



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Christopher Burton  
Jacky Morales-Ferrand

**SUBJECT:** SEE BELOW

**DATE:** March 7, 2022

Approved

*Christopher Burton*

Date

3/11/22

**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 2021 Annual Progress Report (Annual Progress Report) on the implementation of the San José 2014-23 Housing Element; and,
- (b) Accept the Fiscal Year 2020-21 Housing Successor to the Redevelopment Agency Annual Report (Housing Successor Report).

## OUTCOME

Approval of this request will enable staff to submit both the City of San José's (City) Annual Progress Report on the Housing Element to its General Plan and the Housing Successor Report to the State of California by April 1, 2022, as required. The City Council's acceptance of the Annual Progress Report is required prior to submitting the report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (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 (AB) 879 (Grayson) in 2017, this requirement has applied to charter cities such as San José. Recently, the California State

Legislature passed several other bills to strengthen the Housing Accountability Act<sup>1</sup> and to amend the State Housing Element Law<sup>2</sup> to hold jurisdictions accountable for meeting their housing goals. Maintaining a Housing Element that complies with HCD's reporting requirements qualifies jurisdictions for state funding programs.

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

In calendar year 2021, San José issued building permits for 1,663 new residential units. This constitutes a 20% increase from building permits for 1,380 units issued in 2020. Though the number of residences receiving permits has increased from 2020, it is still lower than the average annual building permits issued in this RHNA cycle prior to 2020, which was about 2,520 permits per year. Thus, the uncertainty caused by the COVID-19 pandemic continues to have a lingering effect on building permit activity. In 2021, building permits were issued for 933 market-rate units (58% of the annualized goal) and 730 affordable units<sup>4</sup> (31% of the annualized goal). Investment in affordable housing from local and federal funding sources has helped sustain affordable housing permit activity, while market-rate permit activity has been buffeted by economic uncertainty. Overall, the City continues to be well ahead in its market-rate housing permits, although it remains behind in its affordable housing permits. During the eight years of the 8.8-year RHNA period (90% of the way through the period), the City has reached more than 105% of its total market-rate housing goal but has only reached 24% of its affordable housing goal.<sup>5</sup>

In 2021, the majority of all residential building permits issued were for accessory dwelling units (420 permits), followed by those for single-family detached units (99 permits). Twenty-one building permits, for a total of 1,128 units, were issued for new multifamily housing in Council Districts 1, 2, 3, 6, and 10. As production under RHNA is counted once building permits are issued, the City's recent commitments to new affordable housing production should appear in future RHNA cycles as projects move to the building permitting phase.

### Housing Legislation

Spurring housing production continues to be a focus of the state legislature. On September 16, 2021, Governor Gavin Newsom signed a package of bipartisan legislation intended to expand housing production in California and help ease the state's housing shortage, streamlining the

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<sup>1</sup> [Housing Accountability Act](#), SB 167 (2018).

<sup>2</sup> [Cal. Gov't Code §65580 – 65589.11](#)

<sup>3</sup> ELI = 0-30% Area Median Income (AMI); VLI = 31%-50% AMI; LI = 51%-80% AMI; MOD = 81%-120% AMI.

<sup>4</sup> Affordable units include homes affordable to households earning 0%-120% AMI.

<sup>5</sup> Cumulative totals in HCD Tables will vary as the HCD tables reflect RHNA permits starting CY 2015; however, San José also is counting CY 2014 permits in the current RHNA cycle.

process for cities to zone for multifamily housing and increasing residential density. Over 30 housing bills passed the legislature last session and took effect on January 1, 2022, including:

- **Senate Bill (SB) 8 (Skinner, 2021)** extends the provisions of the Housing Crisis Act of 2019 through 2030 to accelerate the approval process for housing projects and curtail local governments' ability to downzone, among other provisions.
- **SB 9 (Atkins, 2021)** facilitates the process for homeowners to build a duplex or split their current residential lot. It allows duplexes to be built in most neighborhoods across the state. Ultimately, this means a parcel that currently has a single-family home could be remodeled or redeveloped with a duplex and up to two ADUs or could be subdivided into two lots with up to two units on each lot.
- **SB 10 (Weiner, 2021)** creates a voluntary process for local governments to implement streamlined zoning for new multi-unit housing near transit or in urban infill areas. It allows cities and counties to adopt an ordinance to allow up to 10 dwelling units on any parcel if the parcel is located within a transit-rich area or urban infill site, reducing needed environmental analysis.
- **AB 215 (Chiu, 2021)** strengthens requirements for public participation in the creation of housing elements, effectively shortening the time for the creation of draft housing elements for San Francisco Bay Area jurisdictions by 70 days. The bill also added a number of laws to the state's enforcement authority, including AB 686 (affirmatively furthering fair housing) and AB 2162 (by-right approval for affordable developments including permanent supportive housing). The state's authority also includes the ability to revoke jurisdictions' housing element certifications if they violate housing-related laws.

In September 2021, the governor also announced a new State Housing Accountability Unit to ensure that cities and counties follow state housing laws and approve enough housing for their populations. While this unit will provide technical assistance, the governor has also stated his intention to take legal action against cities that do not fulfill their obligations.

### Housing Successor Report

The Housing Successor Report 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 repayments from loans originated with 20% redevelopment funds for affordable housing, now known as the Low- and Moderate-Income Housing Asset Fund. The City as Housing Successor has met all required expenditure and senior housing tests, as outlined in the Housing Successor Report (**Attachment B**) and described in later sections of this report

**BACKGROUND**

The Housing Element establishes a comprehensive policy framework to implement San José’s residential strategies and outlines the City’s plan to meet its affordable and market-rate housing production goals. The determination of regional housing need is made by HCD, the California Department of Finance, and regional Councils of Government throughout the state. The state agencies calculate statewide housing needs based upon population projections and regional population forecasts used in preparing regional transportation plans. The statewide need is then distributed to regional Councils of Government throughout California, which work with cities and counties within their purview to assign each jurisdiction its share of the RHNA. It is to be noted that assigning housing goals to jurisdictions does not automatically result in the award of housing permits or the production of homes. Building homes is dependent on developers, which are subject to market forces. Jurisdictions cannot control the market but can establish policies to encourage the development of housing.

The City 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.

The RHNA itself is divided into four income categories that encompass all levels of housing need – Very Low, Low, Moderate, and Above Moderate. HCD combines Extremely Low-Income (ELI) and Very Low-Income (VLI) units into the VLI category. Because ELI is an important focus in San José, this memorandum breaks them out and tables and charts may show five categories instead of the four categories defined by the RHNA. 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 shown in Figure 1 below. All levels of affordability are expressed as a percentage of Area Median Income (AMI) for Santa Clara County.

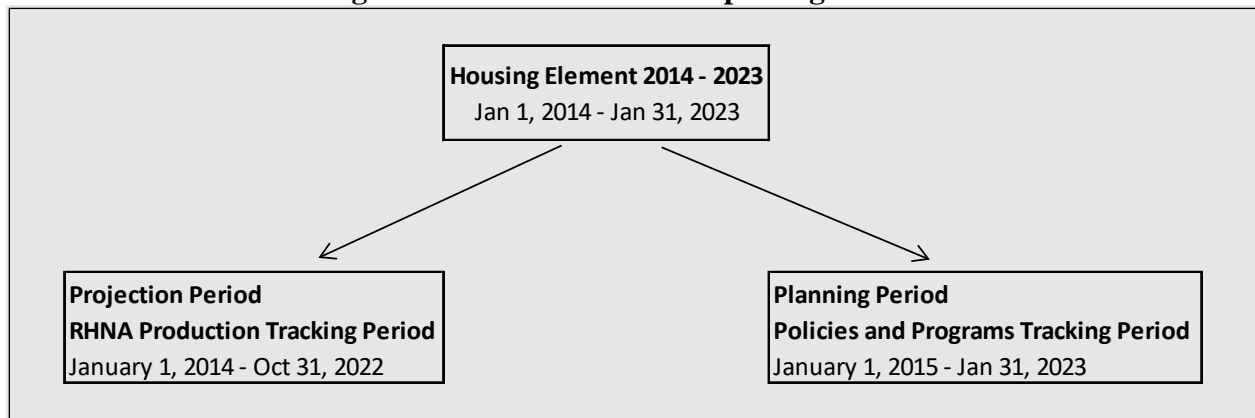
**Figure 1 – HCD 2021 Income Limits for Santa Clara County**

Income Level % of AMI	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low Income (30% AMI)	\$34,800	\$39,800	\$44,750	\$49,700	\$53,700	\$57,700	\$61,650	\$65,650
Very Low Income (50% AMI)	\$58,000	\$66,300	\$74,600	\$82,850	\$89,500	\$96,150	\$102,750	\$109,400
Lower Income (80% AMI)	\$82,450	\$94,200	\$106,000	\$117,750	\$127,200	\$136,600	\$146,050	\$155,450
Median Income (100% AMI)	\$105,900	\$121,050	\$136,150	\$151,300	\$163,400	\$175,500	\$187,600	\$199,700
Moderate Income (120% AMI)	\$127,100	\$145,250	\$163,400	\$181,550	\$196,050	\$210,600	\$225,100	\$239,650

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.<sup>6</sup> A certified Housing Element allows the City to remain eligible for important state and regional funding for housing, transportation, and infrastructure improvements.

There are two reporting periods associated with the Housing Element, as shown in Figure 2 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 has been tracked since 2015 against an 8.1-year planning period from January 1, 2015 to January 31, 2023.

**Figure 2 – RHNA 2014-23 Reporting Periods**



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

### *Changes to the Annual Progress Report*

In response to the passage of several housing bills, the state has steadily continued to increase reporting requirements for cities and counties. Since 2018, the annual progress report has required jurisdictions to list the number of housing development applications received, planning entitlements issued, building permits issued, and certificates of occupancy issued. The annual progress report must also report on projects that applied for SB 35 streamlining, if these projects were approved, and proposed affordable housing developments with filed applications. Since 2020, jurisdictions must report on surplus or excess lands, pursuant to AB 1255 (Rivas, 2019), to identify potential sites for affordable housing. Beginning this year, cities must also report on whether projects requested and received density bonus units, concessions, incentives, and/or waivers.

As required by the state, the Annual Progress Report details the City’s continued progress in implementing programs and policies to increase, preserve, and improve the supply of affordable

<sup>6</sup> The adopted Housing Element is posted at <https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/citywide-planning/housing-element>

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 OPR by the April 1, 2022 deadline in order to obtain certification of the Housing Element. It is important to note that Housing Element certification qualifies jurisdictions for state and regional funding opportunities for both housing and certain public improvements. These include but are not limited to Sustainable Communities Grants, PDA Planning Grants, Affordable Housing and Sustainable Communities grants, SB 2 Planning Grants, SB 2 Permanent Local Housing Allocation grants, Multifamily Housing Program awards, Transit-Oriented Development grants, Infill Infrastructure Grants, and the One Bay Area Grant. Housing Element certification also establishes a rebuttable presumption that the Housing Element is valid because it complies with state law and makes a stronger defense against any lawsuits alleging Housing Element inadequacy or noncompliance.

The Housing Successor Report is included with the Housing Element Annual Progress Report to satisfy the requirements of Government Code sections 34176 and 34176.1 and is included as **Attachment B** to this memorandum. The Housing Successor Report describes how the City, as the Housing Successor to the former Redevelopment Agency of the City of San José, has used its former redevelopment agency funds on housing activities in conformance with the California Health and Safety Code.

## **ANALYSIS**

### ***Annual Progress Report on the Implementation of the San José 2014-23 Housing Element***

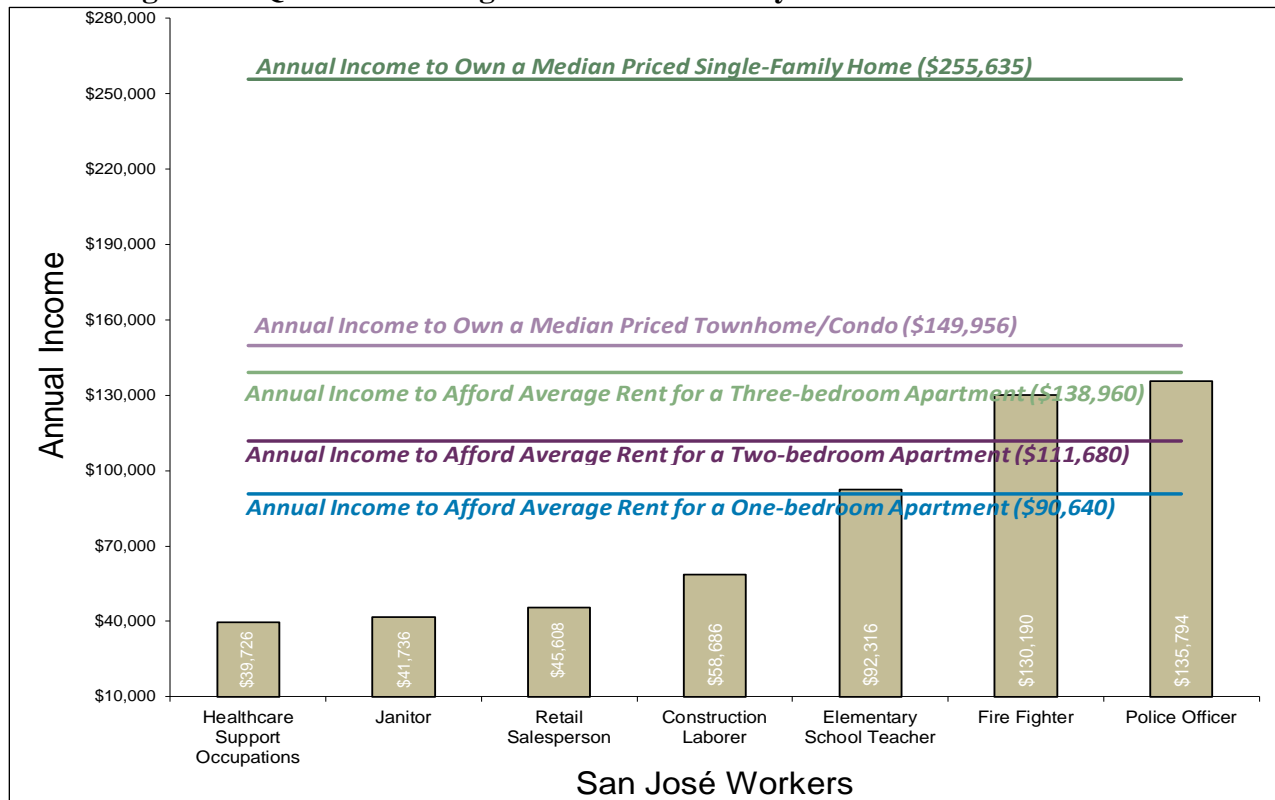
#### ***Housing Market Overview***

San José remains one of the most expensive cities in the nation to rent or to buy a home. Market rents continue to be significantly out of reach for many San José workers including teachers, construction workers, and retail salespersons, as is evidenced by Figure 3.<sup>7</sup>

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<sup>7</sup> City of San José Housing Market Update Q4 2021, <https://www.sanjoseca.gov/your-government/departments/housing/data/housing-market>.

**Figure 3 – Q4 2021 Housing & Rent Affordability for San José’s Workforce**



Rents are recovering after higher-rent apartments saw significant reductions due to the COVID-19 pandemic. Average effective rents<sup>8</sup> across all apartments rose 9.4% between Q4 2020 and Q4 2021 and rose 13% over the past five years.<sup>9</sup> In Q4 2021, the average effective rent in San José across all apartment classes and sizes was \$2,515.<sup>10</sup> Figure 4 compares rents and incomes needed to afford deed-restricted, rent-stabilized, and Class A<sup>11</sup> market-rate housing in San José.

**Figure 4:<sup>12</sup> Comparison of Incomes and Rents**

Income Level	1-Bedroom		2-Bedroom	
	Max Income	Rent	Max Income	Rent
Extremely Low-Income (30% AMI)	\$39,800	\$907	\$44,750	\$1,021
Very Low-Income (50% AMI)	\$66,300	\$1,512	\$74,600	\$1,702
<b>Rent Stabilized Apartments</b>	N/A	<b>\$1,728</b>	N/A	<b>\$2,109</b>
Low-Income (80% AMI)	\$94,200	\$2,420	\$106,000	\$2,724

<sup>8</sup> Effective rent is defined as asking rent less rent concessions, such as move-in specials, one month free, etc.

<sup>9</sup> Costar Q4 2015 – Q4 2021.

<sup>10</sup> Costar Q4 2021.

<sup>11</sup> Housing Class/Star Rating is defined by CoStar and is based on building characteristics such as location, size, quality of construction and materials, and amenities. See Attachment C for details.

<sup>12</sup> Max Income from [HCD 2021 Rent Limits](#); Q4 2021 Class A Rents from Costar; Rent Stabilized Apartments Rents as of December 2021 from City’s Rent Registry data.

<b>Market-Rate Class A</b>	<b>N/A</b>	<b>\$2,759</b>	<b>N/A</b>	<b>\$3,436</b>
Moderate Income (110% AMI)	\$133,155	\$3,327	\$149,765	\$3,745
Moderate Income (120% AMI)	\$145,250	\$3,630	\$163,400	\$4,086

In 2021, San José's average residential vacancy fell from the highs experienced a year ago during the 2020 pandemic. In Q4 2020, the vacancy rate for Class A apartments was a very high 18.1%. San José's high Class A vacancy rates were being driven by knowledge-sector workers able to work from home or from other locations. The San José area has one of the highest proportions of workers who can work from home in the nation. But, as companies require workers to return to work in person, demand will continue to increase and vacancy rates should continue to decrease. According to Costar's San José Metro Area Q4 Market Report, the City's market fundamentals are recovering from the combined shock of job losses, remote work, and societal changes due to the pandemic. As the economy has begun to reopen, apartment demand in 2021 turned positive again around the San José metro. But there are outstanding questions on whether demand will fully rebound or whether expanded remote working flexibility will permanently alter apartment demand. Also, with more new Class A apartments completing development and entering leasing in the past year, supply increases have contributed to higher vacancy rates and slower lease-ups in this apartment class.

The vacancy rate for a 'healthy' market is generally considered to be 5%. Vacancy rates under 5% indicate relative scarcity of units relative to demand, while rates over 5% indicate softer demand and can adversely affect the ability of new developments to obtain financing. Even with residents coming back to the region, the vacancy rate in San José in Q4 2021 measured 6.1% for all apartments, above the prior ten-year average rate of 5.7%. This vacancy rate breaks down quite differently among different apartment classes. The vacancy rate in Q4 2021 for Class A housing was 11.8% (down by over one-third from 18.1% one year ago), but was far lower for apartments in other classes: 3.8% for Class B; 5% for Class C; and 4% for Class F. The 5% and sub-5% vacancy rates in Classes B, C, and F apartments indicate the scarcity relative to the demand for lower-rent apartments in San José. Definitions for CoStar building classes are included in **Attachment C**.

Demand for affordable housing remains extremely strong in San José. Even well before the COVID-19 pandemic, 53% of San José's renter households were lower-income, with income levels appropriate for deed-restricted affordable housing.<sup>13</sup> Further, three-quarters of lower-income renters in San José are either cost-burdened or severely cost-burdened.<sup>14</sup> As with other classes of properties, affordable property owners have experienced nonpayment of rent due to the pandemic in the past year. While temporary rental assistance continues to be needed to strengthen many properties' performance, the underlying shortage of affordable apartments still makes San José a strong market for affordable housing investors and lenders. But rising construction costs and difficulty competing for competitive public funding sources leaves

<sup>13</sup> San José Comprehensive Housing Affordability Strategy data tabulated from American Community Survey data prepared for the U.S. Department of Housing and Urban Development, 2014-18, released Sept. 2021.

<sup>14</sup> Ibid. HUD defines a household as 'cost-burdened' if it pays more than 30% of its gross income towards housing payments. 'Severely cost-burdened' is defined as paying more than 50% of gross income for housing payments.



affordable housing production at levels significantly lower than the City's RHNA production goals and the community's need. Staff will present an update to the City Council on the cost of development for both affordable and market-rate housing in the spring 2022.

In contrast to the apartment market, San José's for-sale market is very strong. Home sales prices increased by 71% over the last five years<sup>15</sup> and by 20% over 2019. In Q4 2020, the median single-family detached home in San José sold for \$1,475,000. Homes also are selling faster, with days on the market falling from 18 days in 2020 to 13 days in 2021.<sup>16</sup> While for-sale homes in San José are accessible to higher-income households, only 22% are affordable to households earning the area median income, according to the National Housing Opportunity Index.<sup>17</sup> A San José household would need to earn approximately \$255,635 (168% of area median income of \$151,300 for a family of four) and have saved \$295,000 to purchase the median-priced home with a 20% down payment, assuming it paid a reasonable housing cost.<sup>18</sup> A strong for-sale market ultimately means that the opportunity to purchase will be even more challenging for middle- and lower-income households.

Historically low interest rates have continued to fuel home purchases for households that can afford to make this investment. In Q4 2021, the 30-year fixed interest rate was 3.1%, slightly higher than last year's rate of 2.68%.<sup>19</sup> Relatively low interest rates and low inventory has made the home buying market far more competitive over the past year, as can be seen by the 28% decrease over 2020 in the number of days it took for homes to sell. And, with lower rates, buyers can afford to offer higher prices, although the challenge to purchase a home remains out of reach for many San José residents.

#### *Summary of Planning Entitlements in 2021*

In 2021, 42 residential land use permit applications were submitted to the City's Planning Department (Planning) for the development of 5,909 units, of which 82% were market-rate and 18% were restricted affordable. Given that 21% of units proposed for entitlements in 2020 were affordable, the share of total units that are affordable has decreased slightly. Applicants submitted eight applications for streamlined land use permit application processing for restricted affordable housing – five under SB 35 (Wiener, 2017) and three under AB 2162 (Chiu, 2018) – totaling 1,245 units. SB 35 and AB 2162 allow for streamlined ministerial review of residential or mixed-use projects that meet specific affordability levels and other criteria and do not require CEQA clearance, reducing Planning review times by an average of two months compared to other affordable housing projects. Planning staff anticipates that ministerial applications will continue to increase as developers seek time savings under these two laws. **Attachment A, Table A** provides project-specific details on land use permit applications.

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<sup>15</sup> Santa Clara County Association of Realtors, Q4 2016 – Q4 2021.

<sup>16</sup> Santa Clara County Association of Realtors, Dec. 2021.

<sup>17</sup> National Association of Home Builders (NAHB) Housing Opportunity Index Q3 2021.

<sup>18</sup> Santa Clara County Association of Realtors, December 2021. Reasonable cost is defined as a household paying no more than 30% of their income for housing. Income to mortgage calculations assume payments at 30% of income, 20% down, 3.1% interest rate, 1.1% property tax.

<sup>19</sup> Freddie Mac 30-year Fixed Rate Mortgage, Dec. 2021 and Dec. 2020.

Staff approved permit applications for 3,318 housing units in 2021, of which 1,779 were market-rate and 1,539 were affordable. Compared to 2020, this is a decrease of 1,044 (24%) housing units entitled (2,660 were market rate, 1,702 were affordable). Of these units entitled, 1,507 units (45%) were located in urban villages, versus in 2020 when approximately 52% of entitled units were in urban villages. In 2021, one AB 2162 application and four SB 35 applications were approved, an increase from 2020 when only two ministerial applications were approved.

**Attachment A, Table A2** provides details on completed permit applications.

#### *Summary of Building Permit Activity in 2021*

In 2021, the City issued building permits for 1,663 new residential units. This was a 20% increase over 2020. Over 8,600 units currently are in the building application stage or have received Planning permit approvals, providing a pipeline for future housing. Of the building permits issued, 933 units were market-rate, while 730 were affordable. Figure 5 illustrates this 2021 activity by income category.

Figure 5 also shows that the City has been able to meet 58% of its annual market-rate permit goals and 31% of its affordable housing permit goals in 2021. Affordable units are those offering rents affordable to extremely low-, very low-, low- and moderate-income households (as detailed in Figure A above). The City's annual production of extremely low-, very low-, low- and moderate-income housing remained well below the annual goals for each income level. However, the City was able to meet 44% of the year's very low-income goal of 525 units. Of the total affordable homes that received building permits, 465 were deed-restricted affordable and 265 are being counted as affordable to moderate-income households based upon current market conditions.<sup>20</sup> **Attachment D** provides a detailed description of the methodology staff used for the 2021 moderate-income analysis.

In 2021, the City issued 421 building permits for accessory dwelling units (ADUs), compared to 331 in 2020. Even though building permits issued have softened from 2019 levels, building permit volume for ADUs remains over 18 times the number issued in 2014. ADU building permit issuances significantly increased following Zoning Ordinance updates approved by the City Council in 2016 and 2018 to comply with state law, as well as permit process enhancement efforts to encourage the construction of ADUs.

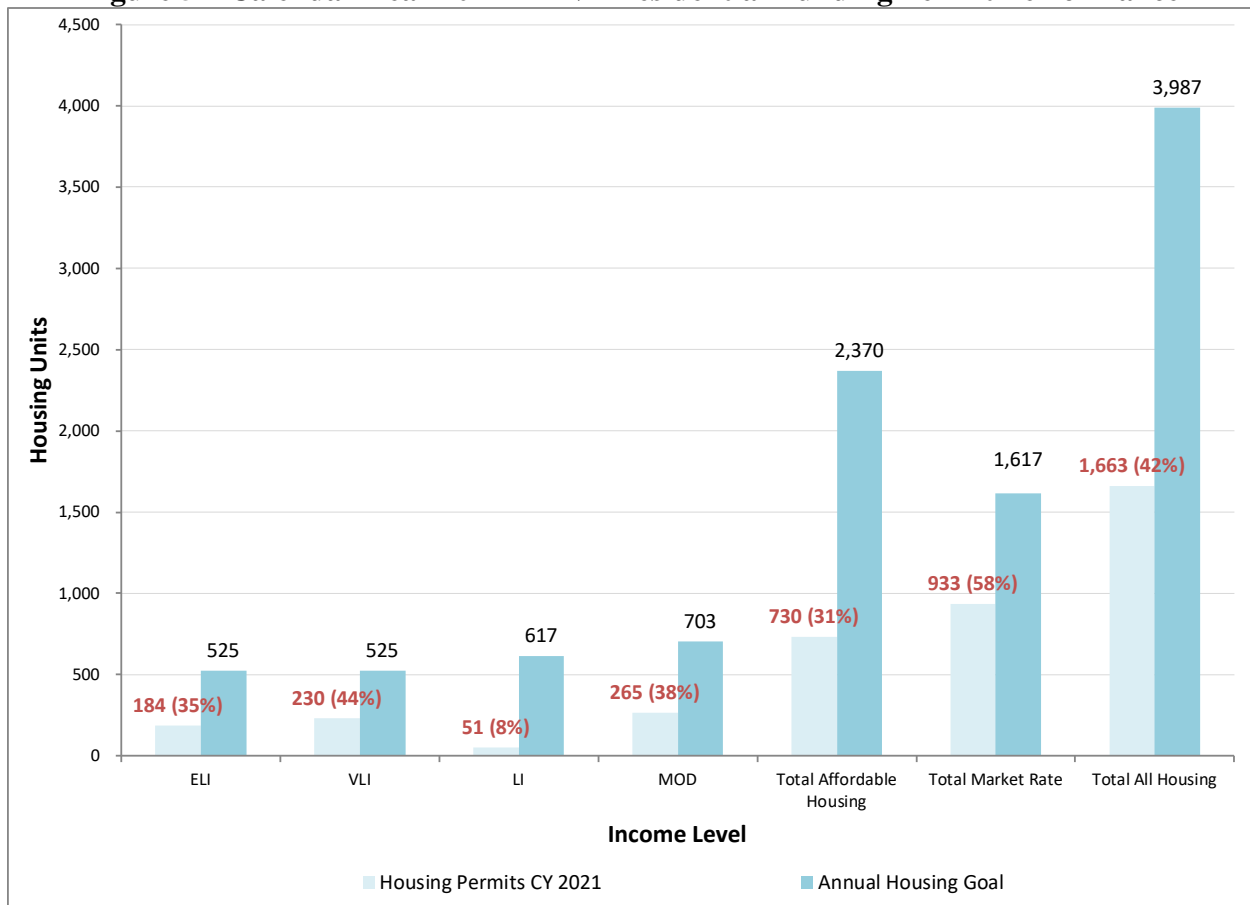
ADUs are currently counted in the "above moderate-income" category because staff does not have data on the rents homeowners intend to charge or whether ADUs would be used for family members. Some ADUs will likely be offered at rents affordable to moderate-income households. In 2021, UC Berkeley conducted an ADU Affordability Survey to build the case as to how ADUs should be counted for purposes of RHNA. Once HCD approves the use of the survey's findings, staff will accordingly reflect a portion of ADUs as affordable units in a future Annual Progress Report.

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<sup>20</sup> 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.

Of the units with building permits issued in 2020, 352 units (26%) were located in urban villages. By 2021, that number increased to 700 units (42%). While this was a noteworthy increase, production in urban villages is challenged by multiple factors. These include an ongoing recovery from pandemic-caused market weakness in Class A residential, increasing construction costs, and more fundamentally, the need for developers to redevelop parcels and assemble smaller sites. As these factors are likely to continue through the end of this RHNA cycle and beyond, it is important that the City consider other development strategies that respond to these constraints and produce needed housing.

**Figure 5 – Calendar Year 2021 RHNA Residential Building Permit Performance**



*Summary of Cumulative Building Permits (2014-2021)<sup>21</sup>*

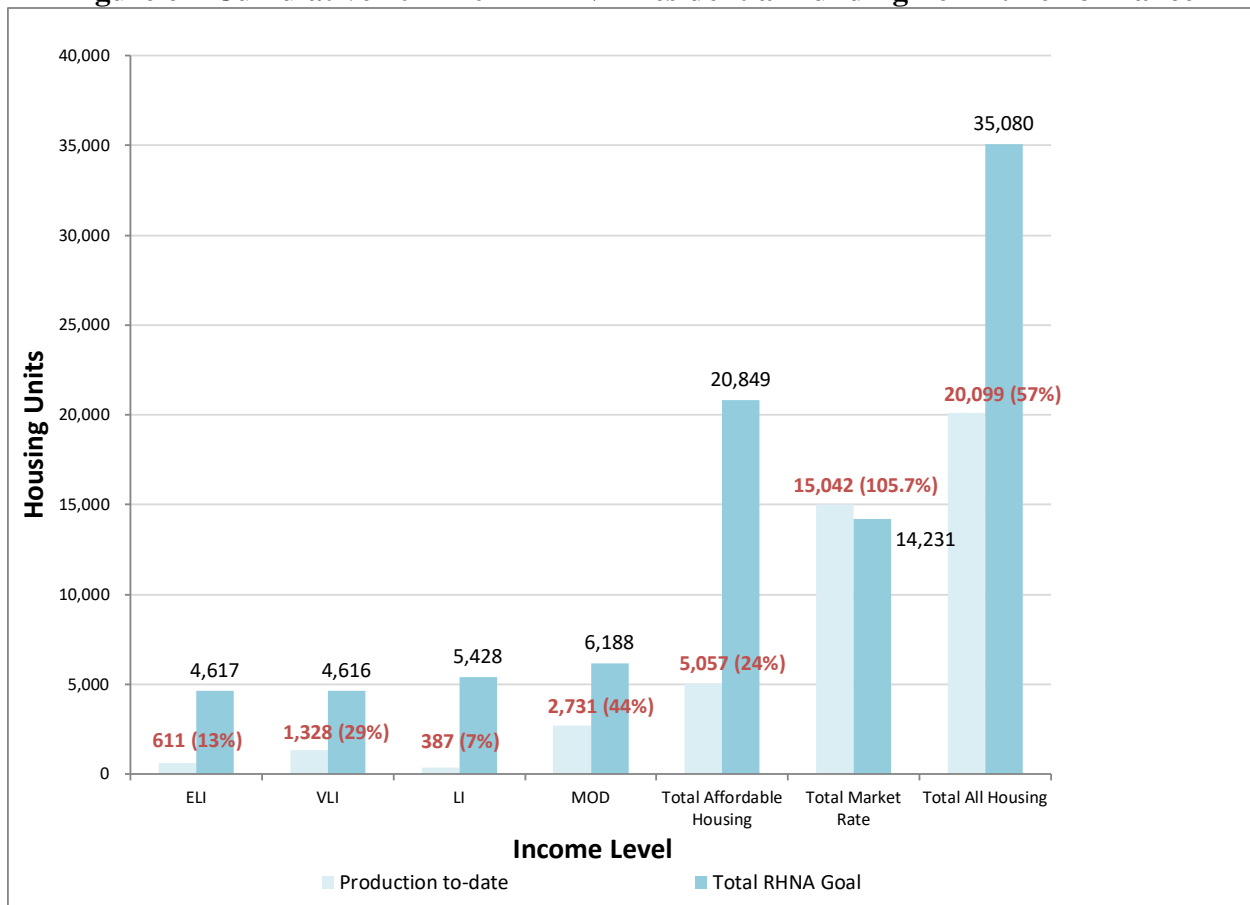
**Figure 6** compares the City’s performance through 2021 with the overall goal through the current RHNA cycle. During the eight years of the 8.8-year RHNA projection period – approximately 90% of the way through the current RHNA cycle – the City has met 106% of its market-rate housing goal but only 24% of its affordable housing goal. Note that virtually none of

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

the City’s moderate-income units have recorded deed restrictions but may be counted under the City’s methodology consistent with the state’s guidelines (see **Attachment D**). These apartments may become unaffordable to moderate-income households as market rents increase.

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

**Figure 6 – Cumulative 2014-2021 RHNA Residential Building Permit Performance**



*Building Permit Type and Location*

In 2021, the City saw similar results as in 2020 on the distribution of residential units receiving building permits across multifamily, ADUs, single-family detached, and single-family attached units. As shown in Figure 7, two-thirds of units permitted were multifamily, but there were four times as many ADU units receiving building permits as single-family detached units.

**Figure 7: Share of Units Receiving Building Permits by Property Type**

	<b>Multifamily</b>	<b>ADUs</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>
2021	68%	25%	6%	<1%
2020	68%	24%	8%	<1%

**Attachment E** contains a map illustrating where 2021 multifamily and ADU building permits are located.

*Certificates of Occupancy*

In 2021, the City issued certificates of occupancy for 1,213 residential units. This was almost precisely the same as in 2020 (1,216 units). Of the 1,213 units that received certificates of occupancy, 1,150 were market-rate and 63 were affordable. Approximately 73% of the units that received certificates of occupancy were in multifamily development projects and approximately 24% were ADUs. The remaining units were single-family homes and duplexes. Of the four largest multifamily projects that received certificates of occupancy in 2021, one was an affordable housing development – Leigh Senior Apartments (64 units) – and three were market-rate housing developments – The Julian (357 units), Atria Almaden Senior Living (200 units), and One38 Apartments (101 units). Details on certificates of occupancy are in **Attachment A, Table A2**.

*Progress on Programs and Policies*

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

*Units Rehabilitated, Preserved, and Acquired*

**Attachment A, Table F** summarizes the units that were preserved or rehabilitated in 2021. Preservation and rehabilitation only count toward RHNA goals in very narrow circumstances, and San José developments do not qualify under the state’s rules. However, it is important to note that the City took action to extend affordability restrictions and/or rehabilitate 11 affordable housing developments with 727 apartments to ensure their continued long-term affordability. Of the 727 apartments, 170 were affordable for extremely low-income residents, 438 were for very low-income residents, and 119 were for low-income residents.

*Units Lost to Expiring Affordability Restrictions*

In calendar year 2021, expiring affordability restrictions at the Housing for Independent People, Inc. Consolidated sites and Cape Cod properties resulted in a total of 28 restricted units being lost. There are no further restrictions on these developments.

*New Funding and Strategies*

As in previous years, the California State Legislature passed several laws related to housing in the 2021 legislative session. Four of the major bills to become law include:

- **SB 8 (Skinner, 2021)** extends the provisions of the Housing Crisis Act of 2019 through 2030 to accelerate the approval process for housing projects and curtail local governments' ability to downzone, among other provisions.
- **SB 9 (Atkins, 2021)** provides for the ministerial approval of converting existing homes into a duplex if certain eligibility restrictions are satisfied. It also allows a single-family home lot to be split into two lots, and a duplex to be built on each lot. City Council adopted an emergency ordinance on December 14, 2021, to clarify the implementation of this law.
- **SB 10 (Weiner, 2021)** creates a voluntary process for local governments to implement streamlined zoning for new multi-unit housing near transit or in urban infill areas. It enables cities to upzone areas close to job centers, transit, and existing urbanized areas to allow up to 10 units on a property — subject to setbacks, easements, and other development standards as permitted by the new law — without having to go through the California Environmental Quality Act review process. SB 10 is optional, and the City currently does not plan to implement SB 10, per the City Council's decision in fall 2021.
- **AB 215 (Chiu, 2021)** strengthens requirements for public participation in the creation of housing elements, effectively shortening the time for the creation of draft housing elements for Bay Area Jurisdictions by 70 days. The bill added several laws to the State's enforcement authority, including laws implementing AB 686 (2018) on affirmatively furthering fair housing and AB 2162 (2019) on by-right approval for certain affordable housing developments including permanent supportive housing. The state's authority also includes the ability to revoke jurisdictions' housing element certifications if they violate housing-related laws.

State and local funds have increased resources available for affordable housing production able to be counted under RHNA. Much of the state's focus in the past year continued to be awarding Project Homekey funding to enable localities to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings, and other buildings, and convert them into interim or permanent, long-term housing for the homeless.<sup>22</sup> In 2021, the City submitted two HomeKey applications for over \$70 million in state funds and the Housing Authority submitted one application for sites located in San José.

The City has local funding resources to subsidize affordable housing, which are required to create more deeply affordable residences. Measure E, the General Fund real property transfer tax approved in March 2020, has generated \$50 million in its first year and is nearing \$90 million in its second year. The City is estimating Measure E will raise \$65 million annually in funding for affordable housing and homelessness. In addition, the City receives approximately \$18 million

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<sup>22</sup> Staff will need to determine whether any of San José's Project Homekey units can be counted in RHNA.

each year in recycled funds repaid by existing loans in its Low- and Moderate-Income Housing Asset Fund, \$5 million in in-lieu fee payments from the Inclusionary Housing Ordinance, and \$5 million from the Affordable Housing Impact Fee program. The City also passed a Commercial Linkage Fee in 2020 and expects to receive \$14 million annually from this new source in future years. In addition to City funding, Santa Clara County Measure A funding for San José's new developments is still available but is time-limited, given a remaining balance of \$85 million in Measure A funds. As of February 2022, the County of Santa Clara has committed \$588 million to build and renovate 4,441 affordable units in 41 affordable housing developments across eight cities.<sup>23</sup>

Between early 2019 and February 2021, the City Council committed \$86 million in loans to eight affordable housing developments that will create 697 units of affordable housing. These developments were awarded under the City's \$100 million Notice of Funding Availability (NOFA) from late 2018. In 2021, a limited NOFA was released funding 222 units. Subsequently, on December 20, 2021, the Housing Department released a NOFA for \$150 million in additional funding. Nineteen developments submitted by fifteen developers requested a total of \$241 million in funding for 2,275 new affordable homes. Staff plans to recommend that City Council commit funding to qualifying projects in the City's managed pipeline as they progress through their predevelopment work and meet the City's readiness requirements.

In June 2018, the City Council approved the Housing Crisis Workplan, a strategy to facilitate the development of 25,000 housing units, including 10,000 affordable units, by 2023. City staff continue to implement 23 strategies to spur housing production in the Housing Crisis Workplan and have completed another 16 strategies. A status update on the Housing Crisis Workplan was given at the Community and Economic Development Committee on November 22, 2021.<sup>24</sup> The next staff update is planned for the May 2022 meeting of the Community and Economic Development Committee.

With the use of all City sources to create affordable housing, including Measure E, Inclusionary Housing in-lieu fees, and Commercial Linkage Fee revenues, the City's current Affordable Housing Investment Plan projects a total of 7,434 new affordable units funded through FY 2022-23.<sup>25</sup> If developments qualifying for funding under the December 2021 \$150 million NOFA all proceed, the City would have 9,931 units in its production pipeline. This number would put the City at 99% of the City Council's five-year, 10,000-affordable unit production goal under the Housing Crisis Workplan.

However, while the City can do its part to further affordable housing production, 100% of affordable housing developments are structured to proceed only if developers are successful at

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<sup>23</sup> Santa Clara County Office of Supportive Housing, as of Feb. 15, 2022, <https://osh.sccgov.org/sites/g/files/exjcpb671/files/documents/Measure%20A%201-pager%202022%20-%20Final.pdf>.

<sup>24</sup><https://sanjose.legistar.com/LegislationDetail.aspx?ID=5198677&GUID=7E301460-44CC-425D-B1A9-DC5D7F3960AF&Options=&Search=>

<sup>25</sup>FY 2020/21 – FY 2020/23 Affordable Housing Investment Plan, <https://www.sanjoseca.gov/home/showpublisheddocument?id=66577>

obtaining tax credits and/or bond financing allocations from the state. Unfortunately, while 4% tax credits and tax-exempt bond allocations were reliably obtainable in the past, these programs have become competitive and harder to get awards. South Bay projects have been less successful than those from other regions in obtaining awards recently, largely due to scoring penalizing an urban format of construction and extremely low-income housing, given their higher costs of development relative to lower-cost regions. As of December 2021, 895 units in the City's managed pipeline from the 2018 NOFA have secured allocations from the California Tax Credit Allocation Committee (TCAC) or the California Debt Limit Allocation Committee (CDLAC). In addition, developments with 238 units are reapplying for awards, and 196 units will restructure and reapply in the future. Given the highly-competitive nature of these State-administered programs, many applications had to reapply to multiple rounds of TCAC/CDLAC in order to secure an allocation. Throughout 2020 and 2021, staff coordinated with other cities in the Bay Area to advocate for changes to the CDLAC guidelines, specifically the tiebreaker scoring that provided a distinct advantage to lower-cost areas in California. CDLAC will implement revised program guidelines in 2022 with new criteria for the tiebreaker scoring. Staff will monitor the impact of these new changes and evaluate the outcomes over time.

Finally, the City's General Plan 4-Year Review updates could also result in changes that facilitate housing production. The City Council recently approved changes to both General Plan Policies IP-5.12 and IP-5.10 to facilitate affordable and market-rate housing, respectively. Policy IP-5.12 eliminated the requirement to provide commercial uses for 100% affordable projects in unplanned urban villages, as well as the criteria that limited the location of these projects, and the number of total units allowed within the urban village. Policy IP-5.10 has been modified to establish appropriate, clear, and more predictable minimum residential densities and to clarify the amount of commercial that is required for these kinds of projects.

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

### **Housing Successor to Redevelopment Agency Annual Report**

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

The Low- and Moderate-Income Housing Asset Fund (LMIHAF) is the City's major asset related to redevelopment. At the end of FY 2020-21, the City as Housing Successor had \$698,695,890 in total LMIHAF assets comprised of cash, loan receivables, and real property owned by the Housing Successor. Besides information on aggregate expenditures, the Housing



Successor Report includes several expenditures tests that the Housing Successor must meet. The City met all of them in FY 2020-21, as follows.

*Excess Surplus Test*

The Excess Surplus Test requires that the Housing Successor cannot have unencumbered funds that exceed the aggregate amount deposited into the fund during the preceding four fiscal years. If a Housing Successor fails to meet the excess surplus test, it may be required to transfer excess LMIHAF funds to the state. The Housing Successor Report indicates that the aggregate amount deposited into the fund during the four prior years was \$179.7 million, while the unencumbered amount at the end of FY 2019-20 was \$142.6 million. Therefore, the Housing Successor met this test because the balance does not exceed the aggregate amount deposited for the test period.

Assuming the City Council approves the Housing Department's funding recommendations, it will have committed over \$100 million in funds to new developments by June 2021. In addition, in December 2021, the Housing Department released a NOFA for \$150 million in additional funding. Funds being offered include \$65 million in Measure E, \$40 million in Low- and Moderate-Income Housing Asset Funds, \$20 million in Affordable Housing Impact Fees, \$35 million in Inclusionary Housing In-Lieu Fees, and \$5 million in HOME funding. Nineteen developments submitted by 15 developers requested a total of \$241 million in funding for 2,275 new affordable homes under this new competition.

*Senior Housing Test*

Redevelopment law places a limit on the number of affordable housing units funded for senior citizens, as many jurisdictions focused on using most of their redevelopment funds for affordable housing to create homes for this uncontroversial population. The rule is that if this percentage exceeds 50% of units assisted over the last 10 years, the Housing Successor cannot expend future LMIHAF funds on new senior housing until it has reduced this percentage to 50% or below. The Housing Successor Report indicates that only 14% of the City-assisted housing over the last 10 years was for senior affordable housing. Therefore, the City as Housing Successor met the senior housing test and can continue to fund senior affordable housing with LMIHAF funds.

*Income Tests*

Redevelopment dissolution law put in place two five-year income-related tests for the use of LMIHAF funds. First, at least 30% of LMIHAF funds must be spent for the development of rental housing affordable to extremely low-income households earning at or below 30% AMI. This City met this test previously and is next scheduled to report on this in 2024.

Second, no more than 20% of LMIHAF funds can be spent for the development of rental housing affordable to and occupied by households earning between 60% and 80% of AMI. The City spent no LMIHAF funds between July 1, 2014, and June 30, 2019 – or since – on homes serving households earning between 60% and 80% AMI. This is because a City of San José practice implemented in its restrictions limiting the initial income of low-income households for all rental

units funded with LMIHAF to no more than 60% AMI. The City satisfied the state's 60% to 80% AMI income test and is next scheduled to report on this test in 2024.

### **CONCLUSION**

The City continues to work towards meeting its regional housing needs and the City Council's production goal by implementing the programs and policies outlined in the Housing Element. In calendar year 2021, 42 residential entitlement applications were proposed for the development of 5,909 units, of which 82% were market-rate and 18% were affordable. The City issued building permits for 1,663 new residential units and issued certificates of occupancy for 1,213 units.

### **EVALUATION AND FOLLOW-UP**

After the City Council accepts the Annual Progress Report and the Housing Successor Report, staff will submit the approved document to HCD and OPR by the state-mandated April 1, 2022 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 22, 2022 City Council meeting.

### **COORDINATION**

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

### **COMMISSION RECOMMENDATION/INPUT**

Staff expects to present this report to the Housing and Community Development Commission in March 2022. As the submission deadline for this memorandum precedes the Commission meeting, staff will submit a Supplemental Memorandum to the City Council reflecting Commission comments and feedback, if any.

**FISCAL/POLICY ALIGNMENT**

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

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

**CEQA**

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

/s/

JACKY MORALES-FERRAND, DIRECTOR  
Department of Housing

/s/

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

For planning-related questions, please contact Michael Brilliot, Deputy Director at (408) 535-7831. For housing-related questions, please contact Kristen Clements, Division Manager, at (408) 535-8236.

**Attachments:**

- Attachment A: San José Housing Element Annual Progress Report for CY 2021 (Tables A-H)
- Attachment B: Housing Successor Annual Report FY 2020-21
- Attachment C: Costar Building Class & Star Rating Definitions
- Attachment D: Methodology for Non-Deed Restricted Moderate-Income Units CY 2021
- Attachment E: Map of Building Permits Issued CY 2021

# ATTACHMENT A - AMENDED

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Jurisdiction	San Jose	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

(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	Density Bonus Applications		Application Status	Notes			
1				2		3	5							6	7	8	9		10		11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted- (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (see 2F)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below							263	0	745	0	30	0	4871	5905	0	0	0	0	0				
	48119105	1905 E SAN ANTONIO ST SAN JOSE, CA 95116-3046	CP20-027	CP20-027	SFD	O	1/1/2021							1	1			No			Pending		
	23016060	2188 THE ALAMEDA SAN JOSE, CA	H20-046	H20-046	5+	R	1/8/2021			110					110			No	Yes	N/A	Pending		
	29638013; 29638014; 29640009	4360 STEVENS CREEK BL SAN JOSE, CA 95129-0000; 4340 STEVENS CREEK BL SAN JOSE, CA 95129-0000; 4300 STEVENS CREEK BL SAN JOSE, CA 95129-0000	PD20-012	PD20-012	5+	R	1/8/2021							580	580			No			Pending		
	28407018	1050 ST ELIZABETH DR SAN JOSE, CA 95128-4322	H20-049	H20-049	5+	R	1/5/2021							150	150			No			Pending		
	47212086	551 KEYES ST SAN JOSE, CA 95112-0024	H21-002	H21-002	5+	R	1/29/2021	40		38				0	78			Yes-Approved	Yes	Yes	Approved		
	28805045	2380 S BASCOM AV SAN JOSE, CA 95128-0000	H21-004	H21-004	5+	R	2/10/2021	25		68		30		0	123			Yes-But no action taken	Yes	N/A	Pending		
	29825037	1065 S WINCHESTER BL SAN JOSE, CA 95128-3702	SP21-006	SP21-006	5+	O	3/18/2021							70	70			No			Pending		
	27718021; 27718024; 27718025; 27718026	1520 W SAN CARLOS ST SAN JOSE, CA 95126-3235; 315 S WILLARD AV SAN JOSE, CA 95126-3262; 325 S WILLARD AV SAN JOSE, CA 95126-3265; 329 S WILLARD AV SAN JOSE, CA 95126-3266	SP21-007	SP21-007	5+	R	3/19/2021							202	202			No			Pending		
	26414110; 26414131	0 AUZERAI AV SAN JOSE, CA 95126-0000; 880 W SAN CARLOS ST SAN JOSE, CA 95126-3434	PDA12-013-02	PDA12-013-02	5+	R	3/29/2021							263	263			No			Pending		
	46719044	144 N 5TH ST SAN JOSE, CA 95112-5419	CP21-005	CP21-005	5+	R	4/1/2021							11	11			No			Pending		
	26434042; 26434043; 26434044; 26434046; 26434045, more...	771 ALMADEN AV SAN JOSE, CA 95110-2918; 777 ALMADEN AV SAN JOSE, CA 95110-2918; 787 ALMADEN AV SAN JOSE, CA 95110-2918; 797 ALMADEN AV SAN JOSE, CA 95110-2918; 219 W VIRGINIA ST SAN JOSE, CA 95110-2918	H21-013	H21-013	5+	R	4/9/2021	66		32				1	99			No	Yes	N/A	Pending		
	47705005	0 E ALMA AV SAN JOSE, CA 95110-5000	H21-014	H21-014	2 to 4	R	4/9/2021							90	90			No			Pending		
	25429028; NA	935 N CAPITOL AV SAN JOSE, CA 95133-2702	H21-015	H21-015	5+	R	4/27/2021							382	382			No			Pending		
	45618009	2170 ALMADEN RD SAN JOSE, CA 95125-2102	SP21-010	SP21-010	SFD	O	4/27/2021							0	0			No			Pending		
	70148057; 70158048	0 BRET HARTE DR SAN JOSE, CA 95120-0000; 511912 TRACT SAN JOSE, CA 95120-0000	H21-016	H21-016	SFD	O	4/27/2021							21	21			No			Withdrawn		
																					Pending		

45814022	1007 BLOSSOM HILL RD SAN JOSE, CA 95123-1102	H21-020	H21-020	5+	R	5/18/2021						271	271		No	Yes	N/A	Pending
46723034; 46723035; 46723037	17 S 4TH ST SAN JOSE, CA 95112-3527; 150 E SANTA CLARA ST SAN JOSE, CA 95113-1901; 142 E SANTA CLARA ST SAN JOSE, CA 95113-1901; 144 E SANTA CLARA ST SAN JOSE, CA 95113-1901; 134 E SANTA CLARA ST SAN JOSE, CA 95113-1901; 130 E SANTA CLARA ST SAN JOSE, CA 95113-1901	H21-026 Bayview SuZaCo	H21-026	5+	R	5/28/2021						0	0		No			Pending
56726014	0 CAMDEN AV SAN JOSE, CA 95124-0000	PD21-006	PD21-006	SFD	O	6/29/2021						7	7		No			Pending
46747048	420 S 3RD ST SAN JOSE, CA 95112-5763	SP21-020	SP21-020	5+	R	6/18/2021						152	152		No			Pending
46747024	420 S 2ND ST SAN JOSE, CA	SP21-019	SP21-019	5+	R	6/18/2021						255	255		No			Pending
47212086	551 KEYES ST SAN JOSE, CA 95112-0024	HA21-002-01	HA21-002-01	5+	R	8/11/2021			21			0	21		Yes-Approved	Yes	Yes	Approved
25947069	565 LORRAINE AV SAN JOSE, CA 95110-2611	H21-027	H21-027	5+	R	7/14/2021						126	126		No			Pending
25947069; 25947070	543 LORRAINE AV SAN JOSE, CA 95110-2611; 0 LORRAINE AV SAN JOSE, CA 95110-0000	H21-028	H21-028	5+	R	7/15/2021						264	264		No			Pending
46712002	995 E SANTA CLARA ST SAN JOSE, CA 95116-2241	H21-029	H21-029	5+	R	6/22/2021	72					2	74		No	Yes	N/A	Pending
23516012	995 OAKLAND RD SAN JOSE, CA 95112-2909	CPA18-034-01	CPA18-034-01	SFD	O	6/24/2021						0	0		No			Withdrawn
24966051	1319 TRIPP AV SAN JOSE, CA 95116-1035	H21-031	H21-031	5+	R	7/19/2021			58			1	59		No	Yes	N/A	Pending
24838030	224 JACKSON ST SAN JOSE, CA 95112-3201	CP21-016	CP21-016	2 to 4	R	7/6/2021						2	2		No			Pending
47217006; 47217034; 47217095; 47217005	802 S 1ST ST SAN JOSE, CA 95110-3122; 833 S 2ND ST SAN JOSE, CA 95112-5824; 831 S 2ND ST UNIT A SAN JOSE, CA 95112-5824; 831 S 2ND ST UNIT B SAN JOSE, CA 95112-5824; 838 S 1ST ST SAN JOSE, CA 95110-3122	PD21-011	PD21-011	5+	R	8/11/2021						246	246		No			Pending
27406025	1945 PARK AV SAN JOSE, CA 95126-1417	H21-037	H21-037	SFA	O	7/23/2021						3	3		No			Pending
46720060; 46720079; 46720080; 46720081	77 N 4TH ST SAN JOSE, CA 95112-5554; 128 E ST JOHN ST SAN JOSE, CA 95112-5554; 147 E SANTA CLARA ST SAN JOSE, CA 95113-60 N 3RD ST SAN JOSE, CA 95112-5502; 49 N 4TH ST SAN JOSE, CA 95112-5554; 95 N 4TH ST SAN JOSE, CA	SP21-031 Urban Catalyst's Icon/Echo	SP21-031	5+	R	7/23/2021						415	415		No			Pending
41421062; 98445006	0 UNION AV SAN JOSE, CA 95124-0000; 1975 CAMBRIANNA DR SAN JOSE, CA	PD21-012	PD21-012	SFD	O	8/4/2021						35	35		No			Pending
37224011, more... 37224011	7245 BARK LN SAN JOSE, CA 95129-3601; 7201 BARK LN SAN JOSE, CA 95129-3601; 7221 BARK LN SAN JOSE, CA 95129-3601	PD21-015	PD21-015	5+	R	8/19/2021						85	85		No			Pending
46714084, more...	675 E SANTA CLARA ST SAN JOSE, CA 95112-1932	MP21-001	MP21-001	5+	R	8/19/2021			280			279	559		Yes-But no action taken	Yes	N/A	Pending
46714054; 46714076	124 N 15TH ST SAN JOSE, CA 95112-1917; 0 (LAND ONLY) SAN JOSE, CA 95112-0000	MP21-002	MP21-002	5+	R	8/20/2021			52			51	103		Yes-But no action taken	Yes	N/A	Pending
37725053; 37725055	1334 MILLER AV SAN JOSE, CA 95129-3934; 1348 MILLER AV SAN JOSE, CA 95129-3934	PD21-017	PD21-017	SFD	O	9/20/2021						6	6		No			Pending

this is an SB 35 amendment

converting 58 existing units t

	26102049; 26102062	970 W JULIAN ST SAN JOSE, CA 95126-2719; 950 W JULIAN ST SAN JOSE, CA 95126-2719	H21-044	H21-044	5+	R	10/12/2021							300	300			No			Pending
	23016028	0 SHERWOOD AV SAN JOSE, CA 95126-0000	H21-045	H21-045	2 to 4	R	10/20/2021							2	2			No			Pending
	26415024	740 W SAN CARLOS ST SAN JOSE, CA 95126-3532	MP21-003	MP21-003	5+	R	10/26/2021			65				64	129			Yes-But no action taken			Pending
	25928001; 25928002	32 STOCKTON AV SAN JOSE, CA 95126-2757; 60 STOCKTON AV SAN JOSE, CA 95126-2757	H21-048	H21-048	5+	R	10/28/2021							497	497			No			Pending
	65957015	0 LAND ONLY SAN JOSE, CA	PD21-020	PD21-020	5+	R	11/17/2021							16	16			No			Pending
	27722009; 27722011	1510 PARKMOOR AV SAN JOSE, CA 95128-2406; 0 PARKMOOR AV SAN JOSE, CA 95128-0000; 1540 PARKMOOR AV SAN JOSE, CA 95128-2406	MP21-004	MP21-004	5+	R	11/18/2021		60		21			0	81			No			Pending
	60107066	125 KIRK AV ALLUM ROCK, CA 95127-2217	H21-051	H21-051	2 to 4	R	12/15/2021							18	18			No			Pending
	61268001	802 ROSEMAR CT SAN JOSE, CA	PDA10-021-001	PDA10-021-001	SFD	O	12/23/2021							3	3			No			Pending
															0						

























Project ID	Project Name	Location	Category	Units	Start Date	End Date	Phase	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total	2021	2022	2023	2024	2025	2026
48418419	1010 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
48430000	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
48146113	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
47047009	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
47047007	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
47047006	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
47047005	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
48144610	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
47047000	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
NA_48411001	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
24480006	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
48418424	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
47047063	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
NA_47047067	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
47047071	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
47047068	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
47047078	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
47047058	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
47047069	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
48430008	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
48430180	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
48430186	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
47047055	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
47728046	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
48418476	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
NA_48434071	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
NA_48434072	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
43173803_NA	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
NA_48434073	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
NA_48434074	1015 BUCKLE UP	SAN JOSE, CA	SFD	0	1/1/2021															
41288033	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
47047013	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
48432191	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
70433008	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
68948006	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
47047076	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
43022048	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
64818054	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
25433003	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
48432001	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
64800008	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
65511029	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
66000005	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
24184045	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
70433005	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
43001005	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
NA_48434075	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
NA_48434076	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
48432007	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						
48432008	1015 BUCKLE UP	SAN JOSE, CA	ADU	1	1/1/2021			1						1						

Note: "\*" indicates an optional field  
 Cells in grey contain auto-calculated formulas

Project ID	Project Name	City	County	Project Type	Project Status	Project Location	Project Size (Units)	Project Start	Project End	Project Progress (%)	Project Notes	
NA	FLAZA BLOC 10 SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1507056	5	10/15/2021				
2051048	301 N. 1ST ST SAN JOSE, CA RETRACTED 2ND FLOOR	San Jose	San Jose	ADU	R	1507060	1	9/20/2021				
58617003	1600 W 1ST ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1507055	1	9/20/2021				
27407000	1000 W 1ST ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506800	1	10/6/2021				
20110002	810 W 1ST ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506801	1	9/20/2021				
30102185	101 LINDSEY AVE SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506945	1	1/28/2021				
20400011	121 W 1ST ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506943	2	10/7/2021				
NA	407 ALBUQUERQUE AVE SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506102	107	21	2	10/26/2021	100	
4846001	133 BUCHHEIM ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506107	1	1/28/2021				
64720041	1015 11TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506109	1	1/28/2021				
64720009	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506177	1	1/17/2021				
NA	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506175	1	1/17/2021				
NA	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506224	1	1/27/2021				
NA	FLAZA BLOC 11 SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506224	5	10/20/2021				
NA	FLAZA BLOC 11 SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506200	5	10/20/2021				
42117048	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1507062	1	1/28/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1507216	1	1/27/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1507201	1	1/27/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1507226	1	1/27/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1507228	1	1/27/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1507229	1	1/27/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1507242	1	1/27/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1507243	1	1/27/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1507603	1	1/27/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1507568	1	1/27/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1507566	1	1/27/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1507059	1	1/27/2021				
NA	1211 10TH ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1507058	1	1/27/2021				
41007000	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	ADU	R	1506974	1	1/28/2021				
NA	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFA	O	1506955	1	1/20/2021				
NA	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFA	O	1506951	1	1/20/2021				
01500134	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1506950	1	10/13/2021				
48404137	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1506940	1	5/25/2021				
20477000	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SA	R	1506978	101	1/20/2021	101			
42411000	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1506976	1	1/27/2021				
42411004	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1506980	1	1/11/2021				
42411005	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1506988	1	1/13/2021				
20427007	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SA	R	1506958	48	7/3/2021	48			
64027007	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	20+4	R	1506970	2	10/16/2021				
64020024	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1506945	1	4/15/2021				
64020025	1000 BURLINGAME ST SAN JOSE, CA NEW JAVELIN CONSTRUCTION 1 PLEX	San Jose	San Jose	SFD	O	1506972	1	4/15/2021				









Jurisdiction San Jose  
 Reporting Year 2021 (Jan 1 - Dec 31)  
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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CIP - Title 20, §1020)

Note: "\*" indicates an optional field  
 Cells in grey contain auto-calculated formulas

Element ID	Element Description	Location	Category	Sub-Category	Units	Cost (\$)	Start Date	End Date	Progress (%)	Notes
4550401-4550404	BLDG 178 BEPFA 100% 100% 100% 100%	BLDG 178 BEPFA 100% 100% 100% 100%	SA	R	10	5019001			100	
3450041	BEFPA 100% NEW 2ND UNIT	BEFPA 100% NEW 2ND UNIT	ADU	R	1	1002001			100	
4073024	BEFPA 100% NEW 2ND UNIT	BEFPA 100% NEW 2ND UNIT	ADU	R	1	6000001			100	
3441006	BEFPA 100% SECOND UNIT	BEFPA 100% SECOND UNIT	ADU	R	1	1011001			100	
3011406	BEFPA 100% NEW 2ND UNIT	BEFPA 100% NEW 2ND UNIT	ADU	R	1	1110001			100	
4550501-4550505	BLDG 178 BEPFA 100% 100% 100% 100%	BLDG 178 BEPFA 100% 100% 100% 100%	SA	R	6	3490001			100	
6762015	BEFPA 100% NEW 2ND UNIT	BEFPA 100% NEW 2ND UNIT	ADU	R	1	1000001			100	
7043003	BEFPA 100% NEW 2ND UNIT	BEFPA 100% NEW 2ND UNIT	ADU	R	1	5140001			100	
2883015	BEFPA 100% SECOND UNIT	BEFPA 100% SECOND UNIT	ADU	R	1	4150001			100	
3450019	BEFPA 100% NEW 2ND UNIT	BEFPA 100% NEW 2ND UNIT	ADU	R	1	780001			100	
6767031	BEFPA 100% DETACHED ADU	BEFPA 100% DETACHED ADU	ADU	R	1	6040001			100	
6844000	BEFPA 100% DETACHED ADU	BEFPA 100% DETACHED ADU	ADU	R	1	5200001			100	
4074016	BEFPA 100% CONTRACT 2ND UNIT	BEFPA 100% CONTRACT 2ND UNIT	ADU	R	1	203001			100	
6550005	BEFPA 100% 2ND UNIT	BEFPA 100% 2ND UNIT	ADU	R	1	860001			100	
6844006	BEFPA 100% NEW 2ND UNIT	BEFPA 100% NEW 2ND UNIT	ADU	R	1	6040001			100	
6843009	BEFPA 100% NEW 2ND UNIT	BEFPA 100% NEW 2ND UNIT	ADU	R	1	1080001			100	
6764040	BEFPA 100% GARAGE CONVERSION 1U ADU	BEFPA 100% GARAGE CONVERSION 1U ADU	ADU	R	1	1070001			100	
4065013	BEFPA 100% 2ND UNIT	BEFPA 100% 2ND UNIT	ADU	R	1	1010001			100	
3450024	BEFPA 100% NEW 2ND UNIT	BEFPA 100% NEW 2ND UNIT	ADU	R	1	8130001			100	
4550101-4550112	BLDG 101 BEPFA 100% 100% 100% 100%	BLDG 101 BEPFA 100% 100% 100% 100%	SA	R	5	1019001			100	
4550107-4550112	BLDG 101 BEPFA 100% 100% 100% 100%	BLDG 101 BEPFA 100% 100% 100% 100%	SA	R	5	1110001			100	
4550101-4550109	BLDG 101 BEPFA 100% 100% 100% 100%	BLDG 101 BEPFA 100% 100% 100% 100%	SA	R	5	6160001			100	
4550109-4550111	BLDG 101 BEPFA 100% 100% 100% 100%	BLDG 101 BEPFA 100% 100% 100% 100%	SA	R	5	1019001			100	
6761001-6843018	BEFPA 100% ADU	BEFPA 100% ADU	ADU	R	1	1010001			100	
6761001-6843018	BEFPA 100% ADU	BEFPA 100% ADU	ADU	R	1	4150001			100	





Jurisdiction San Jose  
 Reporting Year 2021 (Jan 1 - Dec 31)  
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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CIP - Title 22, §2002)

Note: "\*" indicates an optional field  
 Cells in grey contain auto-calculated formulas

Element ID	Element Name	Element Type	Element Location	Element Status	Element Description	Element Category	Element Sub-Category	Element Phase	Element Start Date	Element End Date	Element Progress (%)	Element Progress (Units)	Element Progress (Cost)	Element Progress (Other)	Element Progress (Notes)
4470054	1025 TRACT SAN JOSE, CA 95128	ADU	R												
5870016	1025 TRACT SAN JOSE, CA 95128	ADU	R												
4811900	1025 TRACT SAN JOSE, CA 95128	ADU	R												
7040031	1025 TRACT SAN JOSE, CA 95128	ADU	R												
NA_4850270	1025 TRACT SAN JOSE, CA 95128	SFA	O												
NA_4850271	1025 TRACT SAN JOSE, CA 95128	SFA	O												
NA_4850274	1025 TRACT SAN JOSE, CA 95128	SFA	O												
NA_4850275	1025 TRACT SAN JOSE, CA 95128	SFA	O												
NA_4850276	1025 TRACT SAN JOSE, CA 95128	SFA	O												
NA_4850277	1025 TRACT SAN JOSE, CA 95128	SFA	O												
NA_4850278	1025 TRACT SAN JOSE, CA 95128	SFA	O												
2771600	1025 TRACT SAN JOSE, CA 95128	ADU	R												
7006006	1025 TRACT SAN JOSE, CA 95128	SFD	O												
7006007	1025 TRACT SAN JOSE, CA 95128	SFD	O												
7006008	1025 TRACT SAN JOSE, CA 95128	SFD	O												
7006009	1025 TRACT SAN JOSE, CA 95128	SFD	O												
7006010	1025 TRACT SAN JOSE, CA 95128	SFD	O												
7006011	1025 TRACT SAN JOSE, CA 95128	SFD	O												
4873115	1025 TRACT SAN JOSE, CA 95128	ADU	R												
2748608	1025 TRACT SAN JOSE, CA 95128	ADU	R												
2742005	1025 TRACT SAN JOSE, CA 95128	ADU	R												
4873001	1025 TRACT SAN JOSE, CA 95128	ADU	R												
2482048	1025 TRACT SAN JOSE, CA 95128	ADU	R												
4874707	1025 TRACT SAN JOSE, CA 95128	ADU	R												
4000709	1025 TRACT SAN JOSE, CA 95128	ADU	R												
0002017	1025 TRACT SAN JOSE, CA 95128	ADU	R												
4400706	1025 TRACT SAN JOSE, CA 95128	ADU	R												
2482012	1025 TRACT SAN JOSE, CA 95128	ADU	R												
4891800	1025 TRACT SAN JOSE, CA 95128	ADU	R												
4000108	1025 TRACT SAN JOSE, CA 95128	ADU	R												
8443484	1025 TRACT SAN JOSE, CA 95128	ADU	R												
4742110	1025 TRACT SAN JOSE, CA 95128	ADU	R												
8400001	1025 TRACT SAN JOSE, CA 95128	ADU	R												
4000004	1025 TRACT SAN JOSE, CA 95128	ADU	R												
5870009	1025 TRACT SAN JOSE, CA 95128	ADU	R												
8591817	1025 TRACT SAN JOSE, CA 95128	ADU	R												
2600007	1025 TRACT SAN JOSE, CA 95128	ADU	R												
4042107	1025 TRACT SAN JOSE, CA 95128	ADU	R												

Jurisdiction: San Jose  
 Reporting Year: 2021 (Jan 1 - Dec 31)  
 Reporting Period: 01/01/2021 - 12/31/2021

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CIP# 160-01000)

Note: "\*" indicates an optional field  
 0 in grey column indicates formula

APN	Address	City	County	Parcel Type	Project Name	Project Description	Project Status	Project Start	Project End	Project Type	Project Category	Project Sub-Category	Project Phase	Project Progress	Project Value	Project Units	Project Density	Project Location	Project Notes
3460305	1525 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	150000	1	150000	1525 N. 1ST ST. UNIT 100	
2902601	2100 W. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	300000	1	300000	2100 W. 1ST ST. UNIT 100	
8702040	2100 W. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	400000	1	400000	2100 W. 1ST ST. UNIT 100	
2440101	411 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	200000	1	200000	411 N. 1ST ST. UNIT 100	
2064032	1175 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	240000	1	240000	1175 N. 1ST ST. UNIT 100	
8721204	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	510000	1	510000	1000 N. 1ST ST. UNIT 100	
8740106	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	600000	1	600000	1000 N. 1ST ST. UNIT 100	
4770309	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	1214000	1	1214000	1000 N. 1ST ST. UNIT 100	
2002082	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	310000	1	310000	1000 N. 1ST ST. UNIT 100	
4691146	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	240000	1	240000	1000 N. 1ST ST. UNIT 100	
4945105	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	712000	1	712000	1000 N. 1ST ST. UNIT 100	
4551006	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	700000	1	700000	1000 N. 1ST ST. UNIT 100	
2460276	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	800000	1	800000	1000 N. 1ST ST. UNIT 100	
4810346	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	600000	1	600000	1000 N. 1ST ST. UNIT 100	
4810346	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	800000	1	800000	1000 N. 1ST ST. UNIT 100	
2002086	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	1110000	1	1110000	1000 N. 1ST ST. UNIT 100	
4841000	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	510000	1	510000	1000 N. 1ST ST. UNIT 100	
8702039	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	400000	1	400000	1000 N. 1ST ST. UNIT 100	
4840106	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	617000	1	617000	1000 N. 1ST ST. UNIT 100	
8740104	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	700000	1	700000	1000 N. 1ST ST. UNIT 100	
6542043	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	300000	1	300000	1000 N. 1ST ST. UNIT 100	
8A	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	1102000	1	1102000	1000 N. 1ST ST. UNIT 100	
8A	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	700000	1	700000	1000 N. 1ST ST. UNIT 100	
9553101	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	1140000	1	1140000	1000 N. 1ST ST. UNIT 100	
4770309	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	1211000	1	1211000	1000 N. 1ST ST. UNIT 100	
9522000	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	1000000	1	1000000	1000 N. 1ST ST. UNIT 100	
8740104	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	611000	1	611000	1000 N. 1ST ST. UNIT 100	
4003003	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	217000	1	217000	1000 N. 1ST ST. UNIT 100	
2743308	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	300000	1	300000	1000 N. 1ST ST. UNIT 100	
2288017	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	1140000	1	1140000	1000 N. 1ST ST. UNIT 100	
2288017	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	1140000	1	1140000	1000 N. 1ST ST. UNIT 100	
4774005	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	501000	1	501000	1000 N. 1ST ST. UNIT 100	
4462006	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	1013000	1	1013000	1000 N. 1ST ST. UNIT 100	
8A18014	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	501000	1	501000	1000 N. 1ST ST. UNIT 100	
4841005	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	1103000	1	1103000	1000 N. 1ST ST. UNIT 100	
4462001	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	540000	1	540000	1000 N. 1ST ST. UNIT 100	
8708042	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	340000	1	340000	1000 N. 1ST ST. UNIT 100	
2540101	1000 N. 1ST ST. UNIT 100	SAN JOSE	ALAMEDA	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	ADU	100000	1	100000	1000 N. 1ST ST. UNIT 100	







<b>Jurisdiction</b>	San Jose	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

**ANNUAL ELEMENT PROGRESS REPORT**  
**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	9,233	70	314	190	146	134	396	414	-	-	1,664	7,569
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	5,428	-	-	-	-	-	105	51	-	-	156	5,272
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	6,188	-	-	-	-	-	33	-	-	-	2,731	3,457
Above Moderate	Non-Deed Restricted	14,231	1,951	1,774	2,622	1,527	1,572	717	933	-	-	11,096	3,135
<b>Total RHNA</b>		<b>35,080</b>											
<b>Total Units</b>			<b>2,021</b>	<b>2,088</b>	<b>3,097</b>	<b>2,973</b>	<b>2,425</b>	<b>1,380</b>	<b>1,663</b>	<b>-</b>	<b>-</b>	<b>15,647</b>	<b>19,433</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Jurisdiction	San Jose	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

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

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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	San Jose	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Continue Predevelopment Loan and Project Development Loan Programs.	A. Review City's existing Income Allocation Policy and update as necessary to provide a funding framework for income categories.	2015-16	Completed. In fall 2020, the City Council approved the Housing Department's Affordable Housing Investment Plan which defined uses for its funds. Priorities include both creation of new permanent supportive apartments for the homeless, non-homeless units in mixed-population projects, and traditional tax credit projects. The Department issued a \$100 million Notice of Funding Availability which defined target affordability levels. Given that the vast majority of the Department's funding is governed by specific State law on the restrictions associated with the reuse of program income from former 20% redevelopment funds, a new Income Allocation Policy is not anticipated. Rather, periodic Housing Investment Plans will define Council-approved priorities for expenditures.
1. Continue Predevelopment Loan and Project Development Loan Programs.	B. Continue to provide predevelopment loans to assist nonprofit housing developers with funds necessary to explore feasibility of proposed affordable multifamily housing.	Annual, ongoing	The Housing Department is encouraging affordable housing developers seeking predevelopment funds to work with the Housing Trust of Silicon Valley and Destination: Home to receive funds for this purpose. In limited circumstances, City funding will be made available for predevelopment activities.



<p><b>1. Continue Predevelopment Loan and Project Development Loan Programs.</b></p>	<p><b>C. Continue to provide land acquisition, construction, and permanent financing for the development of new affordable homes and the acquisition/rehabilitation of existing rental housing for affordable homes pending availability of funds.</b></p>	<p><b>Annual, ongoing</b></p>	<p><b>In 2021, staff obtained City Council approval to fund approximately \$145M for acquisition, construction, and permanent loans to support the creation of 973 new affordable homes. In 2021, the City also issued \$98.7M in tax- exempt bonds to support construction, rehabilitation, and refinancing of existing rental complexes totaling 473 affordable apartments. In December 2021, the Housing Department issued a new \$150M NOFA for award in early 2022. Sources to be awarded include the City's new Measure E transfer tax funds, program income from former redevelopment funds, and inclusionary in-lieu fee payments. Future NOFAs will also award commercial linkage fee revenues from the City's 2020 fee program establishment. Revenues are regularly used to finance the development of new affordable housing for moderate-, low-, very low- and extremely low-income residents, with 45% of awards funding ELI units per City Council directive (and per the current Affordable Housing Investment Plan).</b></p>
<p><b>2. Maximize revenues from the City's loan portfolio.</b></p>	<p><b>Maximize City revenues and residual receipts when senior loans mature or are refinanced/restructured.</b></p>	<p><b>Ongoing</b></p>	<p><b>Residual receipts increased by 10.9% from \$16M in 2020, to \$17.9M in 2021, indicating some recovery from COVID- impacted rent collections. Staff continued to work with property owners in leveraging historically low interest rates in 2021; refinancing debt and increasing City loan payoff to \$40.8M, an increase of 4.9%, when compared to \$36.8M in 2020.</b></p>
<p><b>3. Facilitate affordable housing deals that require no City subsidies.</b></p>	<p><b>Facilitate mixed income deals. Facilitate 9% and 4% tax credit/bond developments.</b></p>	<p><b>Ongoing</b></p>	<p><b>Housing filed comments with TCAC in late 2020 on proposed revisions to the State scoring framework that affects allocation of 4% credits and bonds. The City is working with developers to make sure current policies support mixed-income deals. In 2021, City staff continued to explore an option to use JPA-issued bonds for low- and moderate-income housing. Housing staff also is coordinating with developers that do not require City subsidy such as 425/433 Auzerias and 961 Meridian.</b></p>

<p>4. Implement the City's Housing Impact Fee Program.</p>	<p>A. Develop and implement the Housing Impact Fee Program by the effective date.</p>	<p>2016</p>	<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 were subjected after June 30, 2018 will be considered under the IHO. The AHIF Program is still applicable to rental developments with 3-19 units. AHIF implementation is currently underway with: - 4 projects (3-19 rental units) also known as small rental projects, have submitted their Affordable Housing Compliance Plans and plan to pay AHIF prior to issuance of their building permits. Under the AHIF program, in FY 2020-2021, \$1,150,377.15 was added to the fund account. The City collected this revenue from two developments that moved forward with their construction process and paid their AHIF obligations. These projects must obtain approved building plans by January 17, 2021 (this date is aligned with the Local Emergency Proclamation due to COVID-19) in order to remain under the AHIF, otherwise they will become subject to the IHO. In the past five fiscal years, the Housing Impact Fee Resolution that the City Council adopted in 2014 has resulted in the collection of \$12,425,249.94 to fund affordable housing for extremely low-, very low-, low- and moderate-income households. Currently, the AHIF fund has \$5,200,000 encumbered for future affordable housing developments that will develop 286 extremely low-, very low-, low- and moderate-income units, and it is anticipated that additional affordable housing projects will receive commitments of AHIF funds in FY 2021-2022. Two projects have paid their AHIF totaling \$1,150,377.15 based on 119 market rate units, of those funds \$789,869.30 were received in 2021.</p>
<p>4. Implement the City's Housing Impact Fee Program.</p>	<p>B. Utilize the fees generated to finance the development of housing that is affordable to the workforce.</p>	<p>2016</p>	<p>To date, approximately \$5.2 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. - 7 developments met the pipeline exemption from 2018, revising the estimated value of the exempted fee revenue for these developments to total \$55 million.</p>
<p>5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.</p>	<p>A. Utilize resources to acquire land</p>	<p>Annual, ongoing</p>	<p>The Housing Department purchased the Vista Montana site in June 2020 for the future development of affordable housing. Additionally, the Housing Department purchased three City-owned sites in fall 2020 for the purposes of future affordable housing development.</p>

<p>5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.</p>	<p>B. Partner with transit agencies such as VTA and BART to explore and facilitate transit-oriented development (See workplan item #15)</p>	<p>Annual, ongoing</p>	<p>In, 2021, VTA selected a developer to build up to 569 housing units and commercial at the Tamien Light Rail and Caltrain Station. One-hundred and thirty-five of the apartments will be affordable. VTA continues to engage with the community and the City on several other TOD projects on the Santa Teresa light rail line. Also, developer First Community Housing with its McEvoy Apartments development is building 365 affordable housing units near the City's central Diridon Station.</p>
<p>5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.</p>	<p>C. Explore the creation of a land bank to ensure the creation of affordable housing within Urban Villages.</p>	<p>2016-17</p>	<p>Examining a potential land acquisition loan fund is in the Housing Department's direction from the City Council as part of its Housing Crisis Response workplan. Staff has held a series of meetings with the Housing Trust of Silicon Valley to discuss a land acquisition loan fund to support the City's future preservation NOFAs and the proposed Community Opportunity to Purchase program. Regarding land banking, staff had reported back to Council previously that, given the very high land costs in the market at this time, land banking does not appear to be an advisable strategy. Staff will continue to assess this strategy and will continue to report back to City Council through the Housing Crisis Workplan. Staff will also continue to explore ways to Community Land Trusts' feasibility as another way to acquire and hold sites for affordable housing.</p>
<p>5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.</p>	<p>D. Explore partnerships such as Community Land Trusts to facilitate acquisition of land.</p>	<p>2016-17</p>	<p>In 2020, the Housing Department supported the start-up of the South Bay Community Land Trust through the provision of extensive technical assistance through weekly meetings, help with its charter, and connections with other organizations. Since 2020, the SBCLT and Housing Department staff have together participated in a regional Preservation Network hosted by the Silicon Valley Community Foundation and CCHO in San Francisco. The City also partnered with the SBCLT on submission of an application to the Silicon Valley Community Foundation, which awarded the South Bay team with \$20,000 in predevelopment funding to do an initial preservation pilot program. SBCLT is participating in a Community Vision year-long capacity-building program and the City continues to maintain regular contact with the SBCLT about other capacity-building opportunities and forthcoming preservation NOFAs.</p>

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 2021, staff continued to implement the City's Inclusionary Housing Ordinance (IHO). Staff implemented requirements for newly-filed for-sale projects after the "Grace Period" ended for developments obtaining all needed Planning Permits prior to June 30, 2016. - 4 developments were deemed eligible for the IHO Grace Period. These 385 units would have generated \$9.8 million in in-lieu fees. - 3 projects are subject to the Inclusionary Housing Policy and are expected to generate \$24.1 million in in-lieu revenue. Thus far, \$5.4 million has been paid in in-lieu fees.
7. Increase supply of permanent supportive housing for homeless individuals.	Explore all opportunities to create homeless apartments with supportive services within the City.	Annual, ongoing	Since the start of 2021, the City has committed funding for 383 units of housing for homeless individuals. The City, County and Housing Authority meet regularly to coordinate investments and progress.
8. Preserve existing deed-restricted multifamily rental homes.	A. Develop a funding framework to guide the allocation of resources between the production of new affordable homes or the preservation of existing affordable homes.	2019-2020	Measure E, a real property transfer tax, was passed by the voters in March 2020. Preservation is an eligible use of Measure E funds. Expenditures of Measure E funds in FY 2020-21 were spent on uses in two approved spending categories: Homelessness Prevention and Rental Assistance, and Administration. The City Council has directed at least \$5M in acquisition/rehabilitation funding be issued in the form of a NOFA. This is expected to come from Measure E. Due to limited staff capacity in 2020 and 2021 to respond to COVID-related tenant needs, this Preservation NOFA issuance is still pending.
8. Preserve existing deed-restricted multifamily rental homes.	B. Fund the extension of the affordability restrictions for existing multifamily affordable homes pending funding availability.	Ongoing	Staff has extended and strengthened affordability restrictions for 5 developments with 457 units without additional City funding.
8. Preserve existing deed-restricted multifamily rental homes.	C. Monitor at-risk units and upon notification outreach with landlord, tenants, and qualified entities to assist with funding preservation of existing homes.	Ongoing	The City currently monitors its portfolio to identify at-risk projects and evaluates alternatives for extending affordability restrictions through negotiations with the borrower. This is pursued on a case-by-case basis. 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.

<p>8. Preserve existing deed-restricted multifamily rental homes.</p>	<p>D. Explore and establish an outreach and tenant education program.</p>	<p>2015-16</p>	<p>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. The Better Housing Initiative is an program to engage tenants, property owners, and other stakeholders to strengthen partnerships and promote the responsible management and physical preservation of challenging restricted affordable residential properties. In spring 2021, the Housing Department onboarded a new staff member devoted to advancing these efforts. Staff developed a program framework, identified target properties, and launched pilot project activities in the community. With the eviction moratorium's guidelines sunsetting in September 2021, staff focused outreach resources during fall and winter 2021 to identify tenants at two target properties in need of this support and actively engage them with links to emergency rental assistance and homelessness prevention services.</p>
<p>9. Continue parkland fee reduction for new affordable housing development.</p>	<p>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.</p>	<p>Ongoing</p>	<p>Completed. The City Council approved an extension of the 50% reduction in park fees for 100% AMI affordable housing units to January 1, 2026. This change is consistent with proposed changes to the Inclusionary Housing Ordinance.</p>
<p>10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.</p>	<p>A. Help shape the National Housing Trust Fund, GSE reform, tax reform and other Federal policies that create funding for affordable housing development.</p>	<p>Ongoing</p>	<p>In FY 2020-21, Housing Department staff worked closely with the Office of Intergovernmental Relations to express support for rental housing assistance, landlord assistance, remote public meetings, and federal HUD waivers concerning the use of federal funds to cope with the COVID crisis.</p>
<p>10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.</p>	<p>B. Shape cap and trade implementation.</p>	<p>Ongoing</p>	<p>Completed. The Housing Department commented on the State's AHSC program in 2017-18, and has regularly partnered with affordable housing developers on applications. The City intends to submit two applications in the upcoming AHSC round to build affordable housing, bike and pedestrian infrastructure, and urban greening improvements.</p>
<p>10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.</p>	<p>C. Shape permanent source to replace lost State bond funding that was depleted.</p>	<p>Ongoing</p>	<p>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 was directed to local governments starting in 2019. This is consistent with the City's input.</p>

<p><b>10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.</b></p>	<p><b>D. Support new tools that replace Redevelopment Agency Low/Moderate Income Housing Funds including Infrastructure Financing Districts.</b></p>	<p>Ongoing</p>	<p>In 2022, no major tax increment bills for affordable housing made it through the State's legislative process. Staff will continue to monitor upcoming legislation so as to support those that create tax increment for affordable housing.</p>
<p><b>11. Advance collaborative solutions to address housing needs.</b></p>	<p>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.</p>	<p>Ongoing</p>	<p>The Housing Department staff collaborated extremely closely with the County and community nonprofits in 2021 in devising a response to COVID community needs, including the creation of strategies to address homelessness, rental assistance, and eviction moratoriums. The Countywide CDBG Grants Management group became an important forum for sharing information across communities during this stressful time. As usual, the Department's Homelessness Response and Grants teams regularly coordinated homeless funding strategies with the County of Santa Clara staff and other members of the local Continuum of Care. The City's Housing Director met quarterly with Housing Directors from Oakland and San Francisco. Staff also continued to interface with many regionally-focused housing organizations including Destination: Home, VTA Land Use and Transportation Initiatives Working Group, NPH Legislative Committee, 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, the County Office of Education, and the Law Foundation of Silicon Valley. Finally, Housing and Planning staff met regularly with technical assistance providers through the Santa Clara Association of Planning Officials to help plan for the upcoming Housing Element cycle.</p>
<p><b>12. Advance regional solutions to address housing needs.</b></p>	<p><b>A. Explore creation of regional body or formal collaboration to make more efficient use of limited resources, maximize the delivery of affordable housing, or respond to homelessness.</b></p>	<p>Ongoing</p>	<p>The Bay Area Housing Finance Authority (BAHFA) was created by legislation resulting from the regional public/private/nonprofit convening, CASA. The Housing Department's Director continued to serve on the BAHFA technical advisory committee in 2021 to advocate for its role in facilitating housing production and preservation funding, as well as tenant protection strategies such as regional implementation of tenant preferences. Staff coordinated with BAHFA staff on preservation strategies as well as a regional effort to create affordable housing application portals, Doorway.</p>

12. Advance regional solutions to address housing needs.	B. Explore strategies to facilitate a more balanced regional distribution of affordable housing production.	Ongoing	The Bay Area Housing Finance Authority (BAHFA) was established to create and administer regional sources of funding, such as a regional commercial linkage fee - something that Mayor Sam Liccardo has advocated for over several years. The Housing Department's Director continued to serve on the BAHFA technical advisory committee in 2021. (See above for more BAHFA coordination).
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 for 2020-25 was submitted in August 2020. The most recent Housing Investment Plan was approved by City Council in November 2020. The report project performance will stretch toward the City Council's goal of 10,000 affordable units by 2023 utilizing new funding sources from Measure E and commercial linkage fee for affordable housing developments.
14. Coordinate with Valley Transportation Authority (VTA) on transit-oriented development activities.	Explore ways to facilitate transit-oriented affordable housing development near BART, Light Rail, and Bus Rapid Transit (BRT) stations, including identification of opportunities to develop parcels owned by either agency with affordable housing.	Ongoing	VTA is moving forward with over 100 affordable apartments near its Tamien Light Rail Station and is conducting due diligence or is engaging with developers on 8 additional station areas. City staff worked actively with VTA and the identified developer for Tamien on potential collaboration and implementation of the City's forthcoming tenant preference policies and a successful AHSC application. VTA has also released and/or awarded RFPs for development of several station developments in San Jose, including Blossom Hill and Curtner Stations. In addition, RCD has completed Quetzal Gardens, a City-funded 100% affordable housing development with ground floor commercial space that is adjacent to the 522 Bus Rapid Transit stop.
15. Develop and Implement Urban Village Plans	A. Explore various funding mechanisms and programs to help finance infrastructure and amenities for Urban Villages.	Annual, ongoing	The City Council accepted an Urban Village Implementation Framework in December 2017. Updates to Implementation Chapters for Little Portugal, Roosevelt Park, Five Wounds, and 24th & William Urban Village Plans were approved by Council in December 2018 to include financing and implementation tools to construct identified improvements. However SB330 and other legislation have rendered the effort of financing tools infeasible.
15. Develop and Implement Urban Village Plans	B. Complete and/or implement Urban Village plans for The Alameda, West San Carlos, South Bascom, and Diridon Station.	2015-16, ongoing	The Alameda Urban Village Plan was adopted by the City Council in December 2016. The West San Carlos and the South Bascom Urban Village plans were adopted on May 8, 2018. The amended Diridon Station Area Plan was adopted on May 25, 2021.

<p>15. Develop and Implement Urban Village Plans</p>	<p>C. Develop and implement additional Horizon 1 and other Horizon Urban Village Plans as appropriate.</p>	<p>2016-23</p>	<p>In 2018, the City Council adopted Urban Village Plans for South Bascom, West San Carlos, and East Santa Clara Urban Villages. The City Council also approved shifting North 1st St., Race St. Light Rail, Southwest Expressway, Alum Rock Ave., Stevens Creek Blvd., Santana Row/Valley Fair, Winchester Blvd., and South Bascom Ave. (North) Urban Villages from Horizons 2 and 3 into Horizon I. City staff are developing the North 1st Street Urban Village Plan and anticipates bringing it to Council for their consideration in Spring 2022.</p>
<p>15. Develop and Implement Urban Village Plans</p>	<p>D. Annually and as part of the Four Year Major Review of the General Plan evaluate the Urban Village Strategy and modify the Strategy as appropriate and needed, to facilitate its successful implementation, and to evaluate and address constraints.</p>	<p>Annual, 2015-16 &amp; 2019-20 (4 Year Major Review)</p>	<p>In late 2016, the City completed its first Four-Year Major Review of the General Plan. Changes included a goal that 25% of new housing in Urban Villages be affordable, allowing affordable housing to move forward ahead of market rate housing in Urban Villages, and allowing selected 1.5 acre commercial sites outside of Urban Villages to convert to mixed use affordable housing. In 2018, the City updated the criteria for affordable housing projects on selected 1.5-acre commercial sites outside of Urban Villages to be less restrictive. The City began the second Four-Year Review of the General Plan in fall 2019 and the City Council considered the Four-Year Review Task Force's recommendations in fall 2021. City Council finished approvals of the second Four-Year Review of the General Plan in December 2021, which included modifications to urban village strategies to better facilitate development in these areas.</p>
<p>16. Maximize the City's competitiveness for external infrastructure funding to create complete, high quality living environments.</p>	<p>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.</p>	<p>Ongoing</p>	<p>Ongoing eligibility for State funding to plan and build parks, transportation infrastructure, and affordable housing would not be possible had the City not had a certified Housing Element and regularly submitted Annual Reports to HCD. As an example, the City has partnered since 2017 on AHSC applications with developers and the VTA, and has helped to obtain almost \$73 million in funding to support 4 housing developments. In January 2018, San Jose also applied to Cal OES for nearly \$5M to retrofit soft story multifamily buildings and received final notice of the award in 2021. This award will support a Citywide Ordinance and a pilot program to incent owners to make safety improvements to their properties.</p>
<p>17. Work with the private sector to help facilitate the development of affordable homes.</p>	<p>A. Adopt City-wide density bonus ordinance in compliance with updated State law offering specific incentives and concessions to encourage the construction of affordable homes while remaining sufficiently flexible to respond to market conditions across the City.</p>	<p>2015, ongoing</p>	<p>The City Council approved a citywide Density Bonus Ordinance in May 2018 to implement State housing density bonuses and incentives law and to provide affordable housing incentives consistent with the San José General Plan. In May 2020, the Ordinance was updated to reflect the changes to the density bonus, incentives or concessions, and parking requirements made by AB 1763. The City continues to see an interest in the use of DBL incentives and waivers and processes these requests accordingly.</p>



<p>17. Work with the private sector to help facilitate the development of affordable homes.</p>	<p>B. Continue to negotiate developer agreements in exchange for "extraordinary benefits" including affordable housing.</p>	<p>Ongoing</p>	<p>As part of the Diridon Station Area Plan and the associated Downtown West Mixed-Use Plan and the Diridon Affordable Housing Implementation Plan, all approved by City Council in May 2021, there is an extensive community benefits plan, including 25% of all new housing units (i.e., of up to 12,900 new units based on potential development sites) in the Diridon Station Area to be restricted affordable.</p>
<p>18. Protect mobile home parks as a source of naturally affordable housing.</p>	<p>Explore the efficacy of the existing mobilehome conversion requirements and potential updates/responses in order to protect an appropriate supply of mobilehomes.</p>	<p>2015-16</p>	<p>Zoning Code amendments, and a new City Council Policy to enhance protection of existing mobilehome park residents were approved by Council in February 2016. In 2017, the City Council approved General Plan text amendments to enhance goals and policies to protect mobilehome parks. In 2018, the Council approved additional General Plan text amendments related to housing preservation and rehabilitation. In 2020, the Council approved changing the land use designations of two mobile homeparks and directed staff to work on changing the designations of all remaining mobilehome parks and further amending the General Plan to ensure that residents receive just compensation in the event of a conversion. Due to inadequate staff resources in 2021, this work on changing designations for parks at lower risk of conversion was deferred.</p>
<p>19. Facilitate the increase of the supply of legal secondary units.</p>	<p>A. Consider amending the existing secondary unit ordinance to facilitate a larger supply of compact "naturally affordable" homes.</p>	<p>2015, ongoing</p>	<p>In 2016, the City Council approved a secondary unit ordinance to loosen Zoning Code regulations and incorporate 2016 changes made to state law. The Council approved further changes to the Zoning Code in 2018 to enable more properties to qualify for secondary units and to ease requirements. In December 2019, the Council voted to update the ordinance to bring the City in compliance with AB 68, AB 881, and SB 13. In 2021, the City Council voted to amend various sections of Zoning Code to make minor clarifying text alterations and updates consistent with state law.</p>
<p>19. Facilitate the increase of the supply of legal secondary units.</p>	<p>B. Develop and provide informational materials to inform homeowners of the development standards and the process for secondary unit approval and construction.</p>	<p>2015-16</p>	<p>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: <a href="http://www.sanjoseca.gov/ADUs">www.sanjoseca.gov/ADUs</a>. The City's ADU Ally staff has continued to edify the public, and instructed them on how to use tools like the ADU checklist and a list of preapproved ADUs to help applicants and increase production.</p>

<p>20. Continue to ensure that existing redevelopment-assisted housing remains in compliance with long-term restrictions on rents and tenant incomes.</p>	<p>Continue to monitor redevelopment assisted homes for compliance with restrictions and other regulations.</p>	<p>Ongoing</p>	<p>Ongoing. The City currently monitors approximately 15,466 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.</p>
<p>21. Continue to update the City's Zoning Code to facilitate housing at urban densities.</p>	<p>A. Evaluate and revise as appropriate Zoning Code to reduce parking ratios for Emergency Shelters, such as from 1 space for every 4 residents to 1 space for every 10 residents.</p>	<p>2015-16</p>	<p>Completed. 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.</p>
<p>21. Continue to update the City's Zoning Code to facilitate housing at urban densities.</p>	<p>B. Evaluate and modify existing or develop new Zoning Code to set appropriate parking ratios for developments in transit-rich or in urban/infill locations.</p>	<p>2015-17</p>	<p>Revisions to the Zoning Code were made in 2016 for Secondary Dwelling/Accessory Dwelling unit requirements to allow up to 100% reduction in proximity to transit or car-sharing in urban/infill locations. Additional changes to the Zoning Code were approved by the City Council in 2018 and 2019 to ease and clarify parking requirements for Secondary/Accessory Dwelling Units. In 2021, the City continued its work to reevaluate its parking policies to improve consistency with Climate Smart and the Envision San José 2040 General Plan. City Staff is currently focusing on updating off-street parking standards citywide, including: 1. Eliminating minimum parking requirements for new development; and 2. Establishing transportation demand management (TDM) requirements for new development. Staff anticipates a return to Council for their final consideration in 2023.</p>
<p>22. Assess development application and review process. Consider improvements as needed</p>	<p>Conduct an annual Customer Satisfaction Survey Study to measure satisfaction and to provide insight into how services can be improved.</p>	<p>Annual, ongoing</p>	<p>Ongoing. Based on customer feedback, staff has revised the Planning, Building and Code Enforcement Department's webpage, simplified applications, and expanded public information hours to make services more user-friendly.</p>
<p>23. Facilitate the development of Single Room Occupancy (SRO) buildings.</p>	<p>Modernize development standards for Single Room Occupancy (SRO) housing.</p>	<p>2015</p>	<p>Work on this item is in progress.</p>

<p>24. Minimize the impacts of condo-conversions on households.</p>	<p>A. Assess the rate of apartment to condominium conversions and impacts on the rental housing stock to determine if displacement is an issue.</p>	<p>2016-17</p>	<p>Few condo conversions are occurring in our market at this time, thus changes to the Condo Conversion ordinance is lower priority than some other ordinances. In September 2020, City Council approved staff's recommendation to review all City ordinances for relocation benefits and displacement risk as part of its Citywide Residential Anti-Displacement Strategy. This work is expected to commence by 2023-24.</p>
<p>24. Minimize the impacts of condo-conversions on households.</p>	<p>B. If displacement is identified as an issue, explore and establish policies and programs as appropriate to mitigate the potential impact on renters in the event of a condo-conversion.</p>	<p>2017-18</p>	<p>In September 2020, City Council approved staff's recommendation to review all City ordinances for relocation benefits and displacement risk as part of its Citywide Residential Anti-Displacement Strategy. This work is lower-priority than other anti-displacement initiatives, so is expected to commence by 2023-24.</p>
<p>25. Design, fund, and evaluate outreach, rapid rehousing, and supportive service programs for homeless individuals and families.</p>	<p>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.</p>	<p>2017, Ongoing, Assess Annually</p>	<p>In 2021, the City focused on housing based solutions, including prevention, rental subsidies, interim housing, and supportive services, as well as crisis response interventions, including homeless outreach, emergency shelter, safe parking, motel vouchers, and basic needs, such as meals, hygiene and employment development, to serve the 6,000 people experiencing homelessness in San Jose. Through the Coronavirus Aid, Relief, and Economic Security (CARES) Act, the City received additional federal and State funding which allowed for \$48.9M in new grant funds to local organizations. These funds allowed for additional or new resources for financial assistance, rental subsidies, interim housing, congregate shelter, outreach, hygiene resources, encampment waste management, and moteling for people at high risk of COVID-19.</p>
<p>26. Implement master-lease program to provide transitional housing for homeless people in existing under-occupied hotels.</p>	<p>A. Revise Zoning Code to allow Hotel Supportive Housing as an incidental use to commercial hotels in non-residential zoning districts.</p>	<p>2014</p>	<p>Completed in 2014.</p>
<p>26. Implement master-lease program to provide transitional housing for homeless people in existing under-occupied hotels.</p>	<p>B. Seek funding to begin implementation.</p>	<p>Completed 2016</p>	<p>In 2021, the City had an opportunity to acquire a commercial motel property to be used to house homeless individuals through the State-funded Project HomeKey. The property has been used as non-congregate shelter for those vulnerable to COVID-19 with the intent to convert to affordable housing prioritizing those already residing in the non-congregate shelters who meet certain eligibility requirements around income and HMIS predetermined scores.</p>

<p>27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.</p>	<p>A. In cooperation with the County Destination: Home, and other community partners prepare and implement the new Community Plan to End Homelessness in Santa Clara County that focuses both on chronic homelessness as well as family and youth homelessness.</p>	<p>Ongoing</p>	<p>In August 2020, the City Council endorsed the 2020-2025 Santa Clara County Community Plan to End Homelessness. The Plan contains three focus areas: 1) Address the root causes of homelessness through system and policy change; 2) Expand homelessness prevention and housing programs to meet the need; and 3) Improve the quality of life for unsheltered individuals and create healthy neighborhoods for all. The five-year Community Plan is a County-wide roadmap guiding government, private sector, nonprofit organizations, and other community members as they make decisions about funding, priorities, and needs. In coordination with the County, Destination: Home and community partners, the City implemented the plan in 2021 by leading the planning and development of the third focus area. In 2021, the City made significant advancements to the goals outlined in the plan. For example, adding 346 new beds of interim housing and expanding the homelessness prevention system to reduce the annual inflow of people becoming homeless.</p>
<p>27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.</p>	<p>B. 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.</p>	<p>Ongoing</p>	<p>All service contracts from the City included community-wide standards and metrics as adopted by the COC and tracked in the Countywide HMIS system. Additionally, the Housing Director serves on the COC Board and staff participates in all COC work groups, including a strong partnership with the County on the planning and implementation of the biennial Homeless Census and Survey. Moreover, City staff served in direct partnership with the County EOC during the COVID-19 pandemic and associated shelter-in-place, including funding for an isolation and quarantine non-congregate shelter.</p>
<p>28. Provide an encampment response to abate, prevent, or deter significant encampments that impact the health and safety of the community and homeless individuals.</p>	<p>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.</p>	<p>Ongoing</p>	<p>During the COVID-19 public health crisis, the centers for Disease Control and Prevention (CDC) recommended that if individual housing options are not available, who who are living unsheltered or in encampments should remain where they are. In 2021, the Housing Department pivoted from encampment abatement to encampment management. The Housing Department assisted with meal distributions, shower programs, hand washing stations, and porta potties in over 20 large homeless encampments to address the basic human needs of the encampment residents. During 2021, encampment abatement transitioned from the Housing Department to the Department of Parks, Recreation and Neighborhood Services.</p>

29. Research and explore potential alternative homeless housing and services options.	A. Examine an array of alternative housing options, including: tiny homes and other best practice or new housing and service models.	Ongoing	In 2021, the City used the rehabilitated hotel, the Plaza, in downtown San Jose for homeless persons vulnerable to COVID-19. In 2021, the City used the Bridge Housing Communities (BHC), two 40-unit tiny home projects for homeless individuals searching for permanent housing and also for homeless individuals vulnerable to COVID-19. In 2021, the Housing Department opened three emergency interim housing programs, prefabricated modular communities with private bathrooms and communal kitchens, to serve individuals, couples, and families vulnerable to COVID-19. The three programs added 346 beds in San Jose.
29. Research and explore potential alternative homeless housing and services options.	B. Implement overnight safe parking program.	2018	In 2021, the City funded two Safe Parking Programs at City-owned facilities from January through June and assisted 54 households. The City will resume Safe Parking Programs in 2022 (pending facility identification/approval). Each Safe Parking site will focus on serving targeted populations (vehicle dwellers and RV dwellers).
29. Research and explore potential alternative homeless housing and services options.	C. Implement hotel/motel master leasing and conversion - see goal #26 also	2017	In 2021, the City used the rehabilitated hotel, the Plaza, in downtown San Jose for homeless persons vulnerable to COVID-19. In 2021, the City had an opportunity to operate a newly acquired commercial motel property, the Surestay Hotel, through the State-funded Project HomeKey. The property was used as non-congregate shelter for those vulnerable to COVID-19.
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	Along with using various social media outlets to communicate and share information with the public, the Housing Department also launched a podcast in 2021. "Dwellings" podcasts focuses on the work the Department is doing to end homelessness, build affordable housing, and strengthen neighborhoods. Episodes feature in-depth conversations with thought leaders from industry, academia, nonprofits and City staff. The Homelessness Response Team, while more limited in 2021, continued to present to various virtual audiences about homelessness in San Jose. Audiences including but not limited to community and neighborhood meetings, advisory groups, students, boards, and committees.
31. Facilitate equal access to housing.	A. Update the Assessment of Impediments to Fair Housing.	2015	COMPLETE. The Analysis of Impediments update was completed in April 2017. In addition, a robust process to gauge community fair housing needs per federal and State law through an Assessment of Fair Housing was performed in late 2019 through spring 2020. This Assessment formed the basis for funding priorities of the City's 2020- 2025 Consolidated Plan, submitted to HUD in spring 2020 and was presented to City Council in June 2021.

31. Facilitate equal access to housing.	B. Continue to partner with nonprofit organizations to affirmatively further Fair Housing throughout the City.	Ongoing	The City provides CDBG funding to support the Fair Housing Consortium, a collaborative of five nonprofit agencies. In 2020-21, the Consortium provided 40 fair housing investigations, 75 client briefings, 47 legal representations and 34 fair housing presentations. The key outcomes included 100 percent of presentation participants became more familiar with the laws governing fair housing following the presentation; and, 75 percent of complainants received improved access or availability of housing through legal services.
31. Facilitate equal access to housing.	C. Explore opportunities to increase public awareness of and access to fair housing information and resources.	2015-16	Ongoing. Starting in 2020, staff and a consultant serving regional jurisdictions continued outreach on fair housing needs for its forthcoming Fair Housing plan using the Assessment of Fair Housing format as directed by California Assembly Bill 686 (Santiago). During the COVID crisis, Rent Stabilization Program staff regularly referred callers to community resources for eviction prevention. In addition, the Department continued to educate the public and enforce its Tenant Protection Ordinance, which prevents unjust evictions, and began administrative enforcement of its tenant ordinances per City Council's approval in December 2019.
31. Facilitate equal access to housing.	D. Review and revise as appropriate Zoning Code definition of Supportive Housing to clarify that Supportive Housing is a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	2015	Completed. The definition of Supportive Housing in the Zoning Code was revised in 2014. In 2020, in compliance with State law, supportive housing was added as permitted uses in the Residential, Commercial, Public/Quasi-Public, Downtown, and Pedestrian Oriented Zoning Districts, where mixed use or multifamily uses are allowed.
32. Update the City's dispersion policy to align with the Envision 2040 General Plan.	Update the City's existing dispersion policy: 1) to align the location of future affordable housing with residential growth areas identified in the Envision 2040 General Plan; 2) to maximize the access of transit, retail, services, and amenities to affordable housing developments; and 3) to facilitate the development of diverse and complete communities.	2016	In 2020, the Department engaged the California Housing Partnership and the Othering and Belonging Institute to create a new City Siting Policy for affordable housing. In 2020 and 2021, the consultants analyzed the City's growth areas, areas of opportunity as defined by the State, access to transit and other amenities, residential displacement risk, income, racial/ethnicity data, and other information. They also conducted research on other cities' practices and academic literature. In late 2021, the City Council requested additional changes to the draft Siting Policy, so a revised draft Policy is expected to come to City Council in mid-2022.

33. Protect the affordability of rental homes.	A. Assess the efficacy of the existing rent control ordinance as a tool for preserving the affordability of rental homes and the feasibility of strengthening the program.	2015-16	Complete. On November 14, 2017, the City Council approved a modified Apartment Rent Ordinance providing additional protections to tenants in San Jose. In May 2017, an Ellis Act and Tenant Protection Ordinance were approved providing additional stability to tenants in San Jose. In November 2017, two additional phases of a staffing plan were also approved providing enhanced services to tenants and landlords.
33. Protect the affordability of rental homes.	B. Review Rent Stabilization Program to determine opportunities for improvement.	2015-16	Complete. On November 14, 2017, the City Council approved a modified Apartment Rent Ordinance that lowered allowable rent increases. In May 2017, an Ellis Act and Tenant Protection Ordinance were approved providing additional protections for tenants. The programs' staffing plan was also revised and approved, and implementation of a Rent Registry also registered data for 95% of ARO units in 2020.
33. Protect the affordability of rental homes.	C. Secure voluntary agreements for at least 75% of petitions within ordinance-required 30-day period.	Ongoing	From 2019-2020, the City secured voluntary agreements for 71% of the petitions filed, a large increase over 46% from 2018-2019. In 2020-2021, the Program received 63 petitions and had 37% voluntary agreements between tenants and landlords of rent stabilized apartments.
33. Protect the affordability of rental homes.	D. Explore and establish other preservation policies, programs, or tools as appropriate.	Annual, ongoing	Staff completed more than two years of work on a resident-focused Citywide Residential Anti-Displacement Strategy, which the City Council approved in September 2020. Preservation strategies are part of the Citywide A-D Strategy. In late 2020, staff started development of a Community Opportunity to Purchase Program, priority #3 of 10 in the Citywide A-D Strategy, which will support a preservation strategy for smaller buildings. After a 9-month community and stakeholder engagement process, staff drafted a proposed framework in fall 2021 and concluded its 2-month public review period in February 2022. The COPA program is anticipated to be considered by the City Council in 2022.
34. Consider proposed policies or ordinances to protect low and moderate income residents in market-rate and deed-restricted affordable housing from displacement.	A. Explore policy requiring tenant relocation benefits so displaced low and moderate income tenants in market-rate housing can find comparable and affordable housing in San Jose.	2017-18 & Ongoing	In May 2017, the City Council approved an Ellis Act Ordinance. This Ordinance requires extended noticing, relocation benefits, and recontrol requirements to owners who remove apartments from the rental market. The City's Ellis Act Ordinance provides significant benefits to tenants facing displacement. The Ellis Act Ordinance was updated in May 2018 to update recontrol provisions and extending noticing protections to tenants living in apartments built after 1979.

<p>34. Consider proposed policies or ordinances to protect low and moderate income residents in market-rate and deed-restricted affordable housing from displacement.</p>	<p>B. Explore other anti-displacement policies or programs, including financing, land use, and acquisition strategies.</p>	<p>Ongoing</p>	<p>Staff completed two years of work on a Citywide Residential Anti-Displacement Strategy, which the City Council approved in September 2020. In late 2020, staff started work on the top 3 recommendations: 1) COVID response and equitable recovery strategies, including anti-eviction strategies for vulnerable community members; 2) Neighborhood and Anti-Displacement Tenant Preferences; and 3) Community Opportunity to Purchase Program, a preservation strategy for smaller buildings that will need to be complimented by creation of a Preservation Loan Fund. In addition, the City's Diridon Station Affordable Housing Implementation Plan approved in May 2021 identifies a Preservation Pilot in an area surrounding the Station Area in the Downtown. Finally, since 2020, the Housing staff have participated in a South Bay and Peninsula Preservation Network and have given extensive technical assistance to the newly-formed South Bay Community Land Trust, which has received \$20,000 in predevelopment funds to do its first preservation deal targeted for Downtown or East San Jose. Finally, the Housing Department's upcoming Preservation NOFA is expected to offer \$5M of Measure E money for an acquisition, rehabilitation and perm financing of existing buildings.</p>
<p>35. Increase the health and resilience of communities.</p>	<p>A. Develop partnerships, policies, and programs to increase access to healthy foods and health care resources, especially for lower-income and at-risk communities.</p>	<p>2015-17</p>	<p>Ongoing. The City's CDBG funding was used in 2020 to help address urgent food insecurity due to COVID-19. A contract with a consortium headed by the nonprofit Loaves and Fishes provided meals to seniors, disabled, homeless individuals and families, and low-income San Jose residents hurt by the COVID-19 crisis. In 2.5 months, the Consortium provided 185,130 meals to 82,322 residents. The City also continued to use CDBG funding to increase access to healthy foods for lower-income elderly residents through The Health Trust and the Portuguese Organization for Social Services &amp; Opportunities (POSSO). In 2020-21, POSSO served 95 unduplicated seniors with 5,000 meals and transportation assistance. The Health Trust served 106 unduplicated low-income seniors with 20,015 healthy, hot meals, and provided 12,647 social visits and wellness checks. Through private donations, the program was also able to provide pet food and supplies, so clients served were able to continue living with their animal companions - particularly important for their mental health due to the need to isolate during COVID-19.</p>



<p>35. Increase the health and resilience of communities.</p>	<p>B. Explore and establish as appropriate strategies to increase economic opportunities, self-sufficiency, and asset-building for households and communities.</p>	<p>Ongoing</p>	<p>At the end of 2020-21, the Housing Department completed and closed out agreements with Opportunity Fund, a national CDFI headquartered in San Jose, for grants to microbusinesses suffering economically due to COVID-19 owned by low-income owners. Through this program, the Opportunity Fund assisted 61 microenterprises.</p> <p>In 2020, the Housing Department competed and awarded two new contracts for employment training and placement with housing stability for up to 100 low-income, homeless individuals and transition age youth through its CDBG-funded programs. By the end of June 2021, these two agencies had assisted 18 individuals to gain or retain employment. With a significant ramp-up, these two agencies assisted an estimated 60 additional individuals with employment training, housing stability, and eventual job placement and retention through the end of 2021.</p>
<p>35. Increase the health and resilience of communities.</p>	<p>C. Explore a "soft story" rehabilitation program to facilitate seismic retrofits of at-risk buildings.</p>	<p>2015-16</p>	<p>Staff applied for a CalOES HMPG Project Grant in January 2018 to assist with developing the program and to create a partial reimbursement to help offset the cost of future retrofit projects. On June 28, 2018, staff received direction from the City Council to develop a mandatory multifamily soft story retrofit program. In 2020, staff responded to CalOES questions and submitted an amended application budget. In 2021, the City received formal award of these funds, and the Building Department has begun development of a mandatory Ordinance. Future pilot program to incent owners to do safety improvements is expected to be developed in 2023.</p>
<p>36. Enhance San Jose's place-based neighborhood strategies.</p>	<p>A. Develop a strategic framework for neighborhood strategies that establishes investment criteria, priorities, goals, and metrics.</p>	<p>2015-16</p>	<p>The Department established new funding priorities for neighborhoods in 2020 in its 2020-25 Consolidated Plan. The fourth priority is to Strengthen and Stabilize Communities' condition, and help to improve residents' ability to increase their employment prospects and grow their assets. Performance of programs under that category are reported each fall under the City's CAPER report to HUD. In 2021, the City's work on the Assessment of Fair Housing presented that investment in neighborhoods that are racially/ ethnically concentrated with high poverty as a basis for draft strategies. This work will continue into 2022 and 2023 with the finalization of next-cycle Housing Element strategies.</p>

<p><b>36. Enhance San Jose's place-based neighborhood strategies.</b></p>	<p><b>B. Implement the Community Improvement Program to provide enhanced inspection services to multifamily rental properties to arrest the decline and deterioration of aging housing stock and reduce blighted conditions within lower-income neighborhoods within CDBG areas.</b></p>	<p><b>Ongoing</b></p>	<p>The Department continues to fund enhanced code enforcement inspections for multifamily buildings in targeted LMI neighborhoods. In 2021, it committed more than \$1.2M for active Project Hope neighborhoods overseen by the Department of Parks, Recreation, and Neighborhood Services. Project Hope is a program in which residents work in partnership with the City to coordinate and mobilize resources that address ongoing neighborhood/ community issues. There are currently six Project Hope areas and three more prospective areas.</p> <p>As a result of the COVID-19 Pandemic, Code Inspections have been hampered due to unit access limitations in place to ensure the safety of the City staff as well as residents. Code Enforcement, like much of the City, has been challenged with hiring and retaining staff for these projects. At the end of June 2021, Code Enforcement had completed 122 inspections between July 1, 2020 to June 30, 2021 out of a projected 700 inspections.</p>
<p><b>37. Educate rental property owners on ways to better manage tenants and prevent crime.</b></p>	<p><b>A. Multiple Housing Inspection Program: this program issues permits of occupancy for all apartments, hotels/motels, guesthouses, residential care facilities, and fraternity/sorority houses. Code Enforcement Inspectors investigate complaints about substandard housing and conduct inspections.</b></p>	<p><b>Ongoing</b></p>	<p>Code Enforcement issues a quarterly Code Connection Newsletter which offers building safety and code compliance tips to Multiple Housing property owners and managers. Printed newsletters are also included in the Residential Occupancy Permit annual renewal mailing. An electronic version of the newsletter is sent quarterly to subscribers. Code Enforcement holds work shops throughout the year for property owners and managers focusing on code updates and other program information. The Code Enforcement Multiple Housing webpage provides resources for property owners, managers, and tenants such as tenant relocation information, recent workshops and webinars, and tips for preparing for an inspection (website: <a href="https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/code-enforcement/multiple-housing-inspection-program">https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/code-enforcement/multiple-housing-inspection-program</a>). Lastly, Code Enforcement is part of the Mayor's Gang Task Force and Project Hope which are interdepartmental efforts to reduce crime and improve neighborhoods.</p>

<p><b>38. Continue robust code enforcement.</b></p>	<p><b>A. Multiple Housing Inspection Program:</b> 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.</p>	<p>Ongoing</p>	<p>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 identified violations are corrected. In 2020, Code Enforcement completed the first full Tier 2 (5-year) cycle and will be working to complete the first full Tier 1 (6-year) cycle, and second full Tier 3 (3-year) cycle of proactive inspections for buildings with three or more units. As of FY20-21 the Multiple Housing Program included 6,700+ buildings and 103,000+ units.</p>
<p><b>38. Continue robust code enforcement.</b></p>	<p><b>B. Vacant Neglected Building Program:</b> 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 potential risks and impacts to the community such as blight, loitering, illegal occupancy, and fire hazards.</p>	<p>Ongoing</p>	<p>The Neglected Vacant Building and Storefronts Program was expanded in June 2018 to include vacant storefronts and to create a Mandatory Registration Program for vacant building and storefronts in the Downtown. The Neglected Vacant Building and Storefronts Program registers buildings that meet the standards of SJMC 17.38 into either the Downtown Mandatory Registration Program or citywide Monitoring program, and conducts either monthly or quarterly monitoring inspections depending on registration. Staff performs summary abatements as needed to secure vacant buildings and storefronts, conducts monthly or quarterly monitoring inspections or more frequent inspections as needed, and investigates complaints.</p>
<p><b>39. Continue to partner with the Responsible Landlord Engagement Initiative (RLEI).</b></p>	<p><b>A. Continue to support the collaboration of landlords, tenants, community leaders, elected officials, service providers and social justice advocates to identify solutions for longstanding issues with crime, safety, nuisance, gang activities, graffiti, abandoned cars, trash and more at residential properties.</b></p>	<p>Ongoing</p>	<p>The Housing Department onboarded a new management staff member in early 2021 to focus on the Department's Affordable Housing Portfolio and develop a pilot program model to address neighborhood issues at specific target properties. The new program, the Better Housing Initiative, works with development owners and property management to identify onsite problems and strategize workable solutions to address concerns raised by the tenant community. This pilot program is currently time-limited and funded through June 2022.</p>

<p><b>39. Continue to partner with the Responsible Landlord Engagement Initiative (RLEI).</b></p>	<p><b>B. Staff from the Housing Department's Rent Stabilization Program will continue to attend RLEI meetings.</b></p>	<p><b>Ongoing</b></p>	<p>The RLEI program is no longer in operation; Catholic Charities discontinued the RLEI program in 2020. However, in 2021, the Housing Department developed a pilot community development program to address neighborhood issues at specific target properties. The new program, the Better Housing Initiative, specializes in mediating complex issues and strategizing collaborative solutions related to the responsible management and upkeep of affordable multifamily residential properties affected by chronic blight, emergency health and safety hazards, and continuous code enforcement violations. Housing staff currently attend and support various stakeholder partner meetings to support the target properties. Staff also facilitate workplan meetings with development owners and property management teams to cultivate individualized approaches to identify issues at each problem property and formulate community-driven and reasonably actionable solutions to remedy property issues and improve the quality of life for tenants and the surrounding community. This pilot program is currently time-limited and funded through June 2022.</p>
<p><b>40. Facilitate residential development that minimizes environmental impacts and operating costs.</b></p>	<p><b>A. Monitor availability of funding sources for energy and water efficiency measures.</b></p>	<p><b>Ongoing</b></p>	<p>The City's Environmental Services Department created a building 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. In 2021, Housing staff worked actively to help convene stakeholders and to advise on the City's Building Electrification Strategy and a Zero Net Energy Neighborhoods pilot. Housing staff continue to serve on the Climate Smart Technical Advisory Committee and regularly gets updates on information about available resources for green retrofits, electric vehicle purchase specials for low-income residents, and EV charging stations for affordable housing properties.</p>
<p><b>40. Facilitate residential development that minimizes environmental impacts and operating costs.</b></p>	<p><b>B. Explore alternate bulk energy procurement mechanisms</b></p>	<p><b>Ongoing</b></p>	<p>In May 2017, the City Council voted to create a Community Energy agency to deliver locally controlled clean carbon-free electricity options to residents and businesses. San José Clean Energy staff continue to serve on the Climate Smart Technical Advisory Committee. As of 2020, discussion of this potential strategy is on hold due to other priority implementation steps under SJCE's plan.</p>

41. Maintain the stock of existing owner-occupied homes.	A. Continue to work with nonprofit partners to provide low cost loans for emergency home repairs.	Ongoing	Ongoing. The Housing Department funds nonprofit partners to perform repairs, as explained below.
41. Maintain the stock of existing owner-occupied homes.	B. Continue to provide minor grants and low cost loans for urgent repair needs as funds remain available.	Ongoing	In spite of the challenges of providing minor and emergency repairs during the pandemic, Rebuilding Together Silicon Valley and Habitat for Humanity Silicon Valley combined for 1,500 units of repair between July 1, 2020 and June 30 2021 to assist just over 190 low-, very-low, and extremely-low income homeowners so that they could stay in place in safe structures. This included repairs such as accessibility/mobility repairs, roof replacements, heating as plumbing repairs to ensure safe and decent living environment.
42. Continue to support financial literacy programs for potential homebuyers as funds remain available.	Continue to work with nonprofit organizations to educate homebuyers.	Ongoing	Effective July 2018, the City is no longer funding financial literacy or homebuyer training due to inadequate budget.
43. Continue to assist low- and moderate-income first-time homebuyers as funds remain available.	Originate 5 BEGIN second mortgages per year pending funding availability.	Ongoing	In 2021, no new second mortgages were provided due to lack of staffing capacity and focus on the COVID emergency.
44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.	A. Explore utilization of existing accessible homes.	Ongoing	Staff has not yet begun work on this item.
44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.	B. Explore partnership with organizations that provide outreach to disabled persons.	Ongoing	Staff has participated in multiple workshops on housing solutions for disabled populations. The Housing Department has reached out to its various development partners, and helped make connections to nonprofit partners that focus on providing housing to disabled populations.
44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.	C. Explore ways to encourage site accessibility design in residential development.	Annual, ongoing	In 2020, staff reviewed underwriting for an application made under the City's \$100M Notice of Funding Availability in 2018 for affordable housing developments. The Kelsey project proposes to integrate affordable housing for intellectually / developmentally disabled individuals within a market-rate building. Staff anticipates requesting a funding commitment from the City Council in spring 2021 to enable this development to proceed.



Jurisdiction	San Jose	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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

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

**Table F**

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

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

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity	76	238	14	328					
Preservation of Units At-Risk	94	200	105	399					
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income	170	438	119	727					





<b>Jurisdiction</b>	San Jose	
<b>Reporting Period</b>	2021	(Jan. 1 - Dec. 31)

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

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

<b>Table H</b>						
<b>Locally Owned Surplus Sites</b>						
<b>Parcel Identifier</b>				<b>Designation</b>	<b>Size</b>	<b>Notes</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>	<b>Surplus Designation</b>	<b>Parcel Size (in acres)</b>	<b>Notes</b>
Summary Row: Start Data Entry Below						
015-32-042, 015-32-043	0 LAND ONLY	Public Facilities		Exempt Surplus Land	828	water treatment facility
587-12-059	Zion Lane	Other		Surplus Land	0.5	Right of way
264-43-078	Bird Avenue	Vacant		Surplus Land	0.539	
472-11-003, 472-11-009, 472-11-062	Story Road	Other		Surplus Land	29.03	Mostly vacant with KVVN Towers;(former landfill)
499-26-003	Between McLaughlin and Sherlock	Vacant		Surplus Land	0.959	

<b>Jurisdiction</b>	San Jose	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	414
	Non-Deed Restricted	0
Low	Deed Restricted	51
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	265
Above Moderate		933
<b>Total Units</b>		<b>1663</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	13	2	13
SFD	2	99	24
2 to 4	2	14	6
5+	3300	1128	879
ADU	1	420	291
MH	0	0	0
<b>Total</b>	<b>3318</b>	<b>1663</b>	<b>1213</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	43
Number of Proposed Units in All Applications Received:	5,909
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	2
Total Developments Approved with Streamlining	2
Total Units Constructed with Streamlining	0

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

Cells in grey contain auto-calculation formulas

Jurisdiction	San Jose
Reporting Year	2021 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
<b>Total Award Amount</b>	\$ - <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

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

Completed Entitlement Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		181
	Non-Deed Restricted		26
Low	Deed Restricted		924
	Non-Deed Restricted		184
Moderate	Deed Restricted		108
	Non-Deed Restricted		116
Above Moderate			1779
<b>Total Units</b>			<b>3318</b>

Building Permits Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		414
	Non-Deed Restricted		0
Low	Deed Restricted		51
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		265
Above Moderate			933
<b>Total Units</b>			<b>1663</b>

Certificate of Occupancy Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		63
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			1150
<b>Total Units</b>			<b>1213</b>

**Attachment B**

**ANNUAL REPORT  
OF THE HOUSING SUCCESSOR TO THE SAN JOSÉ REDEVELOPMENT AGENCY  
REGARDING THE  
LOW- AND MODERATE-INCOME HOUSING ASSET FUND  
FOR FISCAL YEAR 2020-21  
PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)  
FOR THE CITY OF SAN JOSE**

This Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and reflects data through June 30, 2021.

This Report sets forth certain details of the housing activities of the City of San José, Housing Successor to the former Redevelopment Agency of the City of San José, during Fiscal Year 2020-21. 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 2020-21 as prepared by Macias Gini and O'Connell LLP, which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into Sections I through XIII, inclusive, pursuant to Section 34176.1(f) of the Dissolution Law, as follows:

**I. Loan Repayments:** This section provides the amount the City received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

**II. Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

**III. Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

**IV. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.

**V. Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

**VI. Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

**VII. Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

**VIII. Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former Redevelopment Agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, it provides a status update on the project.

**IX. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former Redevelopment Agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former Redevelopment Agency and how the Housing Successor's plans to meet unmet obligations, if any.

**X. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction, beginning in 2019 and every five years thereafter, for a cumulative time period, beginning January 1, 2014 through the end of the latest fiscal year covered in the report, as to whether the statutory thresholds have been met.

**XI. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former Redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency, and its host jurisdiction within the same time period. For this Report, the 10-year reviewed period is July 1, 2011 to June 30, 2021.

**XII. Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

**XIII. Homeownership Units:**

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

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

(A) The number of those units.

(B) The number of the units lost to the portfolio in the last fiscal year and the reason for those losses.

(C) Any funds returned to the Housing Successor as part of an adopted program that protects the former Redevelopment Agency’s investment of moneys from the Low and Moderate Income Housing Fund.

(D) Whether the Housing Successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.

This Report is to be provided to the Housing Successor’s governing body by April 1, 2022. In addition, this Report and the former Redevelopment Agency’s pre-dissolution Implementation Plans are made available to the public on the City’s website at <https://www.sanjoseca.gov/your-government/departments/housing/memos-reports-plans/housing-element>

**I. LOAN REPAYMENTS**

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

**II. AMOUNT DEPOSITED IN TO LMIHAF**

A total of \$47,369,364 was deposited into the LMIHAF during the Fiscal Year which includes program income from loan repayments, SERAF repayments, and interest earnings. Of the total funds deposited into the LMIHAF, \$0 (zero) dollars were held for items listed on the ROPS.

**III. ENDING BALANCE OF LMIHAF**

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$165,111,485, of which \$0 (zero) dollars are held for items listed on the ROPS.

**IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF**

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

<b>Expenditures</b>	<b>Amount Spent in FY</b>
Monitoring & Administration Expenditures	\$11,000,427
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
- Expenditures on Extremely Low-Income Units (0-30% AMI)	\$12,400,406
- Expenditures on Very Low-Income Units (31-50% AMI)	\$8,152,028
- Expenditures on Low-Income Units (51-60% AMI)	\$9,280,198
- Expenditures on Unrestricted Units (Manager’s unit)	\$109,753

<b>Expenditures</b>	<b>Amount Spent in FY</b>
- Expenditures on Acquisition and Predevelopment	\$0
Total Housing Development Expenditures	\$29,942,385
<b>Total LMIHAF Expenditures in Fiscal Year</b>	<b>\$40,942,812</b>

California Health and Safety Code Section 34176.1 allows for 5% of the total \$698,695,890 gross value of Housing Successor assets, or \$34,934,795, to be used on monitoring and administrative expenditures. As the Housing Successor’s expenditure for monitoring and administrative expenditures of \$11.0 million is well under the allowable cap, that requirement is **met**.

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

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

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

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

<b>Assets of Housing Successor</b>	<b>Value as of End of Fiscal Year</b>
Statutory Value of Real Property Owned by Housing Successor	\$70,701,308
Value of Loans and Grants Receivable	\$462,883,097
Cash Balance	\$165,111,485
<b>Total Value of Housing Successor Assets</b>	<b>\$698,695,890</b>

**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**

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

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

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



			to Abode Services, an owner and developer of supportive housing. Construction was completed in November 2018 providing 16 permanent supportive housing units. The City holds the fee interest in the site.
Brookwood Terrace	03/01/2009	3/13/2018	Construction on this 84-unit family development started in March 2010 and completed in January 2012. The City Financing Authority holds the site fee simple and has a ground lease to the development. The development is in its permanent financing phase and units are occupied by income-eligible residents.
Orvieto Family	03/01/2009	3/13/2018	Construction on this 92-unit family development started in September 2010 and completed in August 2012. The City Financing Authority owns the site fee simple and has a ground lease to the development. The development is in its permanent financing phase and its units are occupied by income-eligible residents.
The Haven	06/30/2008	3/13/2018	On November 27, 2018, the San José City Council approved a 15-year lease agreement with the County of Santa Clara to transition the use of the Haven from sheltering fire and other disaster survivors to temporarily house income-eligible homeless adults . The existing three-unit apartment building has continued to house 3 low-income households.
Ford & Monterey	10/25/2006	3/13/2018	Two affordable housing developments completed construction on this site—one 20-unit development and one 75-unit development. The City owns the site fee simple and has a ground lease to both projects. The projects are in their permanent financing phase and units are occupied by income-eligible residents.
E side Evans Lane (aka Willow Glen Woods)	06/30/2005	03/18/2018	See Evans Lane VTA description.
Evans VTA (aka Willow Glen Woods)	12/31/2002	3/13/2018	After anticipating and identifying developers for a mixed-use affordable apartment and for-sale development after the site was purchased, the original development plan fell through during the Great Recession and was no longer feasible. In 2016, after a new competitive process for development of permanent affordable housing including units for the homeless, the City selected nonprofit Allied Housing to develop the Evans Lane site for permanent affordable housing. Allied Housing planned to develop a site using modular constructed units for up to 61 households, including previously homeless households. The City

			<p>Council approved a General Plan amendment in June 2016 permitting the proposed land use for affordable housing. In August 2016, the City Council approved findings, a ground lease to Allied Housing, and a conditional predevelopment grant commitment for the affordable housing project. In early 2017, the City and Allied executed A Right of Entry Agreement and the Predevelopment Grant Agreement needed to complete preparation for its final land use entitlements, which the City awarded on January 8, 2019. However, as the project design progressed, the developer encountered several design and cost challenges with developing the proposed modular design. In mid-2019, the City and Allied Housing mutually agreed to discontinue the proposed development and proceed with a new affordable development plan.</p> <p>With the dual crisis of increased homelessness in the region and the COVID-19 pandemic in early 2020, the City took urgent action to develop new emergency shelter and temporary housing opportunities to allow the City’s unhoused residents to safely shelter in place, protecting those residents and the larger community. In early April 2020, the San José City Council directed the City’s administration to expeditiously construct three temporary Emergency Interim Housing (EIH) communities modeled from earlier Bridge Housing Communities also known as “tiny homes.” One of the three new EIH communities is located on the City’s Evans Lane site. Approximately 2.5 acres of the 5.5-acre site has been developed to accommodate 49 modular sleeping units along with two common buildings to support resident services and daily needs. The Evans Lane property is being operated by PATH serving 48 low-income families exiting from homelessness. Construction was completed in Summer 2021.</p> <p>Concurrent to the development of the EIH, City staff has been moving forward with plans to develop permanent affordable apartments. This site was included in the Request for Proposals released in December 2021. A developer for the site will be identified by Summer 2022.</p>
Playa Almaden (aka Sycamore Terrace)	02/16/1996	3/13/2018	The Housing Department obtained City Council approval to sell the property to the City’s Parks Department. In May 2018, the City Council passed a

			resolution authorizing the sale and the property was sold per authority under Health and Safety Code Section 33334.16 for appraised value. Sale proceeds were deposited into the LMIHAF fund.
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Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report also presents a status update on the projects related to such real property acquired after that date in an effort to be transparent to the public.

<b>PROPERTIES ACQUIRED AFTER FEBRUARY 1, 2012</b>			
<b>Address/Name of Property</b>	<b>Date of Acquisition</b>	<b>Deadline to Initiate Development</b>	<b>Status of Housing Successor Activity</b>
1749 Mount Pleasant Road	01/26/2021	01/26/2026	The City purchased the 0.48-acre site in January 2021. This site was included in a Request for Proposals released by the Housing Department in December 2021 to identify a developer partner for this site.
3707 East Williams Road	01/26/2021	01/26/2026	The City purchased the 0.47-acre site in January 2021. This site was included in a Request for Proposals released by the Housing Department in December 2021 to identify a developer partner for this site.
430 Park Avenue	01/26/2021	01/26/2026	The City purchased the 0.12-acre site in January 2021. This site will be included in an upcoming Request for Proposals to be issued by the Housing Department to identify a developer partner for this site.
Vista Montana	06/29/2020	6/29/2025	The City purchased the 4.2-acre site in June 2020 and entered into an Exclusive Negotiating Agreement with Charities Housing to serve as the affordable housing developer for the site. Initial site plans were submitted for the site in fall 2021. Charities Housing is working with Planning Department staff to address preliminary comments.
Villas on the Park	03/27/2017	3/27/2022	The City lent \$7.7 million and entered into a ground lease on March 1, 2018, to support construction of this development of 84 affordable apartments . Construction was completed in November 2019 and the property is fully occupied. The City holds the fee interest in the site.

226 Balbach Street	08/26/2016	08/26/2021	On January 30, 2019, the project received its planning permits and on September 19, 2020, was awarded funding from TCAC and received funding commitments from all parties. The project received its building permit on October 31, 2020, and is under construction of 87 income-restricted apartments. Construction is estimated to complete in early 2023.
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**IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413**

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

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

**X. INCOME TESTS**

**Extremely Low-income Test**

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

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

Compliance with this test was last required in 2019. Per California Health & Safety Code Section 34176.1(a)(3)(B), compliance needs to be demonstrated every five years – next in 2024. In 2019, the City **satisfied** the extremely low-income test per Section 34176.1(a)(3)(B).

**60-80% AMI Test**

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

If the Housing Successor exceeds the expenditure limit for households earning between 60% and 80% AMI in any five-year report, the Housing Successor shall not expend any of the remaining funds for this income cohort until the Housing Successor demonstrates compliance with this limit.

Compliance with this test was last required in 2019. Per California Health & Safety Code Section 34176.1(a)(3)(C), compliance needs to be demonstrated every five years – next in 2024.

The total housing development expenditures from July 1, 2016 through June 30, 2021 were \$75,018,203.21. Of the total amount, **\$0 was spent** on households earning between 60% and 80% AMI. This is due to a City of San José policy that restricts the initial income of households for all rental units funded with LMIHAF to no more than 60% of AMI. In addition, no housing development expenditures of LMIHAF were spent for this income cohort prior to this period. This **satisfies** the 60-80% AMI income test per Section 34176.1(a)(3)(C).

**XI. SENIOR HOUSING TEST**

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

The following provides the Housing Successor’s Senior Housing Test for the 10-year period of July 1, 2011 to June 30, 2021.

<b>Senior Housing Test</b>	<b>July 1, 2011 – June 30, 2021</b>
# of Assisted Senior Rental Units	621
# of Total Assisted Rental Units	4,461
Senior Housing Percentage in Past 10 Years	14%
Maximum Allowable Percentage	50%
Test Outcome	Met

The percentage of assisted affordable rental units for seniors constituted only **14%** of all assisted affordable rental units in the past 10 years. This is far under the 50% threshold test, so the test is **met**.

**XII. EXCESS SURPLUS TEST**

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

The following provides the Excess Surplus test for the preceding four Fiscal Years (in millions):

	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Total deposited in preceding 4 years (FY 17/18 – 20/21)
Beginning Balance	\$92.8	\$121.1	\$148.8	\$152.7	
Add: Deposits	44.3	41.0	42.4	52.0	\$179.7
(Less) Expenditures	(16.0)	(13.3)	(38.6)	(39.6)	
(Less) Encumbrances				(22.5)	
Unencumbered Balance	\$92.8	\$121.1	\$152.7	\$142.6	

The LMIHAF **does not have** an Excess Surplus. The aggregate amount deposited into the account during the four Fiscal Years is \$179.7 million. The current fiscal year cash balance is \$165.1 million with \$22.5 million in encumbrances. The unencumbered amount of \$142.6 million does not exceed the aggregate amount deposited in the preceding four fiscal years of \$179.7 million; therefore, the test is **met**.

### XIII. HOMEOWNERSHIP UNITS

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

#### A. Number of Assisted Homeownership Units as of 6/30/21

Number of Homeownership Units	396
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**B. Number of Assisted Homeownership Units Lost in Fiscal Year**

Reason for Loss	Units Lost
Loans paid off	43
Loans written off due to foreclosure or short sale	0

C. **\$2,928,843** in single family loan funds were returned to the Housing Successor in this fiscal year as part of an adopted program that protects the former Redevelopment Agency’s investment of moneys from the Low and Moderate Income Housing Fund.

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

# Attachment C

## Costar Multi-family Class Definitions

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

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




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

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

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



## Costar Multi-family Star Rating Definitions

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

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

# ATTACHMENT D

## **Methodology for Counting Non Deed Restricted Moderate-Income Units – 2021 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 2021 will be affordable to moderate-income households in approximately 2023, 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 (2021) City of San Jose published rent limits for 110% of Area Median Income as the affordability standard for rent plus a reasonable utility allowance, per the California Health and Safety Code.
  - b. Convert rent range from household size to rents by # bedrooms, using HCD Occupancy Guidelines of one per bedroom plus one. Assign rent maximum by unit type (studio, 1BR, 2 BR etc.)
  - c. Based on a 2019 survey of a small number of new apartment buildings in a variety of zip codes, we determined set of utilities typically paid by tenants. Using the Santa Clara County Housing Authority current (2021) utility allowance schedule for multifamily buildings, determine the cost of the typical set of utilities for each unit size by bedroom, and deduct it from the allowable maximum rent plus utility payments for each unit size determined in step 1b, per HCD guidance, to get the maximum rent payment for each unit size.
  - d. Adjust these rent ranges to approximate what they would be in 2 years when these units are built and occupied by applying the average % change that HCD Income limits have experienced over the last 2 annual cycles (2019 to 2020 and 2020 to 2021).
  
- 2. Identify 2021 Permitted Housing Projects > = 10 units:**
  - a. Obtain CY2021 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 2021 Class A average effective rents (by bedroom size) for market-rate projects in SJ, for the zip codes identified in #2 above.
  - b. Adjust average effective market rate rents to approximate what they will be in 2 years when these units are occupied by applying the % change in average effective rent observed in each zip code over the last 2 years.
  - c. Identify target zip codes where adjusted average effective rents, by bedroom count, are at or below the rent ranges calculated in step 1.

4. **Collect unit mix data and identify the units affordable to moderate income households:**
  - a. Identify the # of units by bedroom size, in each of the qualifying projects in the qualifying zip codes, per 3 above.
  - b. Count only those units, by bedroom size, that are equal to or less than the HCD rent ranges calculated and extrapolated in step 1.

#### **Method B: Current Rents & Incomes**

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

1. **Determine rent ranges affordable to 110% AMI households:**
  - a. Calculate rent ranges that would be affordable to moderate-income households using current (2021) City of San Jose published rent limits for 110% of Area Median Income as the affordability standard for rent plus a reasonable utility allowance, per the California Health and Safety Code.
  - b. Convert rent range from household size to rents by # bedrooms, using HCD Occupancy Guidelines of one per bedroom plus one. Assign rent maximum by unit type (studio, 1BR, 2 BR etc.)
  - c. Based on a 2019 survey of a small number of new apartment buildings in a variety of zip codes, we determined set of utilities typically paid by tenants. Using the Santa Clara County Housing Authority current (2021) utility allowance schedule for multifamily buildings, determine the cost of the typical set of utilities for each unit size by bedroom, and deduct it from the allowable maximum rent payments for each unit size determined in step 1b, per HCD guidance.
2. **Identify 2021 Permitted Housing Projects > = 10 units:**
  - a. Obtain CY2021 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 2021 Class A average effective rents (by bedroom size) for market-rate projects in SJ, for the zip codes identified in #2 above.
4. **Collect unit mix data and identify the units affordable to moderate-income households:**
  - a. Identify the # of units by bedroom size, in each of the qualifying projects, per 3 above.
  - b. Count only those units, by bedroom size, that are equal to or less than the HCD rent ranges calculated and extrapolated in step 1.

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

# New Residential Building Permits Issued in San José - Calendar Year 2021

