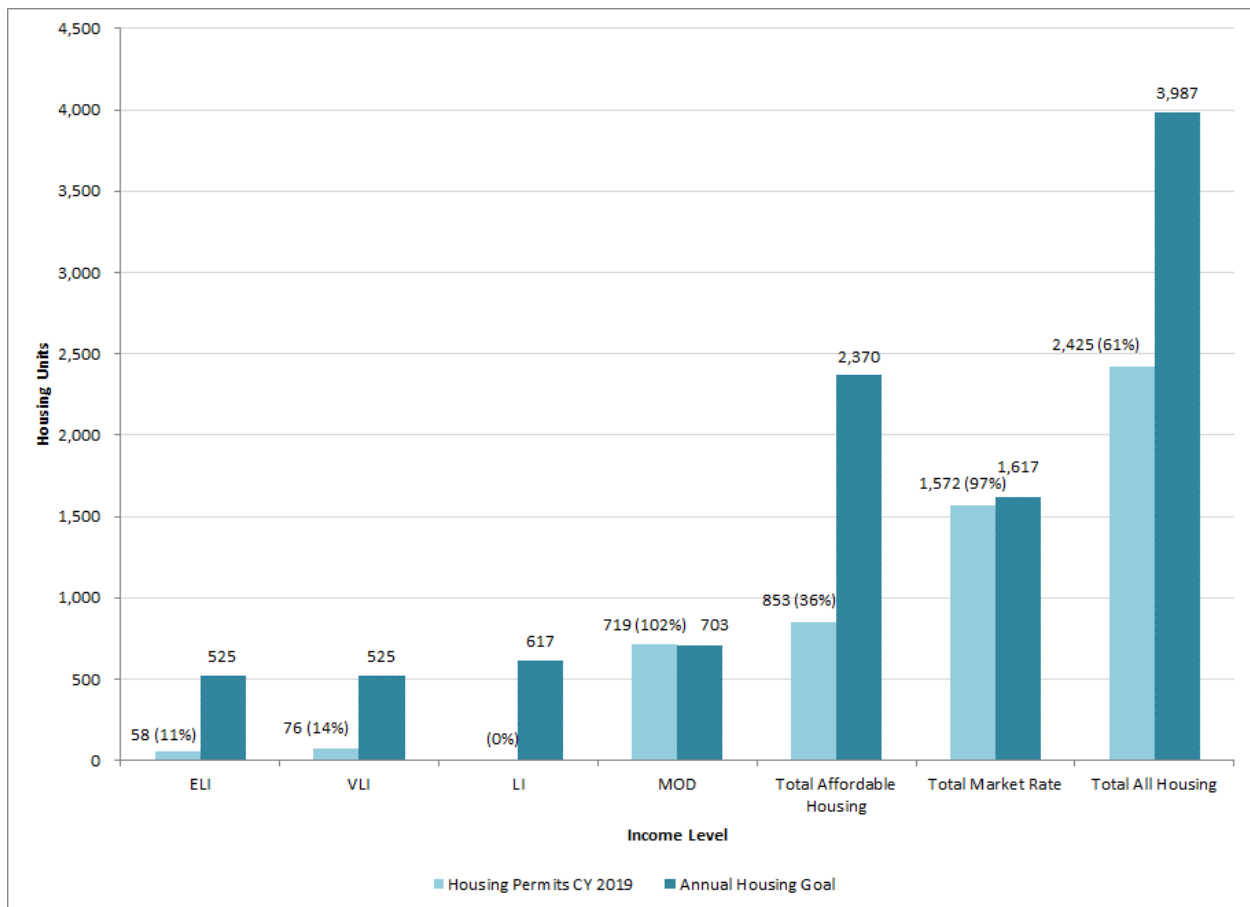
⁹ National Association of Home Builders (NAHB) Housing Opportunity Index Q43 2019.

¹⁰ Freddie Mac 30-year Fixed Rate Mortgage December 2019.

Summary of Building Permit Activity in 2019

In calendar year 2019, the City issued building permits for 2,425 new residential units. Although this represents an 18% decrease from the 2018 permits issued, over 7,400 units currently have approved planning entitlements and have not started construction. Of those units building permits issued, 1,572 units were market-rate, while 853 were affordable. **Figure D** illustrates this 2019 activity by income category.

Figure D – Calendar Year 2019 RHNA Building Permit Performance

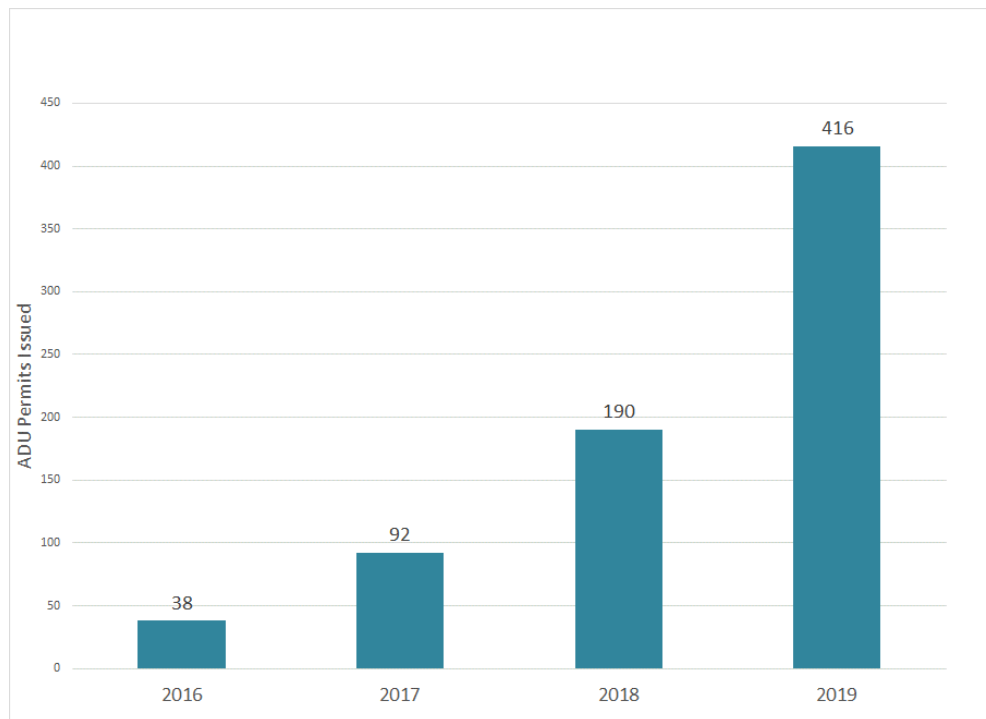


Affordable units are those offering rents affordable to extremely low-, very low-, low- and moderate-income households (as detailed in Figure A above). Figure D shows the City’s annual production of extremely low-, very low-, and low-income housing, which remained well below the annual goal. However, the City slightly exceeded the year’s moderate-income goal. Of the total affordable homes that received building permits, 134 are deed-restricted affordable and 719 may be counted as affordable to moderate-income households based upon current market

conditions.¹¹ **Attachment C** provides a detailed description of the methodology staff used for the 2019 moderate-income analysis. The City’s previous methodology accepted by HCD for 2017 and 2018 was slightly modified to include utility costs per HCD’s direction and to make other adjustments for the softening market, as is described in Attachment C.

In 2019, 416 building permits were issued for accessory dwelling units (ADUs). This is more than twice the number of building permits issued in 2018, and over 19 times the number of building permits issued in 2014 for ADUs. This steep increase reflects the positive impact from the City’s work to facilitate ADUs through ordinance changes and permit process enhancement efforts, as well as State ADU legal reform. As shown **Figure E**, following Zoning Ordinance updates approved by the City Council in 2016 and 2018 to comply with State law and encourage the construction of ADUs, ADU building permit issuances significantly increased.

Figure E: ADU Permits Issued 2016-2019



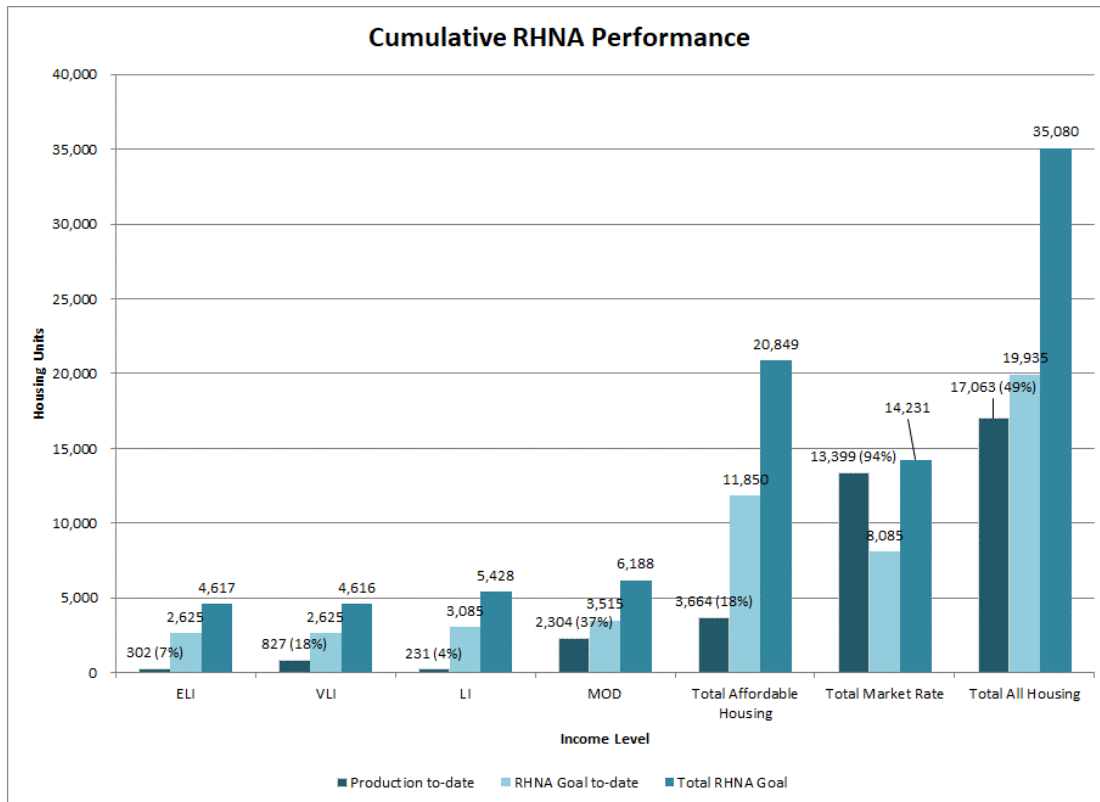
In 2018 and 2019, ADUs were counted in the “above moderate-income” category because staff did not have data on the rents homeowners intend to charge or whether ADUs would be used for family members. However, it is likely that some ADUs will be affordable to moderate-income households. If initial rents data can be collected in future years, staff will accordingly reflect those ADUs under moderate-income units.

¹¹ 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.

Summary of Cumulative Building Permits (2014-2019)

Figure F compares the City’s performance to date with the overall goal for the current RHNA cycle (2014 – 2019). During the first six years of the 8.8-year RHNA projection period – approximately 68% of the way through the current RHNA cycle – the City has met 94% of its market-rate housing goal but only 18% of its affordable housing goal. The chart indicates that San José is ahead of schedule in delivering market-rate housing and is significantly behind schedule in delivering all income levels of affordable housing. This slower pace in building affordable units generally reflects the scarcity of local, State, and federal subsidies to fill the gap, as well as the time and difficulty in assembling land and competitive affordable housing financing layers, that are needed to build that many affordable homes.

Figure F – 2014-2022 RHNA Building Permit Performance



Building Permit Type and Location

In 2019, ADUs and single family detached units saw significant increases in their share of all units with building permits issued. Approximately 74.3% of the units with issued building permits were multifamily, 17.2% were ADUs, 6.3% were single family detached, 2.0% were single family attached, and 0.3% were in 2- to 4-unit buildings. (Percentages do not sum up to exactly 100% due to rounding.) In 2018, over 80% were multifamily, 9% were for single family

attached, 6.5% were ADUs, 3.8% were single family detached, and 0.3% were in 2- to 4-unit buildings. **Attachment D** is a map that shows where 2019 building permits were located by types. The majority of multifamily permits issued are for sites in General Plan Growth Areas.

Certificates of Occupancy

In 2019, 627 units received certificates of occupancy, 200 less than in 2018. Of the units that received certificates of occupancy, 412 were market-rate, and 215 were affordable.

Approximately 75% of the units that received certificates of occupancy were in multifamily development projects, and approximately 20% were ADUs. The remaining units were single family homes. Although fewer units received certificates of occupancy in 2019 than 2018, over 7,500 units are currently under construction in San Jose, including several large multifamily projects. Six projects alone – 188 W St James, Japantown Corporation Yard, MIRO, Modera San Pedro Square, Sparq, and The Grad – will add over 2,300 units and are expected to come to market over the next couple of years. Details on certificates of occupancy can be found in **Attachment C, Table A2**.

Progress on Programs and Policies

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

Units Rehabilitated, Preserved, and Acquired

Attachment B, Table F summarizes the units that were preserved or rehabilitated in 2019. While preservation and rehabilitation do not count toward RHNA production goals, it is important to note that the City took action to extend affordability restrictions and/or rehabilitate 11 affordable housing projects with 1,233 apartments to ensure their continued long-term viability. Of the 1,233 apartments, 10 were affordable for extremely low-income residents, 934 were for very low-income, and 253 were for low-income residents.

Units Lost to Expiring Affordability Restrictions

No affordable apartments in San José lost their restricted affordability in 2019.

New Funding and Strategies

In response to the housing crisis, State lawmakers have passed several important pieces of legislation that will assist cities in addressing affordable housing needs. In 2020-21, the City expects to get its first funds to be used for affordable housing funding from SB 2 (2017), which will generate a small amount of on-going funding from real estate transfer taxes. The State estimates that San Jose initially will receive approximately \$3.4 million per year in SB 2 funds. The 2019-20 State Budget allocated \$1.75 billion toward the production and planning of new

housing. Locally, Santa Clara County has committed \$282,780,000, in Measure A and No Place Like Home Funds, located in 23 affordable housing developments in six cities.

In 2017, the Bay Area's Metropolitan Transportation Commission (MTC) created a blue ribbon committee called CASA to develop a comprehensive strategy to address the region's housing crisis. CASA's strategy was finalized in January 2019 and called for a package of State laws that would further protect tenants, remove barriers to housing production, increase funding, and coordinate lending, reporting, and technical assistance in a regional body. Resulting State legislation passed in 2019 to approve a Bay Area Housing Finance Authority, which can raise and administer new regional sources for affordable housing production, as well as issue tax-exempt bonds and employ other powers to facilitate development. The Authority's lead agency is the executive board of the Association for Bay Area Governments, and the governing board is composed of the members of the MTC.

The City Council approved the Housing Crisis Workplan in June 2018, a strategy to facilitate the development of 25,000 housing units, including 10,000 affordable units, by 2023. City staff continue to implement its Housing Crisis Response Workplan with the goal of building 15,000 market-rate units and 10,000 affordable units over five years. A status update on the Housing Crisis Response Workplan was provided on September 24, 2019, and another is planned for the Community and Economic Development Committee meeting in April 2020.

In early 2019, the City announced selections from its 2018 \$100 million Notice of Funding Availability (NOFA). This NOFA will support 11 proposed developments that will add 1,144 new affordable apartments at varying affordability levels, including permanent supportive housing for the homeless. Thus far from this 2018 NOFA, the City has committed \$46 million to five developments providing 416 units of affordable housing. Staff plans to request the City Council to make funding commitments to the other six applicants in the City's managed pipeline as they progress through their predevelopment work and meet the City's readiness requirements.

With the above funding increases, strategies, and policy changes, it is very likely the City will see a boost in affordable housing production for the next several years. However, without additional funding, the City will continue to fall short in 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 \$520 million to fund the balance of 4,229 units to meet the City Council's 10,000 affordable unit goal.

Finally, the City is making efforts to highlight opportunities for affordable housing development near transit hubs. On September 11, 2018, the City Council approved the response to the Grand Jury's Report "Affordable Housing Crisis: Density is our Destiny." In that response, staff agreed to identify sites in the Adequate Sites Inventory of the City's Housing Element that are located within one-half mile of a transit hub. A transit hub is defined as a high-quality transit corridor. The list and location of sites are included as **Attachment F**. There are 465 inventory sites located within one-half mile of a transit hub.

Housing Successor to Redevelopment Agency Annual Report

The Housing Successor to the Redevelopment Agency Annual Report for Fiscal Year 2018-19 (Housing Successor Report) is included as **Attachment E**. 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 (LMIHAF) is the City's major asset. The Housing Successor Report shows that the City had \$679,805,702 in LMIHAF assets at the end of FY 2018-19. Besides information on aggregate expenditures, the document includes several expenditures "tests" that the Housing Successor must meet. The City met all of them, as follows.

Excess Surplus Test

The "Excess Surplus Test" requires that the Housing Successor cannot have unencumbered funds that exceed the aggregate amount deposited into the fund during the preceding four fiscal years. If a Housing Successor fails to meet the excess surplus test, it may be required to transfer excess LMIHAF funds to the State. The Report indicates that the aggregate amount deposited into the LMIHAF fund during the four prior years was \$149.8 million. The unencumbered amount is currently \$143.7 million. Therefore, the Housing Successor meets this test because the balance does not exceed the aggregate amount deposited for the test period.

The amount of unencumbered funds is large at this time; however, it is important to note that funds do not become officially "encumbered" until loan documents are executed and a loan closes. The City's model at this time is to focus on funding construction/permanent loans, which are disbursed later in the life of a new housing development. Currently, developers obtain non-City sources of predevelopment and the LMIHAF funding requires the borrower own the land. Therefore, during projects' predevelopment period, funds may be committed by the City Council and yet remain "unencumbered" until the projects have obtained the remainder of their financing and are ready to start construction.

The City's 2018 \$100 million competitive Notice of Funding Availability was oversubscribed, and 11 developments were identified as eligible to receive funding commitments when they meet the City's readiness tests ("the managed pipeline"). The City Council has made funding commitments of \$46 million for five of the 11 projects in the Housing Department's managed pipeline. None of these loans have been encumbered because the developers are still assembling the remainder of their financing. Developers of the other six developments are still pursuing environmental clearances and/or planning entitlements. They then will seek City Council commitments and assemble other funding sources.

Therefore, of the unencumbered \$143.7 million, the City expects to encumber at least \$100 million as each of the 2018 NOFA development's construction/permanent loan documents are executed. The timeframe is expected over the next 6-18 months. In addition, the Department is considering purchasing sites for affordable housing and other near-term uses of the LMIHAF

funds. Additionally, in the medium-term, the Department plans to issue a \$40 million NOFA for new construction developments later in 2020 to form a new managed pipeline.

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 ten years, the Housing Successor cannot expend future LMIHAF funds on new senior housing until the Housing Successor or City has reduced this percentage to 50% or below. The Report indicates that only 28% of the City's expenditures over this period went to fund senior affordable housing. Therefore, the Housing Successor meets the "senior housing test" and can continue to fund senior affordable housing developments with LMIHAF funds.

Extremely Low-Income Test

Redevelopment law also requires at least 30% of LMIHAF funds to be expended for the development of rental housing affordable to extremely low-income households earning less than 30% of the area median income and that no more than 20% of LMIHAF can be expended for households earning between 60-80% of area median income. The total housing development expenditures between January 1, 2014, through June 30, 2019, were \$26,504,703. Of the total amount, \$11,343,587 or 43% was spent to build affordable homes for households earning at or below 30% of area median income. San José's 43% expenditure for extremely low-income households in the period 2014 to mid-2019 far exceeds the State's 30% expenditure requirement.

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 43% of LMIHAF funds spent on extremely low-income households under this particular test, it is important to note that the State's test has a different time period (January 1, 2014, through June 30, 2019) than does the City Council's new, forward-looking goal of 45% established in April 2019.

CONCLUSION

The City continues to work towards meeting its regional housing needs by implementing the programs and policies outlined in the Housing Element. In calendar year 2019, 40 residential entitlement applications were proposed for the development of 10,203 units, of which 90% were market-rate and 10% were affordable. The City issued building permits for 2,425 new residential units and issued certificates of occupancy for 622 units.

# of Units Issued Building Permits in 2019, by affordability level	
Market rate units	1,572
Affordable units	
Deed restricted	134
Moderate Income, Non-deed restricted	719
Total	2,425

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, 2020 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 24, 2020 City Council meeting.

COORDINATION

This memorandum was coordinated with the City Attorney’s Office.

COMMISSION RECOMMENDATION/INPUT

This report will be presented to the Housing and Community Development Commission on March 12, 2020.

FISCAL/POLICY ALIGNMENT

The current certified Housing Element aligns with the City’s federal Consolidated Plan. In addition, it aligns with the Housing Department’s Affordable Housing Investment Plan which prioritizes funding commitments towards the production of affordable housing. The construction

HONORABLE MAYOR AND CITY COUNCIL

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of ELI housing aligns with the regional “All The Way Home” campaign to end veterans’ homelessness in Santa Clara County, as well as the Community Plan to End Homelessness.

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/

JACKY MORALES-FERRAND
Director, Department of Housing

/s/

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

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: CoStar Building Class Definitions

Attachment B: San José Housing Element Annual Progress Report for CY 2019 (Tables A-G)

Attachment C: Methodology for Moderate-Income Unit Analysis CY 2019

Attachment D: Map of Building Permits Issued CY 2019

Attachment E: Housing Successor Annual Report FY 2018-2019

Attachment F: List and Location of Inventory Sites Near Transit Hubs

Attachment A

Costar definitions for Building Class:

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.

Source: CoStar, February 26, 2019

Jurisdiction	San Jose	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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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	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 (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes ⁺
Summary Row: Start Data Entry Below								73	0	700	0	21	0	9409	10203	0	10203	3	
	27719023	427 PAGE ST		H19-002	SFA	O	1/23/2019							8	8		8	No	
	26432011	123 W REED ST		H19-006	2 to 4	R	2/25/2019							3	3		3	No	
	47225072	647 S 6TH ST		H19-009	2 to 4	O	3/6/2019							2	2		2	No	
	N/A	641 N CAPITOL AV		PD19-010	5+	R	3/21/2019							188	188		188	No	
	45528017	0 CURTNER AV		PDA14-035-06	SFD and SFA	O	4/2/2019							815	815		815	No	
	27414152	259 MERIDIAN AV		PD19-011	5+	R	4/10/2019							241	241		241	No	
	27718019	1530 W SAN CARLOS ST		PD19-014	5+	R	4/29/2019							173	173		173	No	
	24945047	419 N 5TH ST		H19-018	2 to 4	O	5/3/2019							2	2		2	No	
	25920015	447 N 1ST ST		H19-019	5+	R	5/6/2019	20		67				28	115		115	No	
	46720019	100 N 4TH ST		H19-021	5+	R	5/13/2019							298	298		298	No	
	30339044	425 S WINCHESTER BL		SP19-065	5+	R	5/15/2019							27	27		27	No	
	67636007	4349 SAN FELIPE RD		PD19-018	SFD	O	5/23/2019							2	2		2	No	
	56752028	5647 GALLUP DR		H19-023	5+	R	5/28/2019	39		6				1	46		46	Yes-But no action taken	
	30338001	555 S WINCHESTER BL		PD19-019	5+	R	6/4/2019							687	687		687	No	
	30339018	366 SPAR AVENUE		SP19-021	ADU	O	6/10/2019							1	1		1	No	
	23014004	1202 CAMPBELL AV		PD19-020	5+	R	6/13/2019							290	290		290	No	
	41225009	2375 S BASCOM AV		CP19-021	5+	R	6/18/2019							83	83		83	No	
	23045011	1389 MCKENDRIE ST		H19-027	2 to 4	O	6/19/2019							2	2		2	No	
	26415003	750 W SAN CARLOS ST		H19-028	5+	R	6/20/2019			79				1	80		80	No	
	25429029	907 N CAPITOL AV		PD19-022	SFA	O	6/25/2019							6	6		6	No	
	48122067	101 S JACKSON AV		H19-031	5+	R	7/11/2019							14	14		14	No	
	46731103	1015 E SAN FERNANDO ST		H19-032	2 to 4	R	7/12/2019							1	1		1	No	
	66072023	5310 RACHAELLA LN		PD19-026	SFD	O	8/6/2019							1	1		1	No	
	27734038	375 S BAYWOOD AV		PD19-027	5+	O	8/8/2019							48	48		48	No	
	26457041	39 LESTER AV		H19-036	2 to 4	R	8/13/2019							3	3		3	No	
	26142059	1301 W SAN CARLOS ST		SP19-067	5+	R	8/30/2019	14				21		195	230		230	No	
	58333032	6805 ALMADEN RD		H19-039	SFD	O	9/10/2019							6	6		6	No	
	47225092	295 E VIRGINIA ST		H19-048	5+	R	10/10/2019			312				35	347		347	Yes-But no action taken	
	25938132	450 W SANTA CLARA ST		PD19-029	5+	R	10/10/2019							5900	5900		5900	No	
	45603003	1747 ALMADEN RD		PD19-030	5+	R	10/18/2019							44	44		44	No	
	46737070	375 S 21ST ST		H19-050	2 to 4	O	11/5/2019							2	2		2	No	

	30339062	395 S WINCHESTER BL		SP19-031	5+	R	11/6/2019							16	16		16	No
	28403015	961 MERIDIAN AV		SP19-064	5+	R	11/12/2019							233	233		233	No
	26426088	425 AUZERAIS AV		H19-051	5+	R	11/18/2019			130					130		130	No
	27734051	2881 HEMLOCK AV		SP19-068	5+	R	12/3/2019							51	51		51	No
	28244027	1710 MOORPARK AV		H19-054	5+	R	12/18/2019			106				2	108		108	Yes-But no action taken

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

APN	Address	City	County	Parcel Type	Area	Units	Start Date	End Date	Progress	Notes
7066032	5844 VIRTUAL LN			SFD	O	1	Mar 29, 2019		1	
7066033	5846 VIRTUAL LN			SFD	O	1	Mar 29, 2019		1	
7066034	5852 VIRTUAL LN			SFD	O	1	Mar 29, 2019		1	
7066035	5856 VIRTUAL LN			SFD	O	1	Mar 29, 2019		1	
49122052	2147 TERLYN AV			ADU	O	1	Mar 29, 2019		1	
5800031	3697 PLAZA BANDERAS			ADU	O	1	Apr 03, 2019		1	
49722017	3031 WATER ST			ADU	O	1	Apr 03, 2019		1	
70162056	6459 HIDDEN CREEK CT			ADU	O	1	Apr 04, 2019		1	
59952022	785 TONGA CT			ADU	O	1	Apr 05, 2019		1	
49917024	2473 ROSLYN CT			ADU	O	1	Apr 08, 2019		1	
48427046	336 DORIS AV			ADU	O	1	Apr 09, 2019		1	
48134071	965 DIANA AV			ADU	O	1	Apr 10, 2019		1	
67822036	1770 LONG VALLEY TR			ADU	O	1	Apr 11, 2019		1	
25491169	2501 GIBELLI WY			5+ R	R	13	Apr 12, 2019		13	
25491143	401 YOGI CT			5+ R	R	5	Apr 12, 2019		5	
25491152	418 YOGI CT			5+ R	R	5	Apr 12, 2019		5	
27465044	955 KATHERINE CT			ADU	O	1	Apr 15, 2019		1	
59433021	148 AZACAR AV			ADU	O	1	Apr 16, 2019		1	
65451059	3604 COBBERT DR			ADU	O	1	Apr 16, 2019		1	
25962044	202 PROXIMITY WY			5+ R	R	7	Apr 16, 2019		7	
25962045	203 PROXIMITY WY			5+ R	R	5	Apr 16, 2019		5	
28213014	WAINWRIGHT DR			ADU	O	1	Apr 17, 2019		1	
70113023	6876 LEDENGE DR			ADU	O	1	Apr 18, 2019		1	
69204052	5852 PENTZ WY			ADU	O	1	Apr 18, 2019		1	
45590111	223 AGUSTIN NARVAEZ ST			5+ R	R	5	Apr 19, 2019		5	
45590206	201 AGUSTIN NARVAEZ ST			5+ R	R	6	Apr 19, 2019		6	
N/A	8617 QUANTUM CT			5+ R	R	6	Apr 19, 2019		6	
N/A	8612 QUANTUM CT			5+ R	R	6	Apr 19, 2019		6	
45502058	231 AGUSTIN NARVAEZ ST			SFD	O	1	Apr 19, 2019		1	
45502059	237 AGUSTIN NARVAEZ ST			SFD	O	1	Apr 19, 2019		1	
45502060	243 AGUSTIN NARVAEZ ST			SFD	O	1	Apr 19, 2019		1	
45502061	249 AGUSTIN NARVAEZ ST			SFD	O	1	Apr 19, 2019		1	
56701030	5178 HARWOOD RD			SFD	O	1	Apr 22, 2019		1	
49430055	4196 RIDGEBROOK WY			ADU	O	1	Apr 22, 2019		1	
43656070	1940 HICKS AV			ADU	O	1	Apr 22, 2019		1	
67046016	2725 TRANQUILITY ST			SFD	O	1	Apr 23, 2019		1	
67046017	2729 TRANQUILITY ST			SFD	O	1	Apr 23, 2019		1	
67046018	2733 TRANQUILITY ST			SFD	O	1	Apr 23, 2019		1	
67047025	2158 PASTORAL ST			SFD	O	1	Apr 23, 2019		1	
67047026	2154 PASTORAL LP			SFD	O	1	Apr 23, 2019		1	
67047027	2150 PASTORAL LP			SFD	O	1	Apr 23, 2019		1	
67047028	2146 PASTORAL LP			SFD	O	1	Apr 23, 2019		1	
67047029	2130 PASTORAL LP			SFD	O	1	Apr 23, 2019		1	
67047030	2134 PASTORAL LP			SFD	O	1	Apr 23, 2019		1	
67047031	2138 PASTORAL LP			SFD	O	1	Apr 23, 2019		1	
67047032	2142 PASTORAL LP			SFD	O	1	Apr 23, 2019		1	
28212003	970 ARNOLD WY			ADU	O	1	Apr 24, 2019		1	
26157028	1351 NAGLEE DR			ADU	O	1	Apr 24, 2019		1	
64701036	14661 DIAMOND AV			ADU	O	1	Apr 25, 2019		1	
43671010	1140 LAURE AV			ADU	O	1	Apr 25, 2019		1	
58311106	1122 BARNES LN			ADU	O	1	Apr 25, 2019		1	
54625011	3293 NAPA DR			ADU	O	1	Apr 26, 2019		1	
45603032	1726 GUADALUPE AV			ADU	O	1	Apr 29, 2019		1	
24957042	432 N 16TH ST			ADU	O	1	Apr 29, 2019		1	
38111012	754 ROCKWOOD DR			ADU	O	1	Apr 29, 2019		1	
43626036	2081 ARDIS DR			ADU	O	1	Apr 30, 2019		1	
26119014	562 MORRIS ST			ADU	O	1	May 02, 2019		1	
9215017	2992 CAPEWOOD LN			ADU	O	1	May 02, 2019		1	
26124032	1175 SIERRA AV			ADU	O	1	May 02, 2019		1	
24953053	554 E EMPIRE ST			ADU	O	1	May 02, 2019		1	
67310036	2905 ROSSMORE WY			ADU	O	1	May 03, 2019		1	
26140010	269 SUNK ST			ADU	O	1	May 03, 2019		1	
N/A	6805 SPUTTER CT			5+ R	R	6	May 03, 2019		6	
N/A	6805 SPUTTER CT			5+ R	R	6	May 03, 2019		6	
70655072	5742 STEALTH LP			5+ R	R	8	May 03, 2019		8	
65422040	3601 MILDICENT CT			ADU	O	1	May 06, 2019		1	
57530026	1404 REDMOND AV			ADU	O	1	May 06, 2019		1	
43960031	1460 PINE AV			ADU	O	1	May 07, 2019		1	
56738076	1446 HELMOND LN			ADU	O	1	May 07, 2019		1	
43412027	1235 LOCUST ST			ADU	O	1	May 08, 2019		1	
9238041	7708 ROYALVALE WY			ADU	O	1	May 09, 2019		1	
48804122	1353 FARRINGDON DR			ADU	O	1	May 09, 2019		1	
48128049	1154 MARGARET ST			ADU	O	1	May 10, 2019		1	
45597036	255 LLANO DE LOS RIOS AV			5+ R	R	10	May 10, 2019		10	
45597045	2884 JAYHAWKERS PL			5+ R	R	10	May 10, 2019		10	
24960053	655 E JULIAN ST			ADU	O	1	May 13, 2019		1	
50140078	970 HORSE LN			ADU	O	1	May 13, 2019		1	
30317010	2564 FOREST AV			ADU	O	1	May 13, 2019		1	
30342035	415 MAPLEWOOD AV			ADU	O	1	May 14, 2019		1	
42112038	3490 LOST OAKS DR			ADU	O	1	May 14, 2019		1	
43941006	2772 PRUMER AV			ADU	O	1	May 14, 2019		1	
56712029	5531 LAUREN DR			ADU	O	1	May 15, 2019		1	
66068011	4678 SAN LUCAS WY			ADU	O	1	May 16, 2019		1	
67046019	2741 TRANQUILITY ST			SFD	O	1	May 16, 2019		1	
67046020	2741 TRANQUILITY ST			SFD	O	1	May 16, 2019		1	

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Note: "*" indicates an optional field
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APN	Address	City	County	Parcel Area (sq ft)	Parcel Zoning	Project Name	Project Description	Project Status	Start Date	End Date	Units	Notes
67046021	2745 TRANQUILITY ST	San Jose	San Jose	1812154	SFD	0					1	May 16, 2019
N/A	2744 TRANQUILITY ST	San Jose	San Jose	1812801	SFD	0					1	May 16, 2019
N/A	2718 TRANQUILITY ST	San Jose	San Jose	1812805	SFD	0					1	May 16, 2019
N/A	2722 TRANQUILITY ST	San Jose	San Jose	1812810	SFD	0					1	May 16, 2019
48412033	280 CHALEY AV	San Jose	San Jose	1775834	ADU	0					1	May 17, 2019
70429020	243 VINEYARD DR	San Jose	San Jose	1789387	ADU	0					1	May 17, 2019
58610550	544 BLOOMSBURY WY	San Jose	San Jose	1801091	ADU	0					1	May 17, 2019
4206015	1172 MARETH AV	San Jose	San Jose	1814534	ADU	0					1	May 17, 2019
48609056	1261 S KING RD	San Jose	San Jose	1778974	ADU	0					1	May 20, 2019
37210009	7072 GALLI DR	San Jose	San Jose	1794237	ADU	0					1	May 20, 2019
46740078	340 S 14TH ST	San Jose	San Jose	1789879	ADU	0					1	May 22, 2019
67034059	1533 ORANGEWOOD DR	San Jose	San Jose	1794473	ADU	0					1	May 22, 2019
27453048	2456 SUNNY VISTA DR	San Jose	San Jose	1801543	ADU	0					1	May 22, 2019
49412015	4057 MIRA LOMA WY	San Jose	San Jose	1788001	ADU	0					1	May 23, 2019
27715043	423 MENKER AV	San Jose	San Jose	1788196	ADU	0					1	May 23, 2019
48427056	383 LYNDALE AV	San Jose	San Jose	1801370	ADU	0					1	May 23, 2019
68851038	370 ALRIC CT	San Jose	San Jose	1795573	ADU	0					1	May 24, 2019
45802037	4796 TORINO DR	San Jose	San Jose	1800100	ADU	0					1	May 24, 2019
65917001	2997 CASTLETON DR	San Jose	San Jose	1801311	ADU	0					1	May 24, 2019
68454060	92 ABERHAVEN CT	San Jose	San Jose	1742268	ADU	0					1	May 28, 2019
25457004	2137 COMMODORE DR	San Jose	San Jose	1803088	ADU	0					1	May 28, 2019
43901041	2368 WESTGATE AV	San Jose	San Jose	1783804	ADU	0					1	May 29, 2019
46703058	261 N 10TH ST	San Jose	San Jose	1797555	ADU	0					1	May 29, 2019
42940026	1427 MERCER DR	San Jose	San Jose	1804392	ADU	0					1	May 30, 2019
26123071	1177 HANCHETT AV	San Jose	San Jose	1808811	ADU	0					1	May 30, 2019
24933045	662 N 11TH ST	San Jose	San Jose	1765545	ADU	0					1	May 31, 2019
27718017	392 MENKER AV	San Jose	San Jose	1803259	ADU	0					1	May 31, 2019
26101020	296 RHODES CT	San Jose	San Jose	1741066	ADU	0					1	Jun 03, 2019
67674008	3942 HOMEPARK CT	San Jose	San Jose	1789549	ADU	0					1	Jun 03, 2019
65219040	3411 CASARINO CT	San Jose	San Jose	1777338	ADU	0					1	Jun 04, 2019
48418057	101 PLEASANT RIDGE AV	San Jose	San Jose	1738834	ADU	0					1	Jun 05, 2019
27717006	460 MAVELLEN AV	San Jose	San Jose	1759057	ADU	0					1	Jun 05, 2019
52335006	2237 GREY CT	San Jose	San Jose	1768194	ADU	0					1	Jun 05, 2019
46251001	796 AMANDA DR	San Jose	San Jose	1803083	ADU	0					1	Jun 05, 2019
27454039	2379 SUNNY VISTA DR	San Jose	San Jose	1807814	ADU	0					1	Jun 06, 2019
N/A	7064 PALMARDEN RD	San Jose	San Jose	1817927	SFD	0					1	Jun 07, 2019
N/A	7068 PALMARDEN RD	San Jose	San Jose	1817935	SFD	0					1	Jun 07, 2019
42901004	1228 CURTISS AV	San Jose	San Jose	1774876	ADU	0					1	Jun 10, 2019
59528032	3311 PINNACLE DR	San Jose	San Jose	1786517	ADU	0					1	Jun 10, 2019
44230058	2671 LEIGH AV	San Jose	San Jose	1791250	ADU	0					1	Jun 10, 2019
49918004	1370 CARTERWOOD DR	San Jose	San Jose	1794380	ADU	0					1	Jun 10, 2019
46258015	4551 SPOONWOOD CT	San Jose	San Jose	1802487	ADU	0					1	Jun 11, 2019
49919004	2487 ZACHARY WY	San Jose	San Jose	1809941	ADU	0					1	Jun 11, 2019
N/A	2300 SOLACE ST	San Jose	San Jose	1815757	SFD	0					1	Jun 11, 2019
N/A	2304 SOLACE ST	San Jose	San Jose	1815763	SFD	0					1	Jun 11, 2019
N/A	2308 SOLACE ST	San Jose	San Jose	1815768	SFD	0					1	Jun 11, 2019
24933099	537 JACKSON ST	San Jose	San Jose	1792791	ADU	0					1	Jun 12, 2019
48650053	1452 JUNE AV	San Jose	San Jose	1796523	ADU	0					1	Jun 12, 2019
24514051	2264 ZORRA CL	San Jose	San Jose	1789384	ADU	0					1	Jun 12, 2019
46230021	4118 ROSENBAUM AV	San Jose	San Jose	1801755	ADU	0					1	Jun 12, 2019
37319008	1219 BRETHOOD WY	San Jose	San Jose	1800518	ADU	0					1	Jun 13, 2019
48443090	2604 SIERRA VISTA CT	San Jose	San Jose	1808331	ADU	0					1	Jun 14, 2019
48145010	1591 VIRGINIA PL	San Jose	San Jose	1737781	ADU	0					1	Jun 17, 2019
52734049	5482 MARY JO WY	San Jose	San Jose	1805185	ADU	0					1	Jun 18, 2019
42902033	1318 CRISTINA AV	San Jose	San Jose	1779187	ADU	0					1	Jun 19, 2019
67627033	3893 TIMBERLINE DR	San Jose	San Jose	1751517	ADU	0					1	Jun 20, 2019
24925051	679 N 21ST ST	San Jose	San Jose	1796989	ADU	0					1	Jun 20, 2019
37717048	1176 MILLER AV	San Jose	San Jose	1766369	ADU	0					1	Jun 21, 2019
46735034	1284 E SAN FERNANDO ST	San Jose	San Jose	1794145	ADU	0					1	Jun 21, 2019
59912065	3422 SAN MARINO AV	San Jose	San Jose	1796143	ADU	0					1	Jun 21, 2019
49740036	528 CONTI CT	San Jose	San Jose	1804993	ADU	0					1	Jun 21, 2019
67018013	2942 BRADBURY DR	San Jose	San Jose	1807752	ADU	0					1	Jun 21, 2019
41410016	2177 FOXWORTHY AV	San Jose	San Jose	1761229	ADU	0					1	Jun 24, 2019
47228023	512 S 5TH ST	San Jose	San Jose	1790770	ADU	0					1	Jun 24, 2019
46437062	513 GAUNDBERT LN	San Jose	San Jose	1805316	ADU	0					1	Jun 24, 2019
70660026	5861 VIRTUAL LN	San Jose	San Jose	1818624	SFD	0					1	Jun 24, 2019
70660027	5865 VIRTUAL LN	San Jose	San Jose	1818640	SFD	0					1	Jun 24, 2019
70660028	5869 VIRTUAL LN	San Jose	San Jose	1818719	SFD	0					1	Jun 24, 2019
70660029	5873 VIRTUAL LN	San Jose	San Jose	1818723	SFD	0					1	Jun 24, 2019
70660030	5877 VIRTUAL LN	San Jose	San Jose	1818725	SFD	0					1	Jun 24, 2019
70660036	5880 VIRTUAL LN	San Jose	San Jose	1818734	SFD	0					1	Jun 24, 2019
70660037	5884 VIRTUAL LN	San Jose	San Jose	1818735	SFD	0					1	Jun 24, 2019
70660038	5888 VIRTUAL LN	San Jose	San Jose	1818738	SFD	0					1	Jun 24, 2019
70660039	5872 VIRTUAL LN	San Jose	San Jose	1818742	SFD	0					1	Jun 24, 2019
70660040	5876 VIRTUAL LN	San Jose	San Jose	1818745	SFD	0					1	Jun 24, 2019
67047020	2639 INTERLUDE ST	San Jose	San Jose	1819912	SFD	0					1	Jun 26, 2019
67047017	2617 INTERLUDE ST	San Jose	San Jose	1819915	SFD	0					1	Jun 26, 2019
67047024	2174 PASTORAL LP	San Jose	San Jose	1819918	SFD	0					1	Jun 26, 2019
67047019	2625 INTERLUDE ST	San Jose	San Jose	1819920	SFD	0					1	Jun 26, 2019
67047023	2170 PASTORAL LP	San Jose	San Jose	1820016	SFD	0					1	Jun 26, 2019
67047021	2162 PASTORAL LP	San Jose	San Jose	1820022	SFD	0					1	Jun 26, 2019
67047018	2621 INTERLUDE ST	San Jose	San Jose	1820025	SFD	0					1	Jun 26, 2019
67047022	2168 PASTORAL LP	San Jose	San Jose	1820029	SFD	0					1	Jun 26, 2019
28212029	659 EISENHOWER DR	San Jose	San Jose	1792801	ADU	0					1	Jun 27, 2019

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

APN	Address	City	County	Parcel Type	Element	Start Date	End Date	Progress	Notes
60104040	3560 MCKEE RD	SAN JOSE	SAN JOSE	ADU	0			1	Aug 23, 2019
26436042	853 STATE ST	SAN JOSE	SAN JOSE	ADU	0			1	Aug 23, 2019
59616112	3535 SULLY RD	SAN JOSE	SAN JOSE	ADU	0			1	Aug 26, 2019
58311073	7257 GOLD CREEK WY	SAN JOSE	SAN JOSE	SFD	0			1	Aug 26, 2019
58311073	7253 GOLD CREEK WY	SAN JOSE	SAN JOSE	ADU	0			1	Aug 26, 2019
43027054	1590 MINARDI AV	SAN JOSE	SAN JOSE	ADU	0			1	Aug 26, 2019
26446038	572 HALL AV	SAN JOSE	SAN JOSE	ADU	0			1	Aug 26, 2019
67047012	2145 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Aug 26, 2019
67047011	2149 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Aug 26, 2019
67047010	2153 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Aug 26, 2019
67047009	2157 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Aug 26, 2019
67047016	2141 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Aug 26, 2019
67047015	2137 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Aug 26, 2019
67047014	2133 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Aug 26, 2019
67047013	2129 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Aug 26, 2019
59612067	933 LINCOLN VISTA ST	SAN JOSE	SAN JOSE	ADU	0			1	Aug 27, 2019
47701007	94 HOLLYWOOD AV	SAN JOSE	SAN JOSE	ADU	0			1	Aug 27, 2019
41419052	2902 WYVAN LN	SAN JOSE	SAN JOSE	ADU	0			1	Aug 27, 2019
44720209	1603 LINDENWOOD AV	SAN JOSE	SAN JOSE	ADU	0			1	Aug 27, 2019
43422070	1457 POMAONA AV	SAN JOSE	SAN JOSE	ADU	0			1	Aug 27, 2019
48148026	287 SAN ANTONIO CT	SAN JOSE	SAN JOSE	ADU	0			1	Aug 28, 2019
58904025	5416 CLOVERCREST DR	SAN JOSE	SAN JOSE	ADU	0			1	Aug 28, 2019
24292020	699 N 17TH ST	SAN JOSE	SAN JOSE	ADU	0			1	Aug 28, 2019
48416053	138 PALM AV	SAN JOSE	SAN JOSE	ADU	0			1	Aug 28, 2019
48728081	145 S 17TH ST	SAN JOSE	SAN JOSE	ADU	0			1	Aug 29, 2019
30724020	913 CAROLA AV	SAN JOSE	SAN JOSE	ADU	0			1	Aug 30, 2019
65227042	3377 BAREDAK	SAN JOSE	SAN JOSE	ADU	0			1	Sep 04, 2019
N/A	2321 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0			1	Sep 04, 2019
N/A	2317 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0			1	Sep 04, 2019
N/A	2313 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0			1	Sep 04, 2019
67679027	3841 LUGA AVE	SAN JOSE	SAN JOSE	ADU	0			1	Sep 04, 2019
67679027	3841 LUGA AVE	SAN JOSE	SAN JOSE	ADU	0			1	Sep 05, 2019
69501016	6008 FERKLEIN DR	SAN JOSE	SAN JOSE	ADU	0			1	Sep 05, 2019
58144010	7165 RED HOLLY CT	SAN JOSE	SAN JOSE	SFD	0			1	Sep 06, 2019
68418052	4780 SNOW DR	SAN JOSE	SAN JOSE	ADU	0			1	Sep 06, 2019
59217035	2643 ALVINA DR	SAN JOSE	SAN JOSE	ADU	0			1	Sep 06, 2019
26428018	445 ALZERAIS	SAN JOSE	SAN JOSE	ADU	0			1	Sep 09, 2019
42949031	1497 MERCER AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 09, 2019
67018031	2736 ADA AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 09, 2019
N/A	6584 VISION CT	SAN JOSE	SAN JOSE	5+	R			1	Sep 09, 2019
N/A	6571 IMMERSION LP	SAN JOSE	SAN JOSE	5+	R			1	Sep 09, 2019
N/A	6532 IMMERSION LP	SAN JOSE	SAN JOSE	5+	R			1	Sep 09, 2019
67621014	3430 WOODSIDE LN	SAN JOSE	SAN JOSE	ADU	0			1	Sep 10, 2019
26122096	1377 HANCHETT AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 10, 2019
24627033	843 JACKSON ST	SAN JOSE	SAN JOSE	ADU	0			1	Sep 10, 2019
59523080	4054 CLAYTON WY	SAN JOSE	SAN JOSE	ADU	0			1	Sep 10, 2019
58351018	1364 TIFFANY GANSON CT	SAN JOSE	SAN JOSE	SFD	0			1	Sep 11, 2019
30341024	375 HANSON AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 11, 2019
49925104	2637 MC LAUGHLIN	SAN JOSE	SAN JOSE	ADU	0			1	Sep 12, 2019
48614031	1798 CATHAY DR	SAN JOSE	SAN JOSE	ADU	0			1	Sep 13, 2019
59217023	2843 BELL AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 13, 2019
48729078	170 S 14TH ST	SAN JOSE	SAN JOSE	ADU	0			1	Sep 16, 2019
26109034	1033 ASSBURY ST	SAN JOSE	SAN JOSE	ADU	0			1	Sep 17, 2019
67047004	INTERLUDE ST	SAN JOSE	SAN JOSE	SFD	0			1	Sep 17, 2019
67047001	INTERLUDE ST	SAN JOSE	SAN JOSE	SFD	0			1	Sep 17, 2019
67047005	2161 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Sep 17, 2019
67047003	2655 INTERLUDE ST	SAN JOSE	SAN JOSE	SFD	0			1	Sep 17, 2019
67047007	2169 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Sep 17, 2019
67047002	INTERLUDE ST	SAN JOSE	SAN JOSE	SFD	0			1	Sep 17, 2019
67047008	2173 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Sep 17, 2019
67047006	2165 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0			1	Sep 17, 2019
N/A	2300 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0			1	Sep 17, 2019
N/A	2305 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0			1	Sep 17, 2019
N/A	2301 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0			1	Sep 17, 2019
59217008	2983 VERA DR	SAN JOSE	SAN JOSE	ADU	0			1	Sep 18, 2019
67020003	2796 CHOPIN AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 18, 2019
27960045	914 S BAYWOOD AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 19, 2019
26120018	1856 SINGLETARY AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 23, 2019
9294051	2179 LAKEWOOD DR	SAN JOSE	SAN JOSE	ADU	0			1	Sep 23, 2019
49111022	2638 CUNNINGHAM AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 23, 2019
26418018	461 GREGORY ST	SAN JOSE	SAN JOSE	ADU	0			1	Sep 24, 2019
24528042	1422 VINCI PARK WY	SAN JOSE	SAN JOSE	ADU	0			1	Sep 24, 2019
27715046	443 MINKER AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 24, 2019
24646051	347 N 5TH ST	SAN JOSE	SAN JOSE	ADU	0			1	Sep 25, 2019
42969029	1317 BLEWETT AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 26, 2019
43409015	1222 ALMADEN AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 26, 2019
27412087	1563 HANCHETT AV	SAN JOSE	SAN JOSE	ADU	0			1	Sep 27, 2019
64917034	2965 SUGARHILL DR	SAN JOSE	SAN JOSE	ADU	0			1	Sep 27, 2019
58370011	7209 GLENVIEW DR	SAN JOSE	SAN JOSE	SFD	0			1	Sep 27, 2019
47703128	1193 S 8TH ST	SAN JOSE	SAN JOSE	ADU	0			1	Sep 27, 2019
64731007	1614 S WHITE RD	SAN JOSE	SAN JOSE	ADU	0			1	Sep 27, 2019
42919008	957 MICHIGAN	SAN JOSE	SAN JOSE	ADU	0			1	Sep 30, 2019
43401027	1135 DELMAS AV	SAN JOSE	SAN JOSE	ADU	0			1	Oct 02, 2019
25432056	699 WEBSTER DR	SAN JOSE	SAN JOSE	ADU	0			1	Oct 02, 2019
48618052	1881 DECATUR DR	SAN JOSE	SAN JOSE	ADU	0			1	Oct 02, 2019
41221045	891 ELLEN DR	SAN JOSE	SAN JOSE	ADU	0			1	Oct 02, 2019
47714149	987 THELMA WY	SAN JOSE	SAN JOSE	ADU	0			1	Oct 02, 2019
42919022	568 MINNESOTA AV	SAN JOSE	SAN JOSE	ADU	0			1	Oct 03, 2019
48144044	410 S 34TH ST	SAN JOSE	SAN JOSE	ADU	0			1	Oct 03, 2019
26221016	2509 HUERTO CT	SAN JOSE	SAN JOSE	ADU	0			1	Oct 03, 2019
48727092	382 S 26TH ST	SAN JOSE	SAN JOSE	ADU	0			1	Oct 04, 2019
65909054	3892 WHITESAND CT	SAN JOSE	SAN JOSE	ADU	0			1	Oct 04, 2019
64731064	1644 S WHITE RD	SAN JOSE	SAN JOSE	ADU	0			1	Oct 04, 2019

Jurisdiction	San Jose
Reporting Year	2019 (Jan. 1 - Dec. 31)

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Housing Element Implementation
(CCR Title 29 §602)

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

APN	Address	City	County	Parcel Type	Area	Units	Start Date	End Date	Notes
49133010	1335 SUPREME DR			ADU	O	0			
49412015	4057 MARCOLMA WY			ADU	O	0			
49460050	1165 BARRINGTON CT			ADU	O	0			
27963070	2630 MCDONNELL AV			ADU	O	0			
67317030	2383 RENFELD WY			ADU	O	0			
48419064	7 BRICH LN			ADU	O	0			
48134071	866 DIANA AV			ADU	O	0			
42108045	18110 SAMARITAN DR			ADU	O	0			
46751017	630 BROOKWOOD AV			ADU	O	0			
52334007	2295 LOS GATOS-ALMADEN RD			SFD	O	0			
27413071	1448 MARTIN AV			ADU	O	0			
70113023	6670 ELDREDGE DR			ADU	O	0			
48115038	1608 SHOKTRIDGE AV			ADU	O	0			
24947064	WASHINGTON ST			ADU	O	0			
43934054	1107 MARLETTE AV			ADU	O	0			
69204052	5852 PENTZ WY			ADU	O	0			
26138050	128 CLEAVES AV			ADU	O	0			
28229016	1995 MERIDIAN AV			ADU	O	0			
9215017	2992 CAPOWOOD LN			ADU	O	0			
26124032	1175 SIERRA AV			ADU	O	0			
48427046	336 DORIS AV			ADU	O	0			
49451027	4070 SACRAMENTO AV			ADU	O	0			
43941006	2712 PLUMMER AV			ADU	O	0			
45802037	4196 TONINO DR			ADU	O	0			
30334023	390 ARDIS AV			ADU	O	0			
49469076	3962 TIVERS RD			ADU	O	0			
70429020	243 VINEYARD DR			ADU	O	0			
67627033	3993 TAMERLINE DR			ADU	O	0			
38104120	4969 ENGLEWOOD DR			ADU	O	0			
47701074	1144 S 2ND ST			S+	R	0			
40388003	5272 YORKTON WAY			ADU	O	0			
40388056	12730 LANTANA AVENUE			ADU	O	0			
29921010	1015 PHELPS AVENUE			ADU	O	0			
67318042	3210 PUMPERSTON WAY			ADU	O	0			
24931030	645 N 15TH STREET			ADU	O	0			
24931042	747 N 4TH STREET			ADU	O	0			
26140009	257 SUNOL STREET			ADU	O	0			
67322074	3062 FLATER DRIVE UNIT 2			ADU	O	0			
30740033	1669 CAROLA AVENUE			ADU	O	0			
26439049	862 PALM STREET UNIT 2			ADU	O	0			
41222024	630 ELLEN DRIVE UNIT 2			ADU	O	0			
40388003	5272 YORKTON WAY			ADU	O	0			
40388056	12730 LANTANA AVENUE			ADU	O	0			
29921010	1015 PHELPS AVENUE			ADU	O	0			
67318042	3210 PUMPERSTON WAY			ADU	O	0			
24931030	645 N 15TH STREET			ADU	O	0			

Jurisdiction	San Jose	
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Housing Element Implementation
 (CCR Title 25 §6202)

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	345	314	190	146	134					1129	8104
	Non-Deed Restricted												
Low	Deed Restricted	5428	231									231	5197
	Non-Deed Restricted												
Moderate	Deed Restricted	6188										2304	3884
	Non-Deed Restricted				285	1300	719						
Above Moderate		14231	5904	1774	2622	1527	1572					13399	832
Total RHNA		35080											
Total Units			6480	2088	3097	2973	2425					17063	18017

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

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Jose	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
Increase, Preserve, and Improve the Supply of Affordable Housing			
Programs & Funding			
1. Continue Predevelopment Loan and Project Development Loan Programs.			
	Review City's existing Income Allocation Policy and update as necessary to provide a funding framework for income categories.	2015-16	In mid 2018, the City Council approved the Housing Department's new 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.
	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.
	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 2018, staff obtained City Council approval to fund approximately \$12M for acquisition, construction, and permanent loans and grants to support the creation of 80 new affordable homes. In 2018, the City also issued \$350M in tax-exempt bonds to support rehabilitation and refinancing of existing rental complexes totaling 700 affordable apartments.
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 increased by 26% from 2017 to 2018 for a total of \$15.8MM. Organizational capacity and analytical tools to monitor and enhance portfolio revenues has been strengthened and continues to grow.
3. Facilitate affordable housing deals that require no City subsidies.			

	Facilitate mixed income deals. Facilitate 9% and 4% tax credit/bond developments.	Ongoing	It is the Housing Department's goal to review and modify the City's multifamily revenue bonds policy before or during the Fall of 2019. The Housing Department will engage with affordable housing developers, financial institutions, and other stakeholders with the goal of updating the bonds policy to increase the supply of affordable housing in San Jose.
4. Implement the City's Housing Impact Fee Program.			
	Develop and implement the Housing Impact Fee Program by the effective date.	2016	<p>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 are submitted 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:</p> <ul style="list-style-type: none"> - 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. - 17 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 building permits by June 30, 2020 in order to remain under the AHIF, otherwise they will become subject to the IHO. One out of the 17 projects has paid their AHIF totaling \$1,410,406.49 based on 103 market rate units. - 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.
	Utilize the fees generated to finance the development of housing that is affordable to the workforce.		<p>To date, approximately \$3.1 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.</p> <ul style="list-style-type: none"> - 15 developments remain eligible for the pipeline exemption as of 2018, revising the estimated value of the exempted fee revenue for these developments to total: \$51 million.
5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.			
	Utilize resources to acquire land	Annual, ongoing	In 2018, the City issued a Notice of Funding Availability for \$100M in City funds for the development of new affordable housing including transit oriented development. The NOFA will create over 1,100 new affordable apartments.
	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 440 housing units and commercial at the Tamien Light Rail and Caltrain Station. 20% of the apartments will be affordable per VTA's joint development policy. VTA continues to engage with the community and the City on several other TOD projects on the Santa Teresa light rail line.

	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. Given the very high land costs present in the market at this time, this does not appear to be a advisable strategy. Staff will report back to City Council in the coming year on this analysis. Staff will also continue to explore Community Land Trusts feasibility as another way to acquire and hold sites for affordable housing.
	Explore partnerships such as Community Land Trusts to facilitate acquisition of land.	2016-17	The City continues to explore CLT through participation in the PolicyLink anti-displacement network. The City's advisory group on the Diridon Station Area development also identified CLTs as a potential strategy. In addition, the Silicon Valley Community Foundation identified this as a priority and began exploring it in 2018 with regional partners including the City of San Jose Housing Department.
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 2018, 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, \$8.3 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 - D3	Since the start of 2016, the City has committed funding for 532 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.			
	Develop a funding framework to guide the allocation of resources between the production of new affordable homes or the preservation of existing affordable homes.	2015-16	As local Measure V, which would have provided \$450 million in resources for affordable housing, did not pass on the November 2018 ballot, the City has continued to prioritize available funds for the creation of new or newly-affordable homes. This aligns with the City Council's direction in 2018 to create 10,000 new affordable homes over a five-year period. To support production, the Department has developed new underwriting guidelines for the funding of new projects as well the refinancing of existing properties. The Department has drafted and will finalize guidelines for transactions on existing portfolio assets.
	Fund the extension of the affordability restrictions for existing multifamily affordable homes pending funding availability.	Ongoing	Staff has extended and strengthened affordability restrictions for 10 developments with 1,332 units without additional City funding.
	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.
	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. No changes have been proposed to this program.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.			
	Help shape the National Housing Trust Fund, GSE reform, tax reform and other Federal policies that create funding for affordable housing development.	Ongoing	In January, 2019 the White House announced plans to reform Fannie Mae and Freddie Mac and the nation's housing finance system. City staff will continue to monitor this. City staff have also been closely following the rollout of the Federal IRS Opportunity Zone program. San Jose has 11 Opportunity Zones. It is not yet clear if this program will provide meaningful incentives for the production of affordable housing. Finally, staff has accommodated the effects of tax reform into its tax credit financed transactions, and incorporated this into analysis for potential programs.
	Shape cap and trade implementation.	Ongoing	Completed. In 2017 and 2018 Housing staff attended AHSC information workshops and provided feedback on the program. The City has partnered with affordable housing developers on three applications, of which two have been awarded. The City intends to submit an additional three applications in early 2019 to build affordable housing, bike and pedestrian infrastructure, and urban greening improvements.
	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.
	Support new tools that replace Redevelopment Agency Low/Moderate Income Housing Funds including Infrastructure Financing Districts.	Ongoing	In 2018, several tax increment bills for affordable housing were introduced. The City will track these bills as they move through the legislative process. The new Governor has deemphasized the likelihood of a new redevelopment program for 2019.
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	San Jose's Housing Director served on the MTC Committee to House the Bay Area (CASA) technical advisory committee which completed its work in December, 2018. CASA seeks to build an actionable political consensus around increasing housing production, preserving existing affordable housing and protecting vulnerable populations from housing instability and displacement. The Mayor of San Jose also served as a key member of the CASA board. City staff and selected Council members worked on potential subregional Regional Housing Needs Allocation strategy together with the Cities Association of Santa Clara County. The Department's Homelessness Response and Grants teams regularly coordinate homeless funding strategies with the County of Santa Clara staff and other members of the local CoC. The City's Housing Director meets quarterly with Housing Directors from Oakland and San Francisco. Staff also continue 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.
Potential Actions			
12. Advance regional solutions to address housing needs.			

	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	At the end of 2018, MTC released the Committee to House the Bay Area (CASA) Compact, a package of policies to confront the housing crisis in the Bay Area and Statewide. Element #10 calls for the establishment of a Regional Housing Enterprise to implement CASA, track displacement and development, provide incentives and technical assistance. The state legislature is expected to introduce bills that implement the CASA Compact.
	Explore strategies to facilitate a more balanced regional distribution of affordable housing production.		The City of San Jose agreed to participate in Regional Housing Needs Allocation (RHNA) Sub region with other Cities in Santa Clara County. This will provide opportunities for communication and could lay the groundwork for future cooperation on the location of new housing development. In addition, Mayor Liccardo continues to advocate for a regional commercial linkage fee.
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 City's 2017/2018 - 2021/2022 Affordable Housing Investment Plan was approved by the City Council on June 6, 2018.
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 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 developing Quetzal Gardens, a 100% affordable housing development adjacent to the 522 Bus Rapid Transit stop. City staff are funding the affordable units at Quetzal and considering ways to fund a portion of its commercial space buildout.
Housing Planning Tools			
15. Develop and Implement Urban Village Plans			
	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.
	Complete and/or implement Urban Village plans for The Alameda, West San Carlos, South Bascom, and Diridon Station.	2015-16	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 recently kicked off work on the Diridon Integrated Station Concept Plan and is working with Google on a master plan for housing and commercial space in that area, including updates to the Diridon Station Area Urban Village Plan.
	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.

	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 will begin the second Four-Year Major Review of the General Plan in fall 2019.
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 with a developer on San Jose's third Affordable Housing and Sustainable Communities (AHSC) funding application and the City intends to partner on three AHSC applications in 2018. In 2018 San Jose is partnering on three AHSC funding applications. San Jose also applied to Cal OES for nearly \$5M to retrofit soft story multifamily buildings.
17. Work with the private sector to help facilitate the development of affordable homes.			
	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	City Council approved a citywide density bonus ordinance in May 2018 to implement State housing density bonuses and incentives law and provide affordable housing incentives consistent with the San José General Plan. The City is currently working on an update to the ordinance to reflect the changes to the density bonus, incentives or concessions, and parking requirements made by AB 1763 in 2019.
	Continue to negotiate developer agreements in exchange for "extraordinary benefits" including affordable housing.	Ongoing	The City is currently working with stakeholders on a development agreement with Google for the Diridon station area which is expected to incorporate strategies for affordable housing development and preservation.
18. Protect mobile home parks as a source of naturally affordable housing.			
	a. 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, City Council approved General Plan text amendments to enhance goals and policies to protect mobilehome parks. In 2018, City Council approved additional General Plan text amendments related to housing preservation and rehabilitation and directed staff to begin work in 2019 on General Plan land use amendments on two mobilehome parks at risk of conversion.
19. Facilitate the increase of the supply of legal secondary units.			
	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. City Council approved further changes to the Zoning Code in 2018 to enable more properties to qualify for secondary units and to ease requirements. These changes contributed to a spike in activity as the City issued 38 ADU building permits in 2016 and 190 in 2018. The City is currently working on updates to the ordinance to bring the city in compliance with AB 68, AB 881, and SB 12

	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
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.			
	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.
	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 City Council in 2018 to ease and clarify parking requirements for Secondary/Accessory Dwelling Units.
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.
Potential Actions			
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.			
	Assess the rate of apartment to condominium conversions and impacts on the rental housing stock to determine if displacement is an issue.	2016-17	Work on this goal has not yet commenced due to higher priorities, as few condo conversions are occurring in our market.
	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	Work on this goal has not yet commenced due to higher priorities, as few condo conversions are occurring in our market.
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 2018, the City dedicated over \$19M to support housing based solutions, including prevention, rental subsidies, supportive services, as well as crisis response interventions, including outreach and mobile case management, emergency shelter and mobile hygiene, to serve over 4,350 people experiencing homelessness in San Jose.
26. Implement master-lease program to provide transitional housing for homeless people in existing under-occupied hotels.			
	Revise Zoning Code to allow Hotel Supportive Housing as an incidental use to commercial hotels in non-residential zoning districts.	2014	Completed in 2014.
	Seek funding to begin implementation.		Completed in 2016. Worth noting that the City is currently in the process of purchasing a commercial motel property that will be transitioned to a Hotel Supportive Housing use and is projected to open for participants in FY 20-21.
27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.			
	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 February 2015, City Council endorsed the Community Plan to End Homelessness. The City continues to provide direct support and funding to the County Office of Supportive Housing as it assumed the role of Collaborative Applicant for the COC and centralized the operations of HMIS. In 2019, the City provided over \$1M to the County for services to support 180 chronically homeless individuals to maintain permanent housing. The City also partnered with Destination: Home with over \$4M to launch new systems for employment and preventing homelessness, with a focus on families.
	Continue work with the County - as the COC applicant - to develop and implement new community-wide standards to ensure compliance for 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.
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	In 2018, the City completed 628 clean-up activities removing approximately 955 tons of debris and hazardous waste from the waterways.
29. Research and explore potential alternative homeless housing and services options.			

	Examine an array of alternative housing options, including: tiny homes and other best practice or new housing and service models.	Ongoing	In 2018, the City implemented its first interim housing program at a rehabilitated hotel in downtown San Jose; the program at the Plaza Hotel is designed to assist individuals enrolled in a Rapid Rehousing Program with a temporary place to stay while they search for permanent housing. By the end of 2019, the the program saw 41 participants exit to permanent housing. In December 2018, City Council directed the Housing Department to begin developing Bridge housing communities at two sites, each with 40 tiny homes for individuals with support services and shared common areas. A full scale prototype tiny home was displayed at City Hall on December 10, 2018. By the end of 2019, the first BHC site had opened its doors to its first residents and the second BHC site was beginning preparation to break ground. 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 2018. Lastly, the City continued to fund the Overnight Warming Locations, which, in 2019, the OWL model changed to allow two City-owned buildings to open their doors to homeless persons each night during the cold weather season. When the sites were open, they provided 60 additional emergency shelter beds in San Jose.
	Implement overnight safe parking program.	2018	In November 2018, the City implemented its first Safe Parking Pilot Program for families with a goal of moving them to permanent housing. During its first year of operation, the program had 223 participants, with 82% exiting to permanent housing or shelter. Additionally, the City began developing an ordinance to allow those residing in their vehicles to park overnight in designated areas throughout San Jose.
	Implement hotel/motel master leasing and conversion - see goal #26 also	2017	In early 2018, the City began leasing up the Plaza Hotel as an interim housing program for those searching for permanent housing with a rental subsidy coupon. In late 2019, the City was the final stage of purchasing a commercial property that will be converted to a Hotel Supportive Housing use, along with drafting an RFP for its operations.
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 presentations at 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.			
	Update the Assessment of Impediments to Fair Housing.	2015	The Analysis of Impediments update was completed in April 2017. A robust process per federal and State law on an Assessment of Fair Housing will be performed in 2019-20 for the 2020-2025 Consolidated Plan.
	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 2018, the Fair Housing Consortium provided services to 328 individuals, made 38 fair housing presentations to tenants and landlords, and conducted 43 fair housing investigations. Measured by pre and post-training surveys, 96% of participants reported an increase in familiarity with laws governing fair housing.
	Explore opportunities to increase public awareness of and access to fair housing information and resources.	2015-16	The Housing Department continues to attend community meetings to provide information and housing resources and will begin work in 2019 on a new Fair Housing plan using the Assessment of Fair Housing format as directed by California Assembly Bill 686 (Santiago).

	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.
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's last NOFAs in 2016 and 2018 for new affordable housing defined siting requirements for projects that took the place of the City's previous dispersion policy and built on the federal housing vouchers' framework. The Housing Department plans to work on a revised policy in 2019 and will build on these criteria and the Department's anti-displacement analysis.
33. Protect the affordability of rental homes.			
	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. Additionally, 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.
	Review Rent Stabilization Program to determine opportunities for improvement.	2015-16	Complete
	Secure voluntary agreements for at least 75% of petitions within ordinance-required 30 day period.	Ongoing	In 2018, the City secured voluntary mutual agreements for 71% of the petitions filed.
	Explore and establish other preservation policies, programs, or tools as appropriate.	Annual, ongoing	Staff has initiated a preliminary research into potential preservation policies and programs through its Anti-Displacement research. The Housing Department intends to share a Citywide Anti-Displacement strategy in late 2019.
Potential Actions			
34. Consider proposed policies or ordinances to protect low and moderate income residents in market-rate and deed-restricted affordable housing from displacement.			
	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 - 2 current Ellis Act Ordinance Projects - Ongoing	In May 2017, the City Council approved an Ellis Act Ordinances. This ordinance requires extended noticing, relocation benefits, and reconrol requirements to owners who remove apartments from the rental market. This ordinance provides significant benefits to tenants facing displacement in San Jose.
	Explore other anti-displacement policies or programs, including financing, land use, and acquisition strategies.	Ongoing	San Jose was invited to join the PolicyLink Anti-Displacement Network to learn about additional tools and strategies to help prevent and mitigate the effects of residential displacement. Staff from Housing, PBCE, Council District 5 along with external partners have attended two conferences and monthly video conferences to learn about best practices in other Cities. Housing staff began outreach in late 2018 and will work with stakeholders to develop a comprehensive anti-displacement strategy by late 2019.

4. Create Healthy, Sustainable, Communities and Neighborhoods

35. Increase the health and resilience of communities.

	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	In 2016-17, the Housing Department released an RFP to fund programs with CDBG funding to increase access to healthy foods for lower-income and at-risk communities. The Health Trust and the Portuguese Organization for Social Services & Opportunities (POSSO) were selected to provide meal access to seniors. In 2018, POSSO served 130 unduplicated clients and provided 5,823 meals to seniors. The Health trust served 131 unduplicated participants and provided 23,723 meals to seniors.
	Explore and establish as appropriate strategies to increase economic opportunities, self-sufficiency, and asset-building for households and communities.	Ongoing	The City released a new Request for Proposals for job training and job creation for homeless and youth. The Housing Department partnered with other City Departments, non-profits and community leaders to provide a variety of programs to link lower income residents to job opportunities. In 2018, Downtown Streets Team assisted 68 participants with job experience.
	Explore a "soft story" rehabilitation program to facilitate seismic retrofits of at-risk buildings.	2015-16	On June 28, 2018 staff received direction from the City Council to develop a mandatory multifamily soft story retrofit program. Staff expects to bring forward this framework in 2019. Staff applied for a Cal OES HMPG Project Grant in 2018 to assist with developing the program and potentially offset the cost of future retrofit projects. The application is still under review by FEMA. Staff expects to find out whether the grant is awarded in Winter 2019.

36. Enhance San Jose's place-based neighborhood strategies.

	Develop a strategic framework for neighborhood strategies that establishes investment criteria, priorities, goals, and metrics.	2015-16	In Process - The Department established guiding principles for neighborhood investment including 1)increase social capital 2)create economic resilience and 3)promote healthy communities. Goals and metrics are forthcoming.
	Implement the Community Improvement Program to provide enhanced inspection services to multi-family rental properties to arrest the decline and deterioration of aging housing stock and reduce blighted conditions within lower income neighborhoods within	Ongoing	The Department Continues to fund enhanced code enforcement inspections in all multi-family apartments in the three current Place-based neighborhoods. The Housing Department has funded Somos Mayfair to provide services in place-based neighborhoods to increase social capital, create economic resilience, and promote healthy communities. Somos Mayfair has trained 266 individuals in leadership development, 10 individuals in a urban agriculture entrepreneur program, 55 individuals in non-profit & community leadership, and 29 individuals in child care provider business ownership.

37. Educate rental property owners on ways to better manage tenants and prevent crime.

	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 November 2015, Code Enforcement initiated a Code Connection Newsletter which offers building safety and code compliance tips to owners and managers. Printed newsletters are included in the twice-a-year Residential Occupancy Permit notifications. An electronic version of the newsletter is sent quarterly to subscribers.
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	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	Code Enforcement offers classes to assist multi-family rental property owners and managers in improving housing conditions using best management practices. Classes are offered in February, March, April, May, September, October and November.
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38. Continue robust code enforcement.

	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.
	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 Vacant Neglected Building Program registers buildings that meet the standards of SJMC 17.38. Staff prepares summary abatements as needed to secure vacant buildings, conducts monthly monitoring site visits and investigates complaints.

39. Continue to partner with the Responsible Landlord Engagement Initiative (RLEI).

	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 NHSSV ceased operations. The City Housing Department provided financial assistance to the organization to facilitate a smooth dissolution and transfer of assets, including a City funded loans, loan pools and the RLEI program. In addition to facilitating the program transfer, the Housing Department provided a \$150,000 operating grant to Catholic Charities to administer the RLEI program for one year. The Housing Department is working with Catholic Charities to identify a long-term funding source. The City is currently funding RLEI through the 2018-2019 Fiscal Year.
	Staff from the Housing Department's Rent Stabilization Program will continue to attend RLEI meetings.	Ongoing - Meet on Thurs.	Rent Stabilization Program staff will attend RLEI meetings once they are reconvened.

40. Facilitate residential development that minimizes environmental impacts and operating costs.

	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.
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	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.
41. Maintain the stock of existing owner-occupied homes.			
	Continue to work with nonprofit partners to provide low cost loans for emergency home repairs.	Ongoing	The City continues to close out its pipeline of existing City-administered single-family housing rehab applications. The City funds nonprofit partners to perform repairs, as explained below.
	Continue to provide minor grants and low cost loans for urgent repair needs as funds remain available.	Ongoing	In 2019, the Housing Department funded Rebuilding Together Silicon Valley to implement a Minor Repair Grant Program that assisted 196 homeowners, as well as Habitat for Humanity Silicon Valley that assisted 49 homeowners for urgent repairs.
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 7/1/18, the City is no longer funding financial literacy, due to budgetary reasons and scarcity of funds.
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 CY 2019, no second mortgages were provided due to budgetary reasons and scarcity of funds.
Potential Actions			
44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.			
	Explore utilization of existing accessible homes.	Ongoing	Staff has not yet begun work on this item
	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.
	Explore ways to encourage site accessibility design in residential development.	Annual, ongoing	In the Fall of 2018, the Housing Department issued a Notice of Funding Availability for affordable housing. One respondent submitted a project that is under consideration for our managed pipeline. That project proposes to integrate affordable housing for disabled individuals within a market rate building.

Jurisdiction	San Jose	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

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)(7) 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	10	934	253	1197					
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income	10	934	253	1197					

Jurisdiction	San Jose	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	134
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	719
Above Moderate		1572
Total Units		2425

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

Housing Applications Summary	
Total Housing Applications Submitted:	36
Number of Proposed Units in All Applications Received:	10,203
Total Housing Units Approved:	0
Total Housing Units Disapproved:	10,203

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	3
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
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

Cells in grey contain auto-calculation formulas

Methodology for Moderate-income Unit Analysis – 2019 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 2019 will be affordable to moderate-income households in approximately 2021 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 (2019) HCD Income Limits and assuming a rent of no more than 30% of 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. Survey a small number of new apartment buildings in a variety of zip codes, including those in areas with building permits issued in the current year. Determine set of utilities typically paid by tenants. Using the Santa Clara County Housing Authority current (2019) 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 (2017 to 2018 and 2018 to 2019).
- 2. Identify 2019 Permitted Housing Projects > = 10 units:**
 - a. Obtain CY2019 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 2019 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 (2019) HCD Income Limits and assuming a rent of no more than 30% of 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. Survey a small number of new apartment buildings in a variety of zip codes, including those in areas with building permits issued in the current year. Determine set of utilities typically paid by tenants. Using the Santa Clara County Housing Authority current (2019) 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 2019 Permitted Housing Projects > = 10 units:

- a. Obtain CY2019 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:

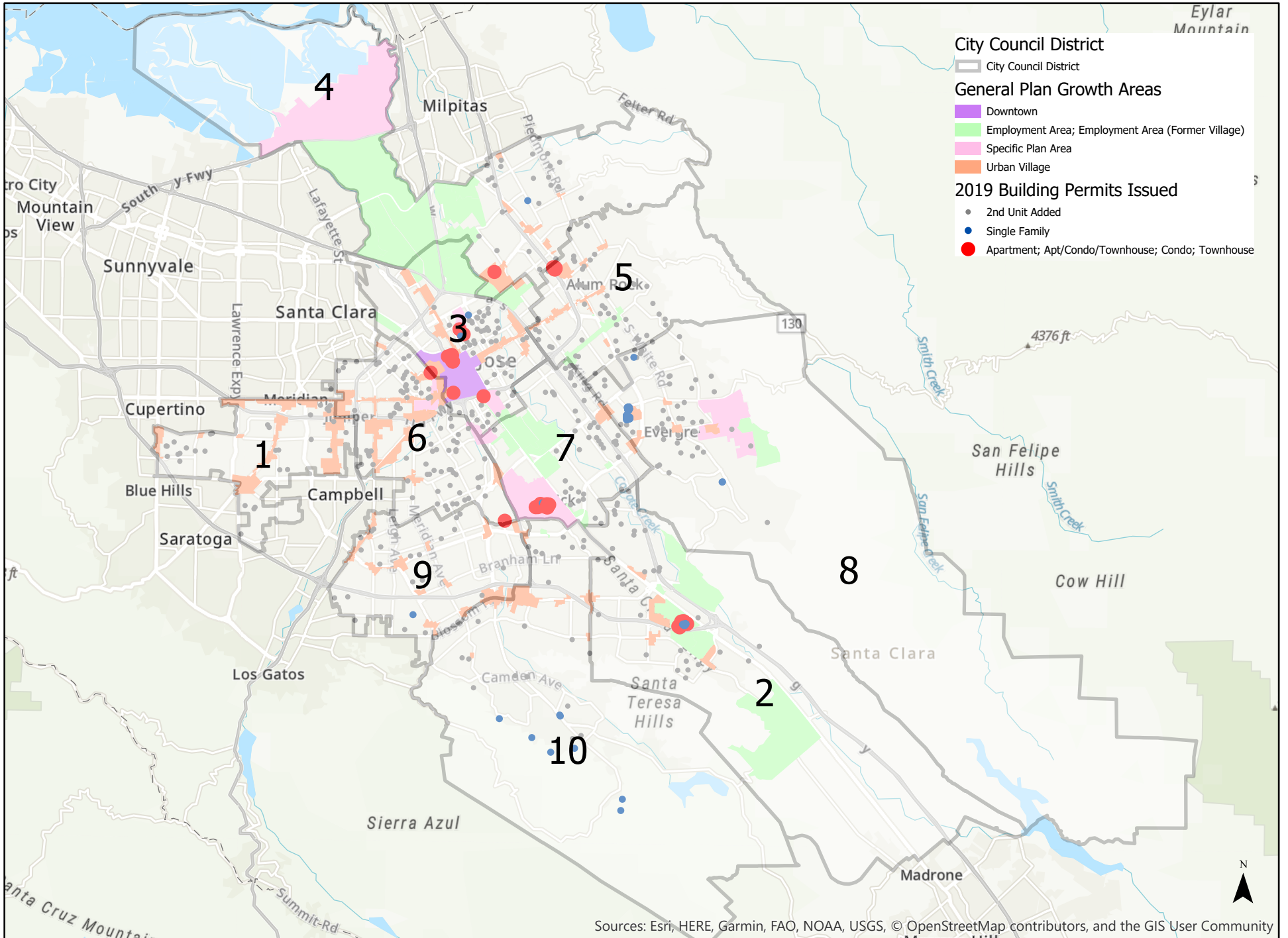
- a. Use Costar to identify Q4 2019 Class A average effective rents (by bedroom size) for market-rate projects in SJ, for the zip codes identified in #2 above.

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 (CY 2019)



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

HOUSING SUCCESSOR TO THE REDEVELOPMENT AGENCY ANNUAL REPORT

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 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 February 25, 2020. This Report sets forth certain details of the housing activities of the City of San Jose, successor to the former Redevelopment Agency of the City of San Jose 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 January 1, 2009 to January 1, 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, 2017. 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 <http://www.sanjoseca.gov/index.aspx?nid=1302>.

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. To date, the City Council has 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 Department of Finance 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 Department of Finance approved such property as a housing asset. For San José, the date of the Department of Finance’s approval was March 14, 2013.

Below is a chart with status of each piece of real property acquired by the former redevelopment agency prior to February 1, 2012:

Property Address	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	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.
E side Evans Lane (aka Willow Glen Woods)	06/30/05	3/13/2018	See Evans Lane VTA description.
COMPLETED			
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.

Property Address	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
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.
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 was \$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 requirement of at least 30% spent on Extremely Low-Income housing 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 January 1, 2009 to January 1, 2019. As the percentage is less than 50%, there is no limitation on future expenditures of LMIHAF funds for senior units at this time.

Senior Housing Test	Jan 1, 2009 – Jan 1, 2019
# of Assisted Senior Rental Units	4,591
# of Total Assisted Rental Units	16,525

Senior Housing Percentage	28%
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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):

	FY14-15	FY15-16	FY 16-17	FY 17-18	FY18-19	Total deposited in preceding 4 years (FY14/15 – 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 June 30, 2019:

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

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

C. Single family loan funds of \$2,710,574 were returned to the Housing Successor in the past 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 F - List & Location of Inventory Sites Near Transit Hubs

	NAME	NUMBER	APN	UNITS	DENSITY	AFFORDABLE	PLAN	ZONING	USE	ACRES
1	The 88 Condos (Phase 2)	HA04-038-04	46722156	204	152.2	Yes	DT	DC	Commercial	1.34
2	The Pierce Apts	H13-021	26432087	234	117.6	Yes	DT	DC-NT1	Commercial	1.99
3	Silvery Towers Apts	H13-041	25932004	643	349.5	Yes	DT	DC	Commercial	1.84
4	Post/San Pedro Apts	PRE13-189	25940088	156	339.1	Yes	DT	DC	Commercial	0.46
5	San Pedro Square	H12-020	25932044	408	190.7	Yes	DT	DC	Industrial	2.14
6	Balbach Condos	PDC13-027	26430067	101	64.3	Yes	DT	A(PD)	Commercial	1.57
7	N/A	N/A	25951006	70	175	Yes	DT	DC	None	0.4
8	N/A	N/A	25924020	375	175	Yes	DT	DC	None	2.14
9	North San Pedro Townhomes 1	H14-002	25933017	43	33.1	Yes	DT	DC	Commercial	1.3
10	N/A	N/A	25932040	228	175	Yes	DT	DC	None	1.3
11	N/A	N/A	25933007	138	175	Yes	DT	DC	Commercial	0.79
12	N/A	N/A	46701029	119	175	Yes	DT	CG	Commercial	0.68
13	N/A	N/A	25935026	320	175	Yes	DT	DC	Commercial	1.83
14	N/A	N/A	25935042	117	175	Yes	DT	DC	Commercial	0.67
15	Marshall Squares	H14-010	46721030	195	137.3	Yes	DT	DC	Commercial	1.42
16	N/A	N/A	46721011	110	175	Yes	DT	DC	Commercial	0.63
17	N/A	N/A	46720075	207	175	Yes	DT	CG	Commercial	1.18
18	N/A	N/A	46720060	77	175	Yes	DT	CG	Commercial	0.44
19	N/A	N/A	46720081	170	175	Yes	DT	CG	Commercial	0.97
20	N/A	N/A	25935055	61	175	Yes	DT	DC	None	0.35
21	N/A	N/A	46722142	175	175	Yes	DT	DC	Commercial	1
22	N/A	PRE07-277	25943076	131	175	Yes	DT	DC	Commercial	0.75
23	City Front Square	H06-040	25942080	359	175	Yes	DT	DC	Commercial	2.05
24	N/A	N/A	46746082	380	175	Yes	DT	DC	Commercial	2.17
25	N/A	N/A	46746068	317	175	Yes	DT	DC	Commercial	1.81
26	Riverpark	PDC06-117	25943072	187	175	Yes	DT	CG(PD)	Commercial	1.07
27	N/A	N/A	46747019	131	175	Yes	DT	DC	Commercial	0.75
28	N/A	N/A	26430089	88	175	Yes	DT	DC	Commercial	0.5
29	N/A	PDC06-125	26426006	144	175	Yes	DT	LI	Residential	0.82
30	N/A	N/A	47226010	180	175	Yes	DT	DC	Commercial	1.03
31	N/A	N/A	47226070	51	175	Yes	DT	DC	None	0.29
32	N/A	N/A	25931070	158	175	Yes	DT	DC	Commercial	0.9
33	N/A	N/A	25934025	683	175	Yes	DT	DC	Commercial	3.9
34	4th Street Live/Work	PD08-024	46701034	2	25	No	DT	A(PD)	None	0.08
35	N/A	N/A	25946109	294	175	Yes	DT	DC	None	1.68
36	N/A	N/A	25946097	287	175	Yes	DT	LI	Commercial	1.64
37	Delmas Housing	PDC02-046	25938036	325	145	Yes	DT	A(PD)	None	2.79
38	Donner Lofts	H09-004	46720018	156	354.5	Yes	DT	DC	Commercial	0.44
39	N/A	N/A	46745033	84	175	Yes	DT	DC	Commercial	0.48
40	N/A	N/A	47227054	168	175	Yes	DT	CG/R-M	Commercial	0.96
41	N/A	N/A	46724110	406	175	Yes	DT	CG	Commercial	2.32
42	N/A	N/A	46720079	124	175	Yes	DT	DC	Commercial	0.71
43	North San Pedro Townhomes 3	H14-004	25932079	14	46.6	Yes	DT	DC	None	0.3
44	North San Pedro Townhomes 2	H14-003	25932034	21	48.8	Yes	DT	DC	None	0.43
45	N/A	N/A	26428160	241	175	Yes	DT	DC	None	1.38
46	Fountain Alley Mixed Use	RCP02-013	46722121	120	96	Yes	DT	DC	Commercial	1.25
47	North San Pedro Apts	CP11-034	25923016	135	184.9	Yes	DT	DC	Commercial	0.73
48	Park View Towers	H14-009	46701118	216	140.3	Yes	DT	DC	Commercial	1.54
49	San Jose Student Apts	H13-023	46757080	119	101.7	Yes	DT	DC	Commercial	1.17
50	13th Street Homes	PD04-073	46704020	4	12.2	No	RN	A(PD)	Residential	0.33
51	15th Street Homes	PD08-065	24912048	4	16	No	RN	A(PD)	Residential	0.26
52	24th Street Duplex	H06-008	46732065	2	16.7	No	RN	R-2	Residential	0.12

53	26th Street Homes	PD06-037	46706090	3	13	No	RN	A(PD)	None	0.12
54	33rd Street Duplex	H08-020	48101087	2	8.7	No	RN	R-2	None	0.23
55	34th Street Homes	PDC04-033	48145001	5	11.1	No	RN	A(PD)	None	0.48
56	34th Street Homes	PDC03-021	48145039	3	11.1	No	RN	A(PD)	Residential	0.74
57	Almaden and Oak	PDC01-080	26438053	4	25	No	MUC	A(PD)	Residential	0.16
58	Almaden Duplex	H13-012	43410073	2	10.8	No	RN	R-2	Residential	0.19
59	Almaden Townhomes	PD04-079	26434046	10	21.3	No	MUC	A(PD)	Residential	0.48
60	Almaden/Goodyear Homes	SP07-059	43407016	4	18.4	No	RN	R-M	Residential	0.21
61	Bascom Senior Assisted Living	CP07-101	41224009	69	135.3	Yes	NCC	CP	None	0.51
62	Berryessa Crossing (Phase 1)	PD08-027	25417084	242	20	No	UV	A(PD)	None	12.5
63	Berryessa Crossing (Phase 2)	PD12-031	25417084	494	30	Yes	UV	A(PD)	None	13.7
64	Berryessa Crossing Mixed Use	PDC09-006	25417084	2082	20	No	UV	A(PD)	Commercial	19.09
65	Blackford Townhomes	PD07-017	29938082	20	20.6	No	MUN	A(PD)	Residential	0.97
66	Bundy Homes	PD13-026	30333035	4	13.8	No	MUN	A(PD)	Residential	0.28
67	Century Center Mixed Use	PD13-048	23029022	378	191.6	Yes	CIC	A(PD)	Commercial	2.42
68	Cottle Station Mixed Use (Hitachi)	PD12-028	70604013	234	30	Yes	UV	A(PD)	None	5.83
69	Creekside Townhomes	PD06-038	28403009	19	39.6	Yes	NCC	A(PD)	Residential	0.49
70	Douglas Homes	PDC07-089	27719012	6	14	No	MUN	A(PD)	Residential	0.43
71	Dove Hill Homes	PD13-037	67911001	16	4.2	No	RN	A(PD)	None	3.88
72	Edwards Mixed Use	PD09-039	26437060	50	46.8	Yes	MUC	A(PD)	Residential	1.07
73	Elden Glen Housing	PD09-010	41221046	4	7.8	No	RN	A(PD)	Residential	0.82
74	Entrada Cedros Homes	PDC07-012	46414017	8	15.7	No	RN	A(PD)	Residential	0.52
75	Epic Apts	PD08-056	9715026	769	75	Yes	IP	A(PD)	Industrial	10.27
76	Fruitdale Station (Phase 2)	PD07-007	28402008	256	39.5	Yes	NCC	A(PD)	None	6.73
77	Hyundai Site Mixed Use	PDA06-048-01	9706055	528	67	Yes	IP	A(PD)	None	11.55
78	Japantown Senior Apts	PD08-015	24939011	75	136	Yes	MUN	A(PD)	None	0.54
79	La Pala Homes	PD06-033	60106045	9	25	No	UR	A(PD)	None	0.4
80	Leigh Senior Housing	PD07-089	28432014	64	66	Yes	NCC	A(PD)	None	0.94
81	Lucretia and Owsley	PD05-046	47715003	15	15	No	MUN	A(PD)	None	1.01
82	Lucretia Development	PDA06-030-01	47766004	20	14.4	No	RN	A(PD)	None	1.82
83	Lucretia Homes	PDC06-131	47711051	10	10	No	RN	A(PD)	None	0.96
84	Mayfair Village Apts	H11-006	48402049	4	45	Yes	MUN	R-M	Residential	1.01
85	Metropolitan Apts	PD11-011	47723021	102	36.4	Yes	CIC	A(PD)	None	2.92
86	Monterey Homes	PD11-032	68402010	38	7.6	No	CIC	A(PD)	None	4.09
87	Moorpark Homes	PD06-010	27903020	2	4.9	No	RN	A(PD)	Residential	0.65
88	Neilson Homes	PD07-015	68456028	3	2.3	No	RR	A(PD)	Residential	1.67
89	Newbury Park Mixed Use	PD13-023	25404076	230	80	Yes	UV	A(PD)	Industrial	3.08
90	Newbury Park Mixed Use	PDC07-015	25404076	742	80	Yes	UV	A(PD)	Industrial	16.36
91	Olga Homes	PD12-034	29936048	5	13.8	No	NCC	A(PD)	Residential	0.37
92	Olsen Homes	PD09-027	30330013	3	12.5	No	RN	A(PD)	Residential	0.23
93	Orchard Park	PDA11-007-02	23703070	240	25	No	UR	A(PD)	None	13.38
94	Oyama Site	PD08-063	24142103	34	11.3	No	RN	A(PD)	Residential	2.84
95	Page Homes	PD06-053	27721016	7	17.5	No	MUN	A(PD)	Residential	0.41
96	Page Street Homes	PD08-032	27719032	4	13	No	MUN	A(PD)	Residential	0.31
97	Palm Street Housing	PD08-020	43412067	3	15	No	MUN	A(PD)	Residential	0.2
98	Parc 22 Townhomes	PDA07-013-01	47201021	67	20.6	No	CIC	A(PD)	Industrial	3.31
99	Race Street Housing	PDC06-024	26409051	293	50	Yes	TR	A(PD)	Commercial	5.67
100	Race Street Terrace	PDC13-037	26142072	80	35	Yes	UR	A(PD)	Commercial	2.27
101	Sabatino Homes	PD12-037	25405046	18	16.4	No	MUN	A(PD)	Residential	3.16
102	Santa Teresa Transit Village	PD13-044	70604013	664	45	Yes	UR	A(PD)	None	14.77
103	Senter Court Homes	PD13-041	49447004	5	8.9	No	RN	A(PD)	None	0.55
104	Senter Road Family Apts	PDC09-033	49741098	102	29.5	No	PQP	A(PD)	Commercial	3.51
105	Skylark Housing	PD13-020	45514006	24	29	No	NCC	A(PD)	None	1.1
106	South Village (Hitachi)	PD14-010	70604013	845	17	No	UV	A(PD)	None	40.43
107	Summerwind Apts (annex)	PDC08-067	47719060	103	30.3	Yes	UR	A(PD)	Residential	3.74
108	Taylor Homes	PDC07-003	24925020	2	8.6	No	RN	A(PD)	Residential	0.23

109	Vendome Place	PDC05-101	25905024	433	178.5	Yes	TR	A(PD)	Commercial	1.9
110	Venetian Terrace Condos	PD04-024	45532012	170	50	Yes	TR	A(PD)	Residential	3.12
111	Vine Homes	PD07-074	43411008	3	11.8	No	RN	A(PD)	Residential	0.32
112	Willard Housing	PD06-027	27718034	6	17	No	MUN	A(PD)	None	0.43
113	Williams Mixed Use	PD13-016	47228054	28	49	Yes	RN	A(PD)	Residential	0.57
114	Willow Street Homes	PD13-035	43403093	3	8.2	No	NCC	A(PD)	Residential	0.5
115	10th Street Homes	PD07-096	47223004	3	15	No	RN	A(PD)	Residential	0.22
116	Vicenza at Montecito Vista	PD13-027	45509062	162	33	Yes	CIC	A(PD)	None	2.17
117	KB Home (Townhomes)	PDC13-009	45509057	1575	22	No	UR	County	None	70
118	Murano at Montecito Vista	PD12-008	45509060	100	33	Yes	CIC	A(PD)	None	4.97
119	Sorrento at Montecito Vista	PD13-034	45509058	36	33	Yes	CIC	A(PD)	None	2.05
120	Verona at Montecito Vista	PD12-009	45509062	277	33	Yes	CIC	A(PD)	None	3.86
121	Corporation Yard	GP13-007	24939039	360	100	Yes	TR	LI	Industrial	5.28
122	Libitzky Mixed Use	PDC08-036	24909001	403	35.4	Yes	MUN	A(PD)	Industrial	11.61
123	Taylor Street Rowhomes	PD06-035	24905055	5	19.2	No	MUN	A(PD)	Residential	0.26
124	Westmount Homes	PD09-030	24909009	60	18.8	No	MUN	A(PD)	Residential	3.16
125	N/A	N/A	47218062	27	100	Yes	TR	A(PD)	Commercial	0.27
126	N/A	N/A	47227105	86	100	Yes	TR	LI	Industrial	0.86
127	N/A	N/A	47216064	4	50	Yes	UR	CP	Commercial	0.08
128	N/A	N/A	47214024	13	50	Yes	UR	CP	Commercial	0.25
129	N/A	N/A	47215023	62	50	Yes	UR	HI	Industrial	1.23
130	N/A	N/A	47701073	10	35	Yes	MUC	CP	Commercial	0.29
131	South 2nd Mixed Use	PD07-094	47701082	134	116.4	Yes	MUC	A(PD)	None	1.18
132	Virginia Terrace Apts	PDA08-029-01	47218051	238	66	Yes	TR	A(PD)	Industrial	3.68
133	N/A	N/A	47214025	71	50	Yes	UR	LI	Industrial	1.41
134	N/A	N/A	47701077	20	35	Yes	MUC	CP	Commercial	0.57
135	N/A	N/A	47217002	27	35	Yes	MUC	CP	Commercial	0.76
136	N/A	N/A	47217094	14	25	No	MUN	CN	Commercial	0.56
137	N/A	N/A	47216025	477	100	Yes	TR	LI	Industrial	4.77
138	N/A	N/A	47216039	31	25	No	MUN	LI	Industrial	1.24
139	N/A	N/A	47216017	52	50	Yes	UR	LI	Industrial	1
140	N/A	N/A	47218061	55	100	Yes	TR	A(PD)	None	0.55
141	N/A	N/A	47227087	30	100	Yes	TR	R-M	Residential	0.3
142	N/A	N/A	47218007	104	100	Yes	TR	LI	Industrial	1.04
143	N/A	N/A	47218058	86	100	Yes	TR	LI	Industrial	0.86
144	N/A	N/A	47214055	42	100	Yes	TR	LI	Industrial	0.42
145	N/A	N/A	47215027	20	100	Yes	TR	HI	Industrial	0.2
146	N/A	N/A	47225092	123	100	Yes	TR	A(PD)	Commercial	1.23
147	Ohlone Mixed Use	PDC08-061	26414131	775	94.2	Yes	TR	A(PD)	Industrial	8.23
148	Park Family/Senior Apts	PDC13-012	26136062	181	95.3	Yes	TR	A(PD)	None	1.9
149	N/A	N/A	43405079	7	25	No	MUN	LI	Industrial	0.28
150	N/A	N/A	43404081	15	25	No	MUN	LI	Industrial	0.59
151	N/A	N/A	43420023	358	50	Yes	UR	LI	Industrial	7.15
152	N/A	N/A	43405078	8	25	No	MUN	R-2/LI	Industrial	0.33
153	N/A	N/A	43413040	354	50	Yes	UR	LI	Industrial	7.07
154	N/A	N/A	43412101	11	25	No	MUN	LI	Industrial	0.43
155	Almaden Road Apts (Phase 2)	PDC98-089	43426032	90	50	Yes	UR	A(PD)	Industrial	2.43
156	Skyline Condos (Phase 2)	PD04-021	43413015	119	76	Yes	TR	A(PD)	None	1.36
157	N/A	N/A	48419032	2	12.1	No	NCC	R-1-8	Residential	0.14
158	N/A	N/A	48420079	2	12.1	No	NCC	CP	Commercial	0.18
159	N/A	N/A	48420035	5	12.1	No	NCC	CP(PD)	Commercial	0.4
160	N/A	N/A	48420053	8	12.1	No	NCC	A(PD)	Commercial	0.66
161	N/A	N/A	48445117	2	12.1	No	NCC	R-2	Residential	0.14
162	N/A	N/A	48112106	10	12.1	No	UV	CN	Commercial	0.84
163	N/A	N/A	48444063	3	12.1	No	NCC	A(PD)	Residential	0.24
164	N/A	N/A	48443120	37	12.1	No	NCC	A(PD)	Commercial	3.02

165	N/A	N/A	48101177	6	12.1	No	NCC	R-2	Residential	0.47
166	N/A	N/A	48442014	8	12.1	No	NCC	CN	Commercial	0.69
167	N/A	N/A	48442011	9	12.1	No	NCC	A(PD)	Commercial	0.74
168	N/A	N/A	48444061	23	12.1	No	NCC	A(PD)	Residential	1.89
169	N/A	N/A	48456050	14	12.1	No	NCC	A(PD)	Commercial	1.18
170	N/A	N/A	48109049	22	12.1	No	UV	MS-G	Commercial	1.78
171	N/A	N/A	48109022	23	12.1	No	UV	MS-G	Commercial	1.87
172	N/A	N/A	48108015	23	12.1	No	UV	MS-G	Commercial	1.89
173	N/A	N/A	48106021	42	12.1	No	UV	MS-G	Commercial	3.45
174	N/A	N/A	48106016	7	12.1	No	UV	MS-G	Commercial	0.54
175	N/A	N/A	48401020	27	12.1	No	UV	MS-G	Commercial	2.22
176	N/A	N/A	48401037	22	12.1	No	UV	MS-G	Commercial	1.84
177	N/A	N/A	48441147	6	12.1	No	UV	MS-G	Commercial	0.49
178	N/A	N/A	48441151	22	12.1	No	UV	MS-G	Commercial	1.79
179	N/A	N/A	48122033	33	12.1	No	UV	MS-G	Commercial	2.71
180	N/A	N/A	48121009	93	12.1	No	UV	MS-G	Commercial	7.74
181	N/A	N/A	48119011	17	12.1	No	UV	MS-G	Commercial	1.38
182	N/A	N/A	48121152	3	12.1	No	UV	MS-G	Commercial	0.28
183	N/A	N/A	48119003	31	12.1	No	UV	MS-G	Commercial	2.59
184	N/A	N/A	48107042	185	12.1	No	UV	MS-C	Commercial	15.53
185	N/A	N/A	48101149	15	12.1	No	UV	CG	Commercial	1.27
186	N/A	N/A	48114004	11	12.1	No	UV	CG	Commercial	0.93
187	N/A	N/A	48113106	19	12.1	No	UV	CG	Commercial	1.56
188	N/A	N/A	48113127	9	12.1	No	UV	CG	Commercial	0.76
189	N/A	N/A	48112002	8	12.1	No	UV	CG	Commercial	0.7
190	N/A	N/A	48115098	17	12.1	No	UV	CG	Commercial	1.44
191	N/A	N/A	48115053	20	12.1	No	UV	CG	Commercial	1.65
192	N/A	N/A	48421038	7	12.1	No	NCC	CP	Commercial	0.61
193	N/A	N/A	60111089	20	12.1	No	NCC	CP	Commercial	1.62
194	N/A	N/A	60111026	15	12.1	No	NCC	CP	Commercial	1.26
195	N/A	N/A	60110077	30	12.1	No	NCC	CP	Commercial	2.45
196	N/A	N/A	48420032	144	12.1	No	NCC	CN	Commercial	12.06
197	N/A	N/A	48419001	4	12.1	No	NCC	CN	Commercial	0.34
198	N/A	N/A	48419033	6	12.1	No	NCC	CN	Commercial	0.49
199	N/A	N/A	48452029	24	12.1	No	NCC	CN	Commercial	1.99
200	N/A	N/A	48101110	11	12.1	No	NCC	CG	Commercial	0.95
201	N/A	N/A	48114003	8	12.1	No	NCC	CG	Commercial	0.64
202	N/A	N/A	48443045	12	12.1	No	NCC	CG	Commercial	0.96
203	N/A	N/A	48443119	58	12.1	No	NCC	CG	Commercial	4.85
204	N/A	N/A	48444066	7	12.1	No	NCC	CG	Commercial	0.55
205	N/A	N/A	48403043	4	12.1	No	NCC	R-1-8	Residential	0.36
206	N/A	N/A	48419029	2	12.1	No	NCC	R-1-8	Residential	0.14
207	N/A	N/A	48445061	7	12.1	No	NCC	R-2	Residential	0.54
208	N/A	N/A	48112092	6	12.1	No	UV	LI	Industrial	0.46
209	N/A	N/A	48112062	4	12.1	No	UV	CG	Commercial	0.3
210	N/A	N/A	48118064	22	12.1	No	UV	MS-G	Commercial	1.85
211	N/A	N/A	48118047	8	12.1	No	UV	MS-G	Commercial	0.65
212	N/A	N/A	48112063	6	12.1	No	UV	CP	Commercial	0.49
213	N/A	N/A	48115099	1	12.1	No	UV	R-1-8	Residential	0.09
214	N/A	N/A	48113126	3	12.1	No	UV	R-2	Residential	0.22
215	N/A	N/A	48113105	4	12.1	No	UV	A(PD)	Commercial	0.33
216	N/A	N/A	48113009	1	12.1	No	UV	R-2	Residential	0.1
217	N/A	N/A	48115052	1	12.1	No	UV	R-1-8	Residential	0.07
218	N/A	N/A	48403044	3	12.1	No	NCC	CN	Commercial	0.28
219	N/A	N/A	27457009	3	12.4	No	UV	R-2	Residential	0.23
220	N/A	N/A	26142051	2	12.4	No	UV	CN(PD)	Commercial	0.14


221	N/A	N/A	26142005	2	12.4	No	UV	CN	Commercial	0.15
222	N/A	N/A	27417075	11	12.4	No	PQP	CP	Commercial	0.88
223	N/A	N/A	27414063	3	12.4	No	UV	CO	Commercial	0.28
224	N/A	N/A	27414081	1	12.4	No	UV	R-2	Residential	0.09
225	N/A	N/A	27415112	21	12.4	No	UV	CP	Commercial	1.66
226	N/A	N/A	27441115	2	12.4	No	UV	CP	Commercial	0.16
227	N/A	N/A	27715056	4	12.4	No	UV	A	Commercial	0.29
228	N/A	N/A	27414153	40	12.4	No	UV	A(PD)	Commercial	3.32
229	N/A	N/A	27417087	11	12.4	No	UV	R-1-8	Residential	0.88
230	N/A	N/A	27720016	6	12.4	No	UV	CP	Commercial	0.45
231	N/A	N/A	27704019	3	12.4	No	UV	CP	Commercial	0.24
232	N/A	N/A	27705012	7	12.4	No	UV	CG	Commercial	0.56
233	N/A	N/A	27705007	7	12.4	No	UV	A(PD)	Commercial	0.57
234	N/A	N/A	27715028	4	12.4	No	UV	CP	Commercial	0.29
235	N/A	N/A	27709027	1	12.4	No	UV	CG	Commercial	0.09
236	N/A	N/A	27709028	2	12.4	No	UV	CP	Commercial	0.18
237	N/A	N/A	27718018	6	12.4	No	UV	CP	Commercial	0.46
238	N/A	N/A	27718020	3	12.4	No	UV	CP	Commercial	0.25
239	N/A	N/A	27701001	5	12.4	No	UV	CO	Commercial	0.4
240	N/A	N/A	27701002	5	12.4	No	UV	CP	Commercial	0.43
241	N/A	N/A	27702020	14	12.4	No	UV	CP	Commercial	1.16
242	N/A	N/A	27457022	8	12.4	No	UV	CP	Commercial	0.65
243	N/A	N/A	27457008	13	12.4	No	UV	CP	Commercial	1.07
244	N/A	N/A	27441098	8	12.4	No	UV	CP	Commercial	0.63
245	N/A	N/A	27703018	15	12.4	No	UV	CP	Commercial	1.2
246	N/A	N/A	27704020	33	12.4	No	UV	CP	Commercial	2.73
247	N/A	N/A	27441089	29	12.4	No	UV	CP	Commercial	2.33
248	N/A	N/A	27417065	10	12.4	No	UV	CP	Commercial	0.82
249	N/A	N/A	27706023	7	12.4	No	UV	CP	Commercial	0.53
250	N/A	N/A	27416029	11	12.4	No	UV	CP	Commercial	0.86
251	N/A	N/A	27711027	6	12.4	No	UV	CP	Commercial	0.47
252	N/A	N/A	27416010	14	12.4	No	UV	CP	Commercial	1.1
253	N/A	N/A	27713029	4	12.4	No	UV	CP	Commercial	0.31
254	N/A	N/A	27714055	9	12.4	No	UV	CP	Commercial	0.71
255	N/A	N/A	27415145	83	12.4	No	UV	CP	Commercial	6.88
256	N/A	N/A	27716028	6	12.4	No	UV	CP	Commercial	0.52
257	N/A	N/A	27717026	16	12.4	No	UV	CP	Commercial	1.33
258	N/A	N/A	27415150	15	12.4	No	UV	CP	Commercial	1.2
259	N/A	N/A	27414079	6	12.4	No	UV	CP	Commercial	0.51
260	N/A	N/A	27720019	5	12.4	No	UV	CP	Commercial	0.39
261	N/A	N/A	27414067	17	12.4	No	UV	CP	Commercial	1.35
262	N/A	N/A	26142032	32	12.4	No	UV	CP	Commercial	2.62
263	N/A	N/A	26142004	23	12.4	No	UV	CP	Commercial	1.88
264	N/A	N/A	26141005	29	12.4	No	UV	CP	Commercial	2.37
265	N/A	N/A	26140089	25	12.4	No	UV	CP	Commercial	2.05
266	N/A	N/A	27459001	25	12.4	No	UV	CO	Commercial	1.98
267	N/A	N/A	27718023	9	12.4	No	UV	CN	Commercial	0.74
268	N/A	N/A	27720035	10	12.4	No	UV	CN	Commercial	0.79
269	N/A	N/A	27717031	12	12.4	No	UV	R-M	Residential	0.99
270	N/A	N/A	27718019	27	12.4	No	UV	R-M	Residential	2.16
271	N/A	N/A	27720034	34	12.4	No	UV	R-M	Residential	2.78
272	N/A	N/A	27414141	20	12.4	No	UV	R-2	Residential	1.62
273	N/A	N/A	27720017	5	12.4	No	UV	LI	Industrial	0.44
274	N/A	N/A	27416049	2	12.4	No	UV	R-M	Residential	0.13
275	N/A	N/A	27416051	3	12.4	No	UV	CP	Commercial	0.21
276	N/A	N/A	26141103	5	12.4	No	UV	CP	Commercial	0.4


277	Lincoln Avenue Mixed Use	PD07-016	26141096	41	45	Yes	UV	A(PD)	Commercial	0.91
278	N/A	N/A	27457047	3	12.4	No	UV	CO	Commercial	0.21
279	N/A	N/A	46715011	8	21.8	No	UV	CO	Commercial	0.35
280	N/A	N/A	46714002	2	21.8	No	PQP	LI	Industrial	0.09
281	N/A	N/A	46734032	3	21.8	No	MUC	CP	Commercial	0.13
282	N/A	N/A	46711037	13	21.8	No	UV	R-2	Residential	0.61
283	N/A	N/A	46711025	49	21.8	No	UV	A(PD)	Commercial	2.3
284	N/A	N/A	46711026	10	21.8	No	UV	A(PD)	Commercial	0.46
285	N/A	N/A	46711038	14	21.8	No	UV	CG	Commercial	0.64
286	N/A	N/A	46711035	7	21.8	No	UV	CN	Commercial	0.33
287	N/A	N/A	46726062	2	21.8	No	UV	R-1-8	Residential	0.09
288	N/A	N/A	46726105	4	21.8	No	UV	CO	Commercial	0.2
289	N/A	N/A	46718103	8	21.8	No	PQP	CG	Commercial	0.36
290	N/A	N/A	46758001	5	21.8	No	PQP	CG	Commercial	0.21
291	N/A	N/A	46758002	8	21.8	No	PQP	R-M	Residential	0.36
292	N/A	N/A	46758040	9	21.8	No	UV	A(PD)	Commercial	0.4
293	N/A	N/A	46728102	27	21.8	No	UV	CN	Commercial	1.26
294	N/A	N/A	46718087	19	21.8	No	UV	CG	Commercial	0.85
295	N/A	N/A	46724040	13	21.8	No	UV	CG	Commercial	0.6
296	N/A	N/A	46724104	19	21.8	No	UV	CG	Commercial	0.86
297	N/A	N/A	46725001	12	21.8	No	UV	CG	Commercial	0.57
298	N/A	N/A	46717089	18	21.8	No	UV	CG	Commercial	0.83
299	N/A	N/A	46717032	19	21.8	No	UV	CG	Commercial	0.85
300	N/A	N/A	46725103	19	21.8	No	UV	CG	Commercial	0.86
301	N/A	N/A	46716088	23	21.8	No	UV	CG	Commercial	1.06
302	N/A	N/A	46726109	14	21.8	No	UV	CG	Commercial	0.66
303	N/A	N/A	46716091	16	21.8	No	UV	CG	Commercial	0.73
304	N/A	N/A	46726100	16	21.8	No	UV	CG	Commercial	0.72
305	N/A	N/A	46715010	30	21.8	No	UV	CG	Commercial	1.37
306	N/A	N/A	46727039	18	21.8	No	UV	CG	Commercial	0.83
307	N/A	N/A	46727009	19	21.8	No	UV	CG	Commercial	0.86
308	N/A	N/A	46728012	18	21.8	No	UV	CG	Commercial	0.83
309	N/A	N/A	46730003	13	21.8	No	UV	CG	Commercial	0.6
310	N/A	N/A	46730037	19	21.8	No	UV	CG	Commercial	0.88
311	N/A	N/A	46731011	16	21.8	No	UV	CG	Commercial	0.75
312	N/A	N/A	46712002	20	21.8	No	UV	CG	Commercial	0.9
313	N/A	N/A	46731039	17	21.8	No	UV	CG	Commercial	0.77
314	N/A	N/A	46732014	13	21.8	No	UV	CG	Commercial	0.6
315	N/A	N/A	46711023	7	21.8	No	UV	CG	Commercial	0.31
316	N/A	N/A	46733019	40	21.8	No	UV	CG	Commercial	1.84
317	N/A	N/A	46710043	18	21.8	No	UV	CG	Commercial	0.82
318	N/A	N/A	46710010	18	21.8	No	UV	CG	Commercial	0.82
319	N/A	N/A	46709044	13	21.8	No	UV	CG	Commercial	0.61
320	N/A	N/A	46733001	30	21.8	No	UV	CG	Commercial	1.38
321	N/A	N/A	46734119	19	21.8	No	UV	CG	Commercial	0.88
322	N/A	N/A	46724102	6	21.8	No	UV	R-M	Residential	0.28
323	N/A	N/A	46718091	57	21.8	No	UV	R-M	Residential	2.64
324	N/A	N/A	46718001	16	21.8	No	UV	R-M	Residential	0.74
325	N/A	N/A	46725007	10	21.8	No	UV	R-M	Residential	0.48
326	N/A	N/A	46717080	57	21.8	No	UV	R-M	Residential	2.63
327	N/A	N/A	46717044	53	21.8	No	UV	R-M	Residential	2.42
328	N/A	N/A	46716085	46	21.8	No	UV	R-M	Residential	2.11
329	N/A	N/A	46716017	19	21.8	No	UV	R-M	Residential	0.86
330	N/A	N/A	46712009	19	21.8	No	UV	R-2	Residential	0.89
331	N/A	N/A	46711027	33	21.8	No	UV	R-2	Residential	1.53
332	N/A	N/A	46727008	6	21.8	No	UV	CO	Commercial	0.28

333	N/A	N/A	46716001	35	21.8	No	UV	CO	Commercial	1.59
334	N/A	N/A	46715014	31	21.8	No	UV	CO	Commercial	1.42
335	N/A	N/A	46713003	13	21.8	No	RN	LI	Industrial	0.58
336	N/A	N/A	46715084	239	21.8	No	PQP	A(PD)	Commercial	11
337	N/A	N/A	46713002	29	21.8	No	PQP	LI	Industrial	1.34
338	N/A	N/A	46733006	30	21.8	No	UV	LI	Industrial	1.38
339	N/A	N/A	46734007	16	21.8	No	NCC	CG	Commercial	0.75
340	N/A	N/A	46718102	53	21.8	No	PQP	R-M	Residential	2.42
341	N/A	N/A	46730001	17	21.8	No	UV	A(PD)	Residential	0.77
342	N/A	N/A	46711021	9	21.8	No	UV	CP	Commercial	0.41
343	N/A	N/A	46713001	15	21.8	No	PQP	CG	Commercial	0.69
344	11th Street Homes	PD09-017	46717028	3	21.1	No	UV	A(PD)	Residential	0.2
345	N/A	N/A	46713005	3	21.8	No	RN	R-1-8	Residential	0.12
346	N/A	N/A	26133022	2	12.2	No	UV	CN	Commercial	0.15
347	N/A	N/A	26101023	4	12.2	No	MUC	A(PD)	Commercial	0.32
348	N/A	N/A	26101007	17	12.2	No	MUC	CG	Commercial	1.39
349	N/A	N/A	26126065	3	12.2	No	UV	CN	Commercial	0.23
350	N/A	N/A	26102036	1	12.2	No	UV	CO	Commercial	0.09
351	N/A	N/A	26124053	4	12.2	No	UV	CG	Commercial	0.3
352	N/A	N/A	26130019	1	12.2	No	RN	R-1-8	Residential	0.08
353	N/A	N/A	26130020	1	12.2	No	RN	R-M	Residential	0.09
354	N/A	N/A	26132072	8	12.2	No	UV	A(PD)	Commercial	0.65
355	N/A	N/A	26101106	12	12.2	No	UV	A(PD)	Commercial	0.95
356	N/A	N/A	26133052	5	12.2	No	UV	LI	Industrial	0.39
357	N/A	N/A	26133053	4	12.2	No	UV	CG	Commercial	0.36
358	N/A	N/A	26102064	7	12.2	No	UV	CP	Commercial	0.59
359	N/A	N/A	26102017	12	12.2	No	UV	CG	Commercial	0.95
360	N/A	N/A	26102032	25	12.2	No	UV	CG	Commercial	2.09
361	N/A	N/A	26129023	10	12.2	No	UV	CG	Commercial	0.86
362	N/A	N/A	26129056	17	12.2	No	UV	CG	Commercial	1.41
363	N/A	N/A	26102045	9	12.2	No	UV	CG	Commercial	0.7
364	N/A	N/A	26130021	9	12.2	No	UV	CG	Commercial	0.72
365	N/A	N/A	26130054	8	12.2	No	UV	CG	Commercial	0.66
366	N/A	N/A	26132019	9	12.2	No	UV	CG	Commercial	0.72
367	N/A	N/A	26102046	50	12.2	No	UV	CO	Commercial	4.2
368	N/A	N/A	26102063	40	12.2	No	UV	CO	Commercial	3.24
369	N/A	N/A	26133020	3	12.2	No	UV	LI	Industrial	0.27
370	N/A	N/A	26129017	19	12.2	No	UV	CN	Commercial	1.58
371	N/A	N/A	26129027	12	12.2	No	UV	R-M	Residential	0.97
372	N/A	N/A	26124008	13	12.2	No	UV	A(PD)	Commercial	1.08
373	N/A	N/A	26101089	9	12.2	No	MUC	LI	Industrial	0.76
374	N/A	N/A	26101091	4	12.2	No	MUC	A(PD)	Commercial	0.35
375	N/A	N/A	26101068	5	12.2	No	UV	CG	Commercial	0.43
376	The Alameda Mixed Use	PDC13-007	26101003	70	67.3	Yes	MUC	A(PD)	Commercial	1.04
377	Sunol Mixed Use	PDC07-020	26132058	9	30	Yes	UV	A(PD)	Commercial	0.32
378	N/A	N/A	68403042	1	2	No	RR	R-1-5	None	0.25
379	N/A	N/A	68443030	5	2	No	RR	A(PD)	None	2.63
380	N/A	N/A	44201043	8	8	No	RN	R-1-5	None	0.94
381	N/A	N/A	28820041	3	8	No	RN	R-1-5	None	0.43
382	N/A	N/A	44204011	2	8	No	RN	R-1-8	None	0.28
383	N/A	N/A	48446047	2	8	No	RN	R-1-8	None	0.22
384	N/A	N/A	48433071	4	8	No	RN	R-1-8	None	0.5
385	N/A	N/A	48801046	3	8	No	RN	CP	None	0.42
386	N/A	N/A	24912097	1	8	No	RN	R-2	None	0.12
387	N/A	N/A	24916066	1	8	No	RN	R-2	None	0.18
388	N/A	N/A	24918010	1	8	No	RN	R-1-8	None	0.15

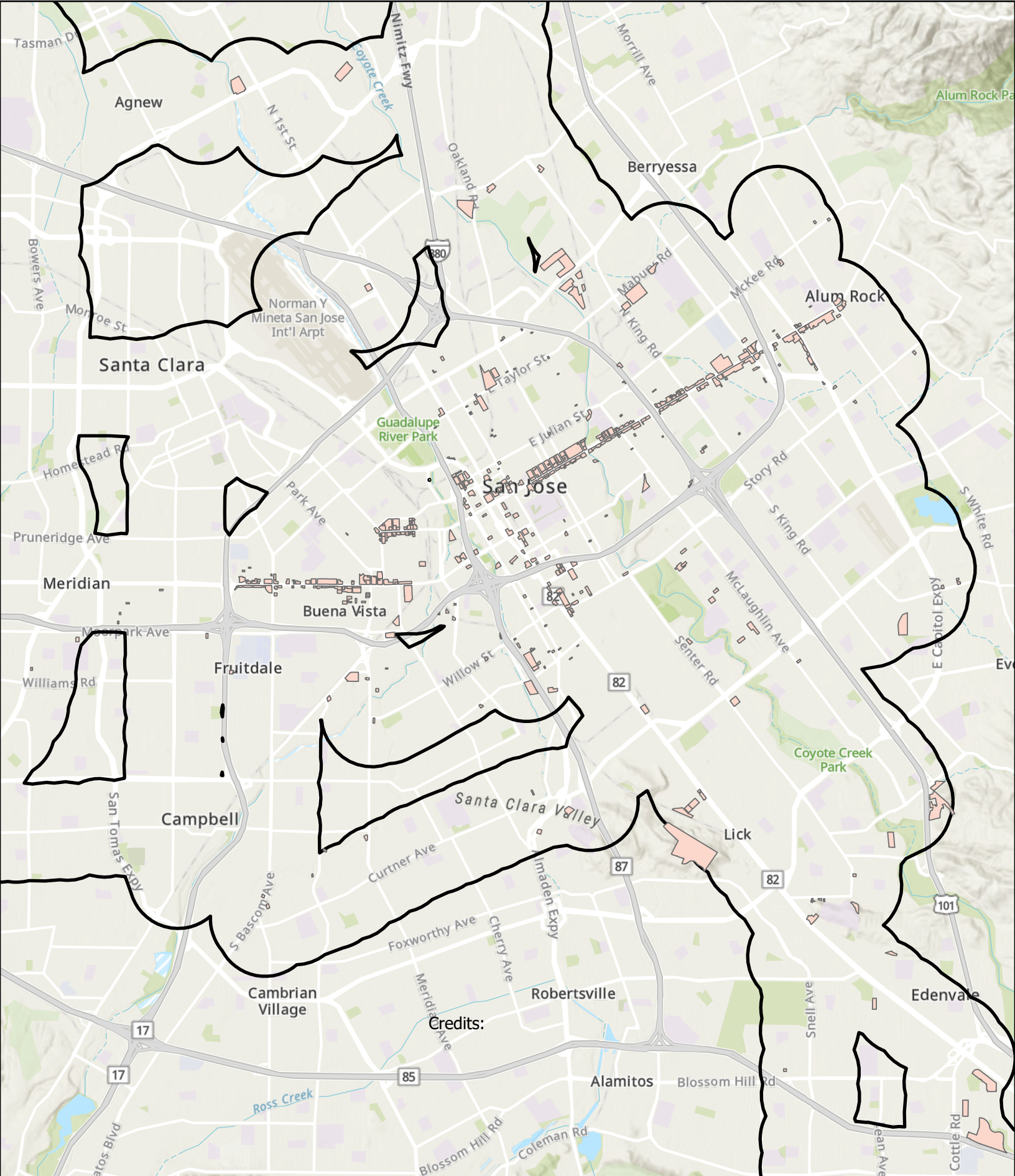
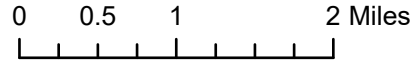
389	N/A	N/A	24965018	2	8	No	RN	CP	None	0.2
390	N/A	N/A	24962007	1	8	No	RN	R-2	None	0.15
391	N/A	N/A	24924081	1	8	No	RN	R-1-8	None	0.13
392	N/A	N/A	24913012	2	8	No	RN	R-2	None	0.2
393	N/A	N/A	24911077	1	8	No	RN	R-2	None	0.13
394	N/A	N/A	23508083	2	8	No	RN	R-2	None	0.23
395	N/A	N/A	46705059	1	8	No	RN	R-2	None	0.1
396	N/A	N/A	46729028	5	8	No	RN	R-1-8	None	0.67
397	N/A	N/A	26121066	1	8	No	RN	R-1-8	None	0.15
398	N/A	N/A	47230049	2	8	No	RN	R-1-8	None	0.23
399	N/A	N/A	27457040	1	8	No	RN	R-1-8	None	0.16
400	N/A	N/A	27459054	2	8	No	RN	CO	None	0.24
401	N/A	N/A	43423085	1	8	No	RN	R-2	None	0.12
402	N/A	N/A	43422069	2	8	No	RN	R-1-8	None	0.22
403	N/A	N/A	68403037	2	8	No	RN	R-1-5	None	0.2
404	N/A	N/A	68404002	3	8	No	RN	R-1-5	None	0.35
405	N/A	N/A	68404002	2	8	No	RN	R-1-5	None	0.27
406	N/A	N/A	70611021	2	8	No	RN	A	None	0.27
407	N/A	N/A	49137106	4	8	No	RN	A	None	0.51
408	N/A	N/A	47776002	7	8	No	RN	R-1-8	None	0.92
409	N/A	N/A	47720047	13	8	No	RN	A	None	1.63
410	N/A	N/A	49919029	4	8	No	RN	R-1-8	None	0.52
411	N/A	N/A	26417103	2	8	No	RN	R-2	None	0.24
412	N/A	N/A	26443018	4	8	No	RN	R-2	None	0.56
413	N/A	N/A	26443071	4	8	No	RN	R-2	None	0.56
414	N/A	N/A	26442109	1	8	No	RN	R-2	None	0.18
415	N/A	N/A	28206024	21	25	No	MUN	R-M	None	0.84
416	N/A	N/A	42951044	4	8	No	RN	R-1-8	None	0.56
417	N/A	N/A	43917009	4	8	No	RN	R-1-8	None	0.45
418	N/A	N/A	30341018	3	8	No	RN	R-1-8	None	0.36
419	N/A	N/A	30332041	2	8	No	RN	R-1-8	None	0.24
420	N/A	N/A	46705048	15	8	No	RN	R-2	None	1.99
421	N/A	N/A	48411082	10	8	No	RN	R-1-8	None	1.4
422	N/A	N/A	26448106	1	8	No	RN	R-1-8	None	0.11
423	N/A	N/A	64707074	4	8	No	RN	A	None	0.53
424	N/A	N/A	48417035	1	8	No	RN	R-1-8	None	0.16
425	N/A	N/A	48114130	1	8	No	RN	R-1-8	None	0.11
426	N/A	N/A	48143017	2	8	No	RN	R-2	None	0.2
427	N/A	N/A	24543017	14	8	No	RN	A	None	1.73
428	N/A	N/A	46733034	2	8	No	RN	R-M	None	0.25
429	N/A	N/A	47206090	1	8	No	RN	R-1-8	None	0.12
430	N/A	N/A	47236017	6	8	No	RN	A(PD)	None	0.7
431	N/A	N/A	43404071	2	8	No	RN	A(PD)	None	0.2
432	N/A	N/A	43411063	1	8	No	RN	R-2	None	0.17
433	N/A	N/A	68503002	20	8	No	RN	LI	None	2.78
434	N/A	N/A	49103049	7	8	No	RN	A(PD)	None	0.89
435	N/A	N/A	47711020	20	8	No	RN	R-1-8	None	2.49
436	N/A	N/A	49466003	45	8	No	RN	A(PD)	None	5.81
437	N/A	N/A	42920054	5	8	No	RN	R-1-8	None	0.59
438	N/A	N/A	48403036	1	8	No	RN	R-1-8	None	0.14
439	N/A	N/A	46701120	3	8	No	RN	CG	None	0.43
440	N/A	N/A	25412011	9	8	No	RN	R-M	None	1.08
441	N/A	N/A	48119055	2	8	No	RN	R-1-8	None	0.19
442	N/A	N/A	48123072	3	8	No	RN	R-1-8	None	0.38
443	N/A	N/A	48441090	2	8	No	RN	R-2	None	0.26
444	N/A	N/A	46720020	4	8	No	RN	CG	None	0.45

445	N/A	N/A	48122067	6	8	No	RN	R-1-8	None	0.74
446	N/A	N/A	23509018	5	8	No	RN	R-2	None	0.64
447	N/A	N/A	24941032	1	8	No	RN	R-M	None	0.14
448	N/A	N/A	24941024	1	8	No	RN	R-M	None	0.14
449	N/A	N/A	24941022	1	8	No	RN	R-M	None	0.14
450	N/A	N/A	24947009	2	8	No	RN	R-M	None	0.19
451	N/A	N/A	24947018	1	8	No	RN	CN	None	0.1
452	N/A	N/A	24947025	1	8	No	RN	R-M	None	0.16
453	N/A	N/A	46706089	1	8	No	RN	R-2	None	0.12
454	N/A	N/A	26402045	15	25	No	MUN	R-M	None	0.65
455	N/A	N/A	27718031	49	25	No	MUN	R-M	None	1.97
456	N/A	N/A	25922059	4	8	No	RN	R-1-8	None	0.47
457	N/A	N/A	26448037	6	25	No	MUN	R-2	None	0.23
458	N/A	N/A	26403007	5	25	No	MUN	R-1-8	None	0.2
459	N/A	N/A	47720148	58	50	Yes	UR	IP	None	1.16
460	N/A	N/A	25917032	1	8	No	RN	CO	None	0.15
461	N/A	N/A	47212086	36	50	Yes	UR	R-M	None	0.72
462	N/A	N/A	67029017	284	25	No	MUN	R-1-8	None	11.5
463	N/A	N/A	46748073	6	50	Yes	UR	R-M	None	0.12
464	N/A	N/A	59901087	3	8	No	RN	R-1-8	None	0.35
465	N/A	N/A	67910005	40	2	No	RR	A	None	20.15

 Housing Element site within 0.5 miles of a frequent VTA transit stop (71%)

 0.5 mile radius around frequent VTA transit stops

Frequent transit is defined as 15 minute frequencies or better on weekdays
6:30 AM - 6:30 PM and every 15 to 30 minutes on weekends.



Credits: