COUNCIL AGENDA: 3/22/2022 FILE: 22-363

**ITEM: 8.2** 



# Memorandum

**TO:** HONORABLE MAYOR AND CITY COUNCIL

FROM: Christopher Burton

Jacky Morales-Ferrand

**SUBJECT: SEE BELOW** 

**DATE:** March 7, 2022

Approved

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

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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

<sup>&</sup>lt;sup>1</sup> Housing Accountability Act, SB 167 (2018).

<sup>&</sup>lt;sup>2</sup> Cal. Gov't Code §65580 – 65589.11

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

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

<sup>&</sup>lt;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.

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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

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#### **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

				Househ	old Size			
Income Level % of AMI	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

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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. 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.

Projection Period
RHNA Production Tracking Period
January 1, 2014 - Oct 31, 2022

Housing Element 2014 - 2023

Jan 1, 2014 - Jan 31, 2023

Planning Period
Policies and Programs Tracking Period
January 1, 2014 - Oct 31, 2022

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

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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>

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

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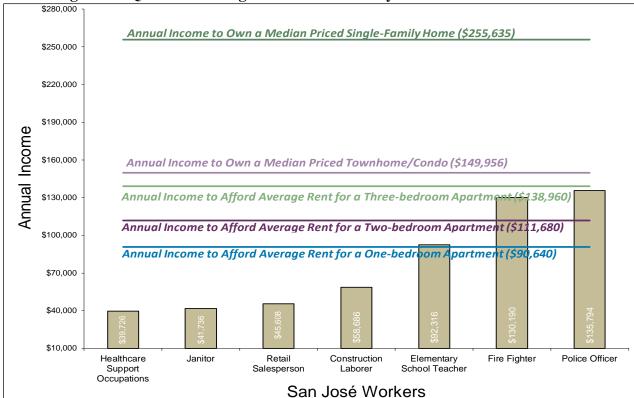


Figure 3 – Q4 2021 Housing & Rent Affordability for San José's Workforce

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.

Income Level	1-Bedro	om	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			
Rent Stabilized Apartments	N/A	\$1,728	N/A	\$2,109			
Low-Income (80% AMI)	\$94,200	\$2,420	\$106,000	\$2,724			

Figure 4:12 Comparison of Incomes and Rents

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

<sup>&</sup>lt;sup>9</sup> Costar Q4 2015 – Q4 2021.

<sup>&</sup>lt;sup>10</sup> Costar O4 2021.

<sup>&</sup>lt;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>&</sup>lt;sup>12</sup> Max Income from <u>HCD 2021 Rent Limits</u>; Q4 2021 Class A Rents from Costar; Rent Stabilized Apartments Rents as of December 2021 from City's Rent Registry data.

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Market-Rate Class A	N/A	\$2,759	N/A	\$3,436
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

<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.

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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. 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. 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. 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%. Pelatively 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.

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

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

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

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

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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.

<sup>&</sup>lt;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.

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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.

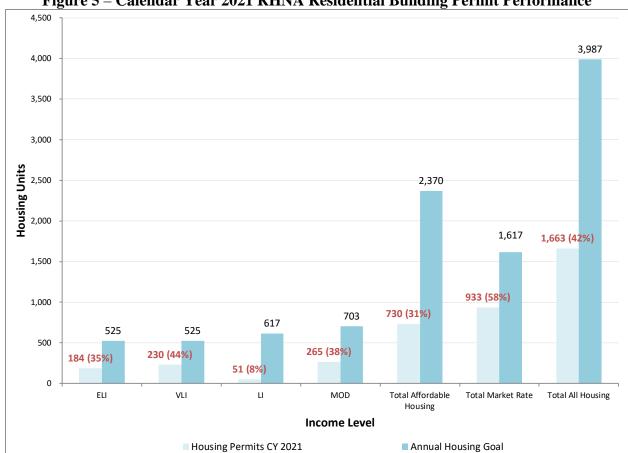


Figure 5 – Calendar Year 2021 RHNA Residential Building Permit Performance

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>&</sup>lt;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.

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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.

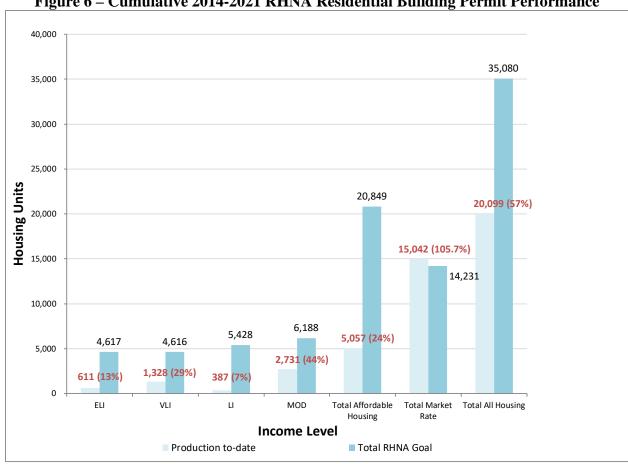


Figure 6 – Cumulative 2014-2021 RHNA Residential Building Permit Performance

#### 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.

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

	Multifamily	ADUs	Single Family Detached	Single Family Attached
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.

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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

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

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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. 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. 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

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

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

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

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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

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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

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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.

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#### 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/ /s/

JACKY MORALES-FERRAND, DIRECTOR
Department of Housing

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

Jurisdiction	San Jose	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Pariod	Eth Cyclo	OADADOAE OADADOO

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

### Table A Housing Development Applications Submitted

		Project Identifie	r		Unit Ty		Date Application Submitted		Р	roposed Un	its - Afforda	bility by Hou	sehold Inco	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus		Application Status	Notes
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	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	7 Total APPROVED Units by project	Total <u>DISAPPROVED</u> Units by Project	9 Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)?	Was a Density Bonus requested	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	12 Notes*
nary Row: St	tart Data Entry Belo	N				0=Owner	inotructions)	263	Kestricteu	745	(	30	Nestricted 0	4871	5909	0	0	(CD 25	development	development		
	48119105	1905 E SAN ANTONIO ST SAN JOSE, CA 95116- 3046	CP20-027	CP20-027	SFD	0	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		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 95126-4322	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	2350 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	
	29925037	1065 S WINCHESTER BL SAN JOSE, CA 95128-3702	SP21-006	SP21-006	5+	0	3/18/2021							70	70			No			Pending	
	27718021; 27718024; 27718025; 27718026	1520 W SAN CARLOS ST SAN JOSE, CA 95126-3225; 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 AUZERAIS AV SAN JOSE, CA 95126-0000; 860 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; 26434046, more	JOSE, CA 95/12-9/19 771 ALIMADED AV SAN JOSE, CA 95/10-29/18; 777 ALIMADED AV SAN JOSE, CA 95/10-29/18; 787 ALIMADED AV SAN JOSE, CA 95/10-29/18; 797 ALIMADED AV SAN JOSE, CA 95/10-29/18; 219 W VIRGINIA ST SAN JOSE, CA 95/10-	H21-013	H21-013	5+	R	4/9/2021	66		32				1	99			No	Yes	N/A	Pending	
	47705005	0 E ALMA AV SAN	H21-014	H21-014	2 to 4	R	4/9/2021							90	90			No			-	
	25429028; NA	JOSE, CA 95110-0000 905 N CAPITOL AV SAN JOSE, CA 95133- 2702	H21-015	H21-015	5+	R	4/27/2021							382	382			No			Pending Pending	
	45618009	2170 ALMADEN RD SAN JOSE, CA 95125- 2102	SP21-010	SP21-010	SFD	0	4/27/2021							0	0			No			Withdrawn	
	70148057; 70158048	0 BRET HARTE DR SAN JOSE, CA 95120- 0000; 511912 TRACT SAN JOSE, CA 95120- 0000	H21-016	H21-016	SFD	0	4/27/2021							21	21			No			-	

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; 46723036; 46723037	99 (23°110): 17 S 418 T 5AN JOSE, CA 95112-3527; 150°E SANTA CLARA ST SAN JOSE, CA 95113-4901; 142E SANTA CLARA ST SAN JOSE, CA 95113-1901; 144E SANTA CLARA ST SAN JOSE, CA 95113-1901; 150E SANTA CLARA ST SAN JOSE, CA 95113-1901; 1901; 130 E SANTA CLARA ST SAN JOSE, CA 95113-1901; 1905, CA 95113-1901; 1905, CA 95113-1901; 1905, CA 95113-1901; 1905, CA	H21-026 Bayview SuZaCo	H21-026	5+	R	5/28/2021				0	0	No		renung	
	95113-1901													Pending	,
56726014	0 CAMDEN AV SAN JOSE, CA 95124-0000	PD21-006	PD21-006	SFD	0	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	ed this is an SB 35 amendment
25947068	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			
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	Pending N/A Pending	
23516012	995 OAKLAND RD SAN JOSE, CA 95112-2909	CPA18-034-01	CPA18-034-01	SFD	0	6/24/2021				0	0	No		Withdra	
24966051	1319 TRIPP AV SAN	H21-031	H21-031	5+	R	7/19/2021		58		1	59	No	Yes	N/A	
24938030	JOSE, CA 95116-1035 224 JACKSON ST SAN JOSE, CA 95112-3201	CP21-016	CP21-016	2 to 4	R	7/6/2021				2	2	No		Pending Pending	
	802 S 15T ST SAN JOSE, CA 95110-3122- 833 S 2MD ST SAN JOSE, CA 95112-5824; 831 S 2MD ST UNIT A SAN JOSE, CA 95112- 5824; 831 S 2MD 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	0	7/23/2021				3	3	No		Pending	
	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 95112-5504; 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;	PD21-012	PD21-012	SFD	0	8/4/2021				35	35	No		rending	
	1975 CAMBRIANNA DR SAN JOSE, CA													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	95112-1932 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	
37725053; 37725055	1334 MILLER AV SAN JOSE, CA 95129-3934; 1348 MILLER AV SAN JOSE, CA 95129-3934	PD21-017	PD21-017	SFD	0	9/20/2021				6	6	No		Pending	

	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	
	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 taker		Pending	
6	32 STOCKTON AV SAN JOSE, CA 95126-2757; 50 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	
	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 ALUM 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	0	12/23/2021					3	3		No		Pending	
							,		•	,		0					

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §8202) Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units Unit Types Demolished/Destroyed Units Notes Affordability by Household Incomes - Completed Entitlement Affordability by Household Incomes - Building Permits Density Bonus Project Identifier Number of Demoklated or Demoklated Demoklate Local Jurisdiction Unit Category Transing ID\*

Tracking ID Notes\* 641 N CAPITOL AV SAN JOSE, CA 95133-2601; 10430 TRACT SAN JOSE, CA 95133-PD16-025 188 N JOSE, CA 95133-2601 1129 ALMADEN OAKS LN SAN JOSE, CA 95120-0000 0 (LAND ONLY.) 47201009 SAN JOSE, CA 1 4/21/2021 N PD17-016 SFD 0 0 PD17-016 H18-020 H18-020 SFD O 0 4/28/2021 N H18-051 H18-051 SFA 25429019 6 4/13/2021 N 427 PAGE ST SAN JOSE, CA 95126-3316; 433 PAGE ST SAN JOSE, CA 95126-3316 1530 W SAN CARLOS ST SAN JOSE, CA 95126-H19-002 SFA 27719023; 27719024 H19-002 N 3 27718019 SP20-004 SP20-004 5+ R 173 8/24/2021 N 0 JOSE, CA 95126

JOSE, CA 95126

1015 E SAN

46731103 F SAN

SAN JOSE CA

378 S RAVIVORO

1015 R SAN JOSE CA

1015 R SAN JOSE C 1 1/12/2021 N 0 BAY JOSE CA AV SAN JOSE CA 507:18-19-10-28 SP19-068 SP19-0 27734023; 27734051 SP19-068 5+ 6 N 2/10/2021 0 25947013; 25947014, more. 25947015; 25947016 SFD 0 0 8/24/2021 N 3 5+ 61 8/25/2021 N 0 27734038; 27734039; 27734040 5+ R 79 N 3 SP20-008 SP20-008 6/23/2021 REDWOOD AV SAN JOSE, CA 95128-5110 484 E ST JOHN ST SAN JOSE, CA 95112-3415, 488 E ST JOHN ST SAN JOSE, CA 95112-3426; 95 N 11TH ST SAN JOSE, CA 46717044; 46717045; 46717046 H20-007 H20-007 5+ R 32 N DB 9/29/2021 6 \$7 6.04..05E, CA.

\$75 6.14.005E, CA.

\$75 6.1 195 5/12/2021 N 0 Development 2 Standards Modification Development 2 Standards Modification 2 4/14/2021 N 0 SP20-019 5+ R 9 175 3/17/2021 N Development 1 Standards Modification 9519-0207
4819094 AV SAN JOSE CA CP2017 GP2017 S+ R

48747092 AV SAN JOSE CA CP2017 GP2017 S+ R

48747092 AV SAN JOSE CA CP2017 GP2017 S+ R

48747092 AV SAN JOSE CA CP2017 GP2017 S+ R

48747092 AV SAN JOSE CA CP2017 GP2017 S+ R

48747092 AV SAN JOSE CA CP2017 GP2017 S+ R

2323 MWCMAV AV SAN JOSE CA SAN JOSE CA CP2017 S+ R

4442500 AV SAN JOSE CA SAN JOSE CA CP2017 GP2017 S+ R

4442500 AV SAN JOSE CA estricted thru density onus and SB 35 9/9/2021 240 10/13/2021 N 16 40 N 3/23/2021 0 2 6/9/2021 N 1 169 1/26/2021 N 9 N 336 4/28/2021 Other deed restriction includes SB 35 deed restriction; SCC Funds; Fed & State Tax Credits; Solar Tax Credit Deferred Developer Fees 270 SUNOL ST SAN JOSE, CA 95126-4804 Development 2 Standards Modification R H20-030 5+ 8/13/2021 Υ DB 55 0 1590 BERRYESSA RD SAN JOSE, CA 95133-0000; 1648 (BEPM100%) NEW SHORE DR SAN JOSE, CA 99133-0000 R) (PLAN 3D-R)(LOT 36) N 1670168 SFD 1 1/15/2021 0 7008 SAN FELIPE (BEPM 100%) NEW RS SAN JOSE, CA SINGLE FAMILY 1724989 2 to 4 R RESIDENCE 2 12/6/2021 N 0 96135-1610 RESIDENCE

7008 SAN FELIPE
RD SAN JOSE, CA
96135-1610, 7008
(BEPM 100%) 2ND
UNIT 2 SAN
JOSE, CA 96135 ADU 12/6/2021 1725001 N 0 74TOMA DR SAN JOSE CA 96122-305; CA 96122-305; CA 1054, CA 96123-305; CA 1054, CA 96123-305; CA 96123-JOSE, CA 96123-DWILLING UNIT 1749016 ADU R 1/15/2021 N 0 Deemed Moderate Income per methodology approved by HCD see Attachment C of Council 4094 HAMILTON HAMILTON SRO AV SAN JOSE, CA (BEPM 100%) 16 96130-1553 SRO UNITS 5+ 0 N 0 30745014 5/2/2021 30746014 AV SAM 200E. OR (BEPH 10076) 16 1778006 5+ R
27700102 NA 2775-14774 N. HAFF AVE (BEPH 10076) 16 1778004 5+ R
3811008 10 10 10 17 16 1/14/2021 N 5/13/2021 0 N 9 9/22/2021 N 0 6 9/9/2021 N 0 12/6/2021 N 1/30/2021 N 0 1 6/1/2021 0 N 3/9/2021 N

Aurhediction San Jose	ANNUAL ELEMENT PROGRESS REPORT	Note: "- " Indicates an optional field		
Reporting Year   2021   (Jan. 1 - Dec. 31)	Housing Element Implementation (CCR Title 25 §6202)	Calls in gray contain auto-calculation formulae		
#8101067		1 4190011 1	0 N	
SAN JUSE: LAS SS13-302026 SS13-3572 G726 CHACLED ADU GETACHED ADU GE		1 69/2021 1	0 N	
670 N 57H 57   524036034 UNIT 2 SAN (BEPM 100%) ADU 1825063 ADU 0		1 1/15/021 1	0 N	0
26114087 AV UNIT 2 SAN WITH ATTACHED 1826057 ADU R JOSE CA 64508 GARAGE 2753 MATTHAS (BEPM 500%) NEW 1256462 ADU R 49920039 CT UNIT 2 SAN ATTACHED AND 1826482 ADU R	-	1 7000001 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 N	
ADM: CA 901/CL 67633022 SPENIAL ANN EPR (BEPM 100%) DETACHED 2-97 1827647 ADU R 076802 SPENIAL SPENI		1 7/13/02/1 1	0 N	0
59910033 UNIT 2 SAN   100%) NEW   1829028 ADU   R   JOSE C. 6 81677   1827   1829028 ADU   R   2007   182	•	1 9/13/2021 1 1 1 46/2021 1 1	0 N	
JOSE CA 65/55    S226 WAGON DR UNIT   G8505104   G8505104   G8505 CA   DETACHED ADU   1837524   ADU   R		1 1012/2021 1	0 N	0
254520017, more. DR LMT 2 SAM DETACHED ADU D		1 421,0001 1	0 N	0
CHATERING TO DETRICATE DUTY OF THE CHARGE DUTY OF T		1 1/20/2011 1 1 1/10/2011 1 1 1 1/10/2011	0 N	
#975004 W UNIT 2 28M GEFM 1000, 28D 155059 ADU R  #0750111431 BDN 111431 BDN 111431 BDN 111431 BDN 1000, DDN 10000, DDN 1000, DDN 10000, DDN 1000, DDN 10000		1 1/15/2021 1	9 N	
2102 ELLEN AV SAN JOSE, CA	-		B N	
		1 26/2021 1		
### (### (### (### (### (### (### (###		1 108/2021 1	0 N	
JOSE, CA 95110		1 2/27/0021 1 1 1 3/22/0021 1 1	0 N	
JOSE CA 96195. CONVERSION ADU 8 8491 TUCKER DR. (BEPMINON/SECD 1846133 ADU R. NIFE CA 96190) NIFE CA 96190		1 5100001 1	0 N	
49456034 (405 BLARMORE (BEPM 100%) 4056 CA 95121 SECOND UNT 1846782 ADU R 9556 CA 95121 SECOND U		1 525021 1	0 N	
NA			0 N	
67642021 1925; 1676 (BEPM 100%) 1848475 ADU R MOCKING PLACE LEGALIZE ADU		1 1/120021 1	0 N	
#75E C J 64514 #75E WHITE FLA.		1 150001 1	0 N	
4850950, more. LWT 25AM 200 CRAVEST 0 1949095 ADU R		1 5/08/02/1 1 1 1 3/08/02/1 1 1 1 3/08/02/1 1 1	0 N	
1001 S (M S C)   1001		1 425021 1	0 N	0
42055008, more AVAINTS AND PARKSONE AVAINTS AND		1 2/27/2021 1	0 N	0 Other Turding pursues. Cheese Tail E-pursue.
500 ALAXOEN EL. AFFORMALE A 500 ALAXOEN EL. AFFORMALE NO 1840797 S+ R 87010 OLOR TRUCTION CONSTRUCTION		56 30 1 4/15/2021 87	N N	AHSIC, ND, Other Cities 55 0 Cities Control Cities
365 MINESCUL FA.   SEPERA (10%), SEPERA (10%		1 160001 1	0 10	
		1 67460021 1 1 2060001 1	6 N	
95126 1277 HESTER AV 26121050 UNIT 2 SAN JOSE CA 66156 2010 UNIT 465400 ADU R		1 1021/0201	0 N	0
46295000 CRESCENDO AV (BEPM 100%) 2ND 1851512 ADU R  105E CA 95196 2058 LEIGH AV (BEPM 100%) 2ND 1851514 ADU R		1 6140001 1 1 1020001	0 N	
JOSE CA 95794 UNIT JOSE CA 95794 UNIT 3190 VERDANT (BERMOTO), WY UNIT 2 SAN CONSTRUCT 499 1852510 ADU R JOSE CA 95117 SOFT ADU	0	1 77/4/2021 1	0 N	
MOST CAMBOO    MOST		1 1/7/2021 1	o ×	
10100MCMCD		1 5040001 1	o .	
JOSE CA 96127 42941024, mone, CHERRYTUGE (BEPM 100N) NEW LW17 2 SAN 2ND UNIT (ADU) 16550024 ADU R JOSE CA 91207 200 200 200 200 200 200 200 200 200		1 3/22/02/1 1	0 N	0
6125005   NOBO CLAYTON   (BEPM 1070),   DETA/CHE ADU   1853266   ADU   R		1 973021 1 1 1000021 1 1	0 N	
DISE CA 95112   DIDET CA 95102		1 24/2021 1	0 N	0
27421020 Usiz 35AN-305E, DETACHED 2ND 1854600 ADU R CAS 9502-9566 PETACHED 2ND 1854600 ADU R 0.0 GENNE DR EPR (BEPR 100%) 59914075, more UNIT 2 SAN 40AGE 1854602 ADU R		1 7/06/02/1 1 1 1 2 8 2 0 2 2 1 1	0 N	
	0	1 8800021 1	0 N	
201 N KING RD   EPR (BEPM100N)		1 38/2021 1	0 N	0
716 SYNERGY (EPR) (BEPA 100%) 70661041 CT SAN JOSE, CA UBERAN OANS 1857621 5+ R 95119 TYLEK TOWNHAMES		1 1/15/2021 1	0 N	0
178 AUJUA W   DEFANCION   DE		1 78/2021 1	0 N	
### CHESTAN AFF ### CHESTAN AF		1 2/110021 1	0 N	
42823005 GLEN MY LINT 2 (2014) (2004)		1 6/4/2021 1	0 N	
JOSE, CA 95125 DETACHED TO JOSE HAMILTON PARK DE SAN PARK DE SAN		1 1/2/2021 1	8 N	
HAMILTON PARK DR UNIT 2 SAN JOSE CA 96130		1 176/2021 1	о и	
2461 LA RAGIONE 49741035, more AV UNIT 2 SAN DETACHED ADU 1859777 ADU R		1 4/00/221 1	0 N	
41900013 WY UNIT 2 SAN BEPMOON, NEW 2ND UNIT 1880045 ADU R VICE CAN		1 6/3/0221 1 1 7/26/0221 1 1	0 N	
26120022 SINGLEARAY LEFR (BEPM 100%) 1801021874 ADU R 26120022 SINGLEARAY LEFR (BEPM 100%) 1861211 ADU R 26120022 ADV ADU		1 1180021 1	0 N	0
43025003, mory   700 MALONE RD   1867 40704)   1861242   ADU R   1871 40704   187		1 54/2021 1 1 2/00/2021 1	0 N	
48930023 UNIT 2 SAN NEW ATTACHED 1980703 ADU R  28130022 SINGET FARE AN EPP REPRESENTATION 1980221 ADU R  28130022 SINGE CAS 80132  48250001, mon. BEEPH 50000 1980242 ADU R  68130000, mon. BEEPH 50000 1980242 ADU R  68140000 SINGE CAS 80132  68140000 ROSE CAS 80132  68140000 ROSE CAS 80132  28140000 ROSE ROSE ROSE ROSE ROSE ROSE ROSE ROSE		1 2000001 1	0 N	

The content of the	Jurisdiction San Jose Reporting Year 2021 (Jan. 1 - Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation	Note: "*" Indicates an optional field					
	Planning Period	(CCR Title 25 §8202)	peace or gray consent soler-secondary retrinsmen					
Column   C	951122347,746 S 11TH 51 73 EPR (BEPM 100%) JOSE, CA: 748 S 11TH 51 TURK DEV ADU 1862960 ADU R		1 1080021	,	•	N	0	
Column   C	1449 S WHITE RD 48811123 UMT 2 SAN DEPR (BEPM 100%) 1863619 ADU R JOSE CA 95127 NEW ADU 1863619 ADU R		1 4/20/2021	1	0	N	0	
	42901068 SALJOSE, CA PEP (8EPM 100%) 1863671 SFD O 85725-2319 2805 DAWNOOD ED 08508M 100%)				•			
The control of the co	65448077, more. CT UNIT 2 SAN NEW ADU 1863966 ADU R  JOSE CA 95148 3330 WOODSIDE LIN SAN JOSE, CA MORE ADU 1863966 ADU R	•	1 26/2021	1	· ·	N I	0	
The control of the co	67620079 90005IDE IN NEW ADU 1864800 ADU R UNIT 2 SAN JOSE CA 95121		1 1/14/2021		·	N	0	
Company	489 NERDY AV SAN JOSE, CA 96111-02422; 499 EPR (BEPM 100%) 49404006 96111-02422; 499 EPR MOVIA) 1864834 ADU R		1 425/2021			N	0	
Column   C	SAN JOSE, CA 95111 4993 LYNG DR 68419006 UNIT 2 SAN EPR (BEPM 1001%) 1864952 ADU R		1 9/28/2021	1		N N	0	
Column   C	JOSE CA 95111 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0	1 80/2021	1	0	N	0	
Control   Cont	1196 CLARK ST UNT 2 SAN EPR (BEPM 100%) 1866341 ADU R ADU 2 SAN AD		1 5/18/2021	1	0	N	0	
Column   C	61259027 FLAT CT UNIT 2 EPR (BEPM 100%) 1867279 ADU R 56127 2007 GEORGIA EDIQUESCHOOM)				0			
Column   C	48623032 AV UNIT 2 SAN UNIT 2 TRAPED AGU 1867406 AGU R AGUE CA 58122 3148 WOODTREE 67620070, more	0			0			
Column   C	2/10 BEL NR AV 27437024 LNT 2 SAN (EPR)(BEPM 100%) LNT 2 SAN (SEC A 5028 AV	0	1 1/26/2021	1	0	N	0	
	LEFR (LEFT MUNICH)  1133 S 9TH ST  47703038 UNIT 2 SAN  JOSE CA 95112  AGRAGE  201608699 1869027 ADU R  AGRAGE  2017086899 1869027 ADU R		1 6/28/2021		0	N	0	
Column   C	USIVERSIAN U ADU A4710041 AV UNIT 2 SAN BEPM 100N) NEW 1869042 ADU R		1 8/4/2021	1		N N	0	
Company   Comp	249E1014 95112-3305; 412 E EPR (BEPM 100%) 19E04E7 APRIL P		1 12/10/2021	1		N	0	
The content of the	2 SAN 205E, CA. 419 E EMPIRE ST SAN 205E, CA							
The content of the	24951014 85112-3305; 41.2 E EPR( BEPM 100%) 1869A74 ADU R SAN JOSE, CA 95112 12		1 12/10/2021	1	۰	N N	0	
The content of the	2866 BELLIN CT 2866 BER 8660M 10005) 1869663 ADU R 186		1 344/2021	1	•	N N	0	
The content of the	Ont JUDE, LIA 26112266, 43 N 24947023; GTH ST SAN 24947023; more JOSE, CA 459112; NEW ADU R		1 3/12/2021	,		N		
The content of the	2004 453 N 6TH ST UNIT 25 AN 100E CA 96127 1617 WHITON (BEPM 100%)							
The content of the	4819051 AV UNIT 2 SAN DÉTACHED ADU 1872131 ADU R  JOSE CA 95116  1838 E ST JAMES 48110075 ST SAN JOSE CA BEPM 100%) ADU 1872377 ADU R							
March   Marc	95116-1334  242 BLOSSOM HILL RO UNIT 2 DETACHED 2 STY 1872387 ADU R	0						
Second Control Contr	96123 ADU 96124 ADU 96125	9						
Second	48609136 MARSH ST UNT ATTACHED ADU 1872413 ADU R 2 SAN 105E, CA 0572 SS 11 EAN AV	0			°			
Second	69012001 SAN_JOSE_CA EPR_(BEPM_100%) 1873417 ADU R 951232171 NEW ADU 1873417 ADU R 951324171 SAN_W EPR_(BEPM_100%) 1873466 ADU R	0			0			
Second	UDGE CA 95125  226 5 14TH 5T  46740001 UNIT 2 SAN USGE CA 96112  EPR (BEPM 100%) 1873734 ADU R  DETACHED ADU  1873734 ADU R	0			0			
Second	1915 EMDRY ST EPR (REPM 1901); 27425014, more. UT 2 SAN DETACHED 2 STY 1873983 ADU R JOSE CA 99128 ADU		1 2/27/2021	1	0	N	0	
Second	68904028 SAN JOSÉ CA SAN JOSÉ CA S6123-4603 CONFERSIONEXT 1874438 ADU R S6123-4603 SEEFALON WY		1 1,5,2021	1	0	N N	0	
Control   Cont	SAN JOSE, CA. 68213059 \$15123-615, 6862 - AGAAGE 1874735 ADU R. FALON WY UNIT 2 SAN JOSE, CA. CONVERSION ADU		1 3/2/2021	1	•	N	0	
Control   Cont	1662-FERT AV 1662-FERT AV 1672-FERT AV 1672-FERT AV 1672-FERT AV 1672-FERT AV 1672-FERT AV 1674-FERT AV 1674-	0	1 7/15/2021	1	0	N	0	
Column   C	42905052, more	0	1 3/17/2021	1	•	N N	0	
Column   C	249030699 95112-6000; 134 E GARAGE 1875135 ADU R 25AN JOSE, CA 900 ADU R		1 1/15/2021	1	•	N	0	
Part	3079 DURANT AV LINT 2 SAN JUSE CA 59511 LINT 2		1 69/2021	1	0	N	0	
March   Marc	382 JEROME ST LINT 2 SAN JOSE, CA 95125 (JARAGE DE LA 1875602 ADU R DETACHED 1875602 ADU R DETACHED LA 1875602 ADU R DETAC		1 7/6/2021	1	•	N	0	
Company   Comp	944 CHABRANT WY SAN JOSE, 26456024 CA 95125-2370; 24646024 CA 186752-2370; 247 DEPRINDENT ADU R		1 1/14/2021			N N	0	
Company   Comp	643 ALBON DR PROPERTY AND A PROPERTY		1 5/18/2021	1		N N	0	
Company   Comp	1975-04 ST 1975-04 ST 1975-04 ST 1987-04 ST 1987-0		1 6/25/2021	1	•	N	0	
March   Marc	3043 REMINISTON 65919002 WY UNIT 2 SAN JOSE, CA 95148 ADU R		1 5/20/221	1	0	N	0	
March   Marc	NA UNIT 2 SAN PRE (SEPM 100%) 1876849 ADU R 300E CA 96124 ADU ADU NA ADU				0			
March   Marc	65950018 GRANDE CT UNIT EPER (BERM 100%) 2 SAN JOSE, CA 95135 135 ONKLAND AV EDD MEDIA MORES 135 ONKLAND AV EDD MEDIA MORES 145 ONKLAND AV EDD MEDIA MORES	0			0			
March   Marc	48119072, more. UNIT 2 SAN   CONT. SECTION 10.000   1878071   ADU R   1878071   AD							
Column   C	JOSE CA 95128  1702 F.CRUDIDA V [PR. (BEPMIDON)   1878917 ADU R   1878017 ADU							
State   Column   Co	101 ELDEN DR UNT 2 SAN DE PRI (BEPM 100%) 1879061 ADU R 1979 CA 95008 PETA-CHED ADU 1879061 ADU R 1979 CHEM NODE) 1879 CHEM NODE PRI (BEPM 100%) 1879061 ADU R							
March   Marc	477.53044 UNIT Z SAN ADU 1579320 ADU R NISE T. A 04177 09216012, more AV UNIT Z SAN EXPR (BEPM 100%) 1879729 ADU R				0			
Second   S	ASSISTANCE NO. 10.15.07  1065 MALESTANCE EPR (BEPM 100%)  1067 MALESTANCE EPR (BEPM 100%)  1079 MEM ADU 1579851 ADU R  1079 MEM ADU 1579851 ADU R						0	
Composition	49901035 RANDTYNINE DR EPR (BEPM 100%) 1880159 ADU R AUGE CA 96121 1482 POMONA AV				•			
Company   Comp	43423036, more. LINET 2.54N EPR (BERM 100%) 1880176 ADU R 1056 F.A. 66110. ADU 5888 P.A.DODNIC L. EPR (BERM 100%) 1880176 ADU R 5888 P.A.DODNIC L. EPR (BERM 100%) 1880176 ADU R							
\$60000, Ref.   \$600000, Ref.   \$700000000000000000000000000000000000	GOLD   1004-11   1004   1   100	0						
	JOSE_CA 96125   A1 INLINEU PLUV							
## ACCOUNT OF THE PROPERTY OF	J.O.SE CA.98111  1911 (CLEVELAND EPR (BEPM 100%) 27421003 AV UNIT 2 SAM JOSE, CA. 96136 DET ACHED ADU 1882346 ADU R.		1 9/28/2021			N	0	
C736411   SYLVET 2 AS 10	288 CLEARPARK (PR (BEPM 100%) 1882524 ADU R (BEN LOCK) DETACHED ADUR R (BEN LOCK) DETACHED A				•			
ADD   CAN	67924011 WYUNT SERVICE ERR PC) ERR PC) SERVICE ADU R  6897048 CTUNT 3 ERR SHT  6897048 CTUNT 3 ERR SHT  6897048 AT TACHED ADU 1882996 ADU R				0			
201 C C C C P M N F F R R R P M N F F R R R P M N F F R R R P M N F F R R R P M N F F R R R P M N F F R R R P M N F F R R R P M N F F R R R P M N F F R R R P M N F F R R R P M N F F R R R P M N F F R R R P M N F F R P M N F F R P M	JOSE CA 9672							
PHILADOR WITE ADMY SHOPE STORE ADMY SHOPE STORE ADMY STORE STORE STORE ADMY STORE STO	2812 CHOPN AV   EFR REPM (00%)   R   CHOPN AV   CHOPN							
	183815   1		1 1/22/0921		0	N	, v , , , , , , , , , , , , , , , , , ,	

Barbelleiten San ban	ANNUAL ELEMENT PROGRESS REPORT	Note: "+" indicates an optional field		
Avisidation Sun Jose Reporting Year 2021 (Jan. 1 - Dec. 31) Plenning Period Sh. Cucle supports  On St. Cucle Suppo	Housing Element Processos RePort Housing Element Implementation (CCR Title 25 §6020)	Note: "s" indicates an optional field Cells in grey contain auto-calculation formulas		
DR SAN JOSE, CA EPP (8EEPH 1079). 69740064 69740069 CONVERSION ADU R 69740064 CONVERSION ADU 7105 CA SETTE CONVERSION ADU		1	221 B B B B B B B B B B B B B B B B B B	0
INSC CA ASK111  70 WISSISTER OR (PER (REPMA100N) 25432055 UNIT 2 SAN GARAGE  ASK2 CA ASK313 CONVERSION 1884426 ADU R  2008PA CT SAN JAGU		1	0 N	0
303E, CA 95146* FPR (REPM 100%)		1	21 0 N	0
\$4,000,000   \$1,000		1	22	0 0
1927 DELMAS AV (BEFM 100%) (BE		1 1	001 0 N	0 0
SOS BETT SEA		1	007	0
NA CFUNT 28M3 TATCHED ADU 1888051 AUU N 207 MERICHDAN, BEFM 1003, NEW 1886311 SFD O 85124 HOME 1 HOM		1	201 0 N	0
NA RD SAN JOSE, CA. SMIGLE-FAMILY 1886314 SFD O CONTROL OF MARKET SAN MARKET SAN DESCRIPTION OF CONTROL OF CON		1 1	221 0 0 N 221 0 0 N 221 0 0 N 2	0 0
SSSP NPECATE   SPP   SEPTIVEN,   SEPTIME   S		1	22 0 N O N	0 0
0.05E.C.0.480127 ADU 1678 BADPE EPR (BEPR 1079) ADU 1678 BADPE EPR (BEPR 1079) ASTYLETACHED 1887576 ADU R 2009 FOMENDO DE 1887		1	0 N	0
66050607 DR UNIT 2 SAN PER 88EPH 1075U 9887620 ADU R DETA-MERD ADU 9887615 ADU R STYDET ADU		1	201	0 0
61 LMEVELL CT SPR (BETH 100%) 678-0000 SNA VOSEL CT SPR (BETH 100%) 678-0000 SNA VOSEL CT SPR (BETH 100%) 72 US STANDER CT SPR (BETH 100%) 73 US STANDER CT SPR (BETH 100%) 74 US SNA VOSEL CT SPR (BETH 100%) 75 US SNA VOSEL CT		1	221 5 0 N	0 0
TURNINGUE EN CHU (1997 1997)  TURNINGUE EN CHU (1997 1997)  MA LUCIA DE UNIT 2 EAR (1997 1997)  NA LUCIA DE UNIT 2 EAR (1997 1997)  ADU R 888354 ADU R ADU R ADU R		1	0 N	0 0
95126 -		1	25 0 N	
### CAS ### CA		1	201 T	0 0
1950 DOSE* OR   SPR (SER*) MONO   1880008 ADU R   MONO		1 1	001 0 N	0 0
27444091 SSBN NAOMORD PP (8PP 8 1979 1979) 1 1889333 ADU R 17570-7570 1 1889333 ADU R 1899333 ADU R 1899333 ADU R 1899333 ADU R 1899334 ADU R 1899334 ADU R 1899334 ADU R 1899334 ADU R 1899345 ADU R 189935 ADU R 1		1	223 0 N N O N N N O N N N O N N N O N N N O N N N O N N N O N N N O N N N O N N N O N N N O N N N O N N N O N N N O N N N O N N N O N	0 0
JOSE CA 95125  58924046, more DR UNIT 2 SAN DETACHED ADU 1889555 ADU R		1	00 N	0
4605005, no.   1968 MAGNES		1 1	221 0 0 N 221	0 0
10LOV CL SAN EPR BEFM 107(1), JOSC, CA 90133 JOSC, CA 90133 JOSC, CA 90133 JOSC JOSC JOSC JOSC JOSC JOSC JOSC JOSC		1	221 0 N	0
2 SAN JOSE, CA JACOU 96130 96130 96130 96130 196130 196130 196130 196130 196130 196130 196130 196130 196130 196130 196130 196130 1960377 ADU R		1	0 N	0
266 GREY GHOST 68432132, more AV UNIT 2 SAN JOSE CA 98111 DETACHED ADU 1890522 ADU R		1	22	0
45102078, more LWIT 2 SAM DET ACHED ADU 1880579 ADU R 1260 MEDLEY DR PR (BEPM 100%) GARAGE AGRAGE AGRAGE  GARAGE  1260 MEDLEY DR PR (BEPM 100%)		1 1	221 0 0 N 0 N 0 N 0 N 0 N 0 N 0 N 0 N 0 N	0 0
3006 CUMTO WY 44709040 UMT 2 SAN JOSE CA 95124 DETACHED ADU 1890919 ADU R		1	0 N	0
67317064 UNIT 28M 0FTACHD 2- 1891053 ADU R		1	221 0 N O N	0 0
255 WALDWST EPH BEPH 1075) 26439106, more UNIT 2 SM, PEPH 3075) NSEC 2.6 99110 PETA-FED ADU R 5099 PALM 5090 PALM		1	22	0
68708041 SPRINGS CL SP		1	22	
J.SSE. CA 981481 1469 FELSAND, FERROLL SEPR (BEPM1007N) REGICA VIUNT 2 SAN JOSEC AD UNIT 2 SAN JOSEC AD UN		1	22	0
### 24100000 PR #### 2410000 PR ##### 2410000 PR ##### 2410000 PR ##### 24100000 PR ##### 24100000 PR ###############################		1	201 0 N N O N N	0 0
JOSE CO 489112 - UNE PRAMEDO PADO 99 LESTERA VI SAN JOSE CA 59032, 30 LESTER				
SIN LESTER AV SON JOSE, CA  SESTION JOSE, CA  SESTION JOSE  AV  LESTER AV  BEPANDON  LESTER AV  CONDOMINATION  LESTER AV  CONDOMINATION  AV  SON JOSE CA  SON JO		3	221 B 0 N	0
AV 3 SAN JOSE . CA 50125  502 SAN SABA . 66223000 DE UNIT 2 SAN SABA . 77 TATACHER AU . 1802536 ADU R		1	221 0 N	
CA 5/0152  SECTION OF THE SECTION OF		1	27	0 0
## 17/10/34 WV Bit 7 25/h DETACHED ADU 1982/32 AUU N 45/5350/3, mom UNT 2 5/h DETACHED ADU 1982/96 ADU R 2028 AMADOR E PER 98 (SERF 10/24) 1992/96 ADU R 10/25 AMADOR DETACHED ADU 1992/96 ADU R		1	21 0 N	0
26141056, note CT VRIT 2 SAN.  URIT 2 SAN		1	221 0 0 N N 221 0 N N N N N N N N N N N N N N N N N N	0 0
1504 BASISTEPY		1	21 0 N	0 0
JUSE, CA 95117		1	0 N 0 0 N 0 0 N 0 0 N 0 0 N 0 0 N 0 0 N 0 0 N 0 0 N 0 0 N 0 N 0 0 N 0	0 0
28121034, more. 1155 MAGNOZULA: BPR (BERPA 100%). 1893449 ADU R 410.05EFA.5T SPR (BERPA 100%). 1893449 ADU R 440.05EFA.5T SPR (BERPA 100%). 1893468 ADU R 0ETA.CHED ADU. 1893468 ADU R		1	224 0 0 N 1	0 0
A751 C. 2. 85728 ST 1 C 1 C 1 C 1 C 1 C 1 C 1 C 1 C 1 C 1		1	0 N	0 0
4802019 UNT 3 SNN FFR (8EPH 1070) 150066 ADU R 2627037, more. UNT 5 SN FFR (8EPH 1070) 150066 ADU R 2627037, more. UNT 5 SN FFR (8EPH 1070) 1500370 ADU R		1 1	25 U	0 0
146 RUE AVATI PER BETHA 107%) 24627037, more UNIT 3 SAM OCONVERSION 1993794 ADU R OCONVERSION 1993794 ADU R AVAIL PER BETHA 107%)			0 N	0
NA DR LUT 25M GARAGE 1889992 ADU R  OSE CA 9812 CONNERGION 1  1946 MANCARN PR BERN 100N 11  4851954 WYUNT 25M PR BERN 100N 11  4851954 ADU R		1 1	001 0 N N N N N N N N N N N N N N N N N	0 0
31 CARR DE FER BERMANDON 1850200 ACU R 26121034. NOS CARR DE FAMILIA CONVERSIONA AND 1850200 ACU R 26121034. NOS CARR DE FAMILIA CONVERSIONA AND 18502400 ACU R 36120365 ACU REPREMANDON 18502400 ACU R 36120365 ACU R 36120365 ACU REPREMANDON 18502400 ACU R 36120365 ACU R 361203		1		0
SS-64032   CR SM-JUSE CA   GARAGE   189415   ADU   R		1	201	0 0
770 KLEE CT UNIT 28 FEB 1 10700 1894277 ADU R OSE CA 99128 OSE CA 9912		1	00 N	0

			ī									
Jurisdiction San Jose Reporting Year 2021 (Jan. 1 - Dec. 31) Planning Period. 50 Fuchs. (2021 - 2022	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §8202)	Note: "+" indicates an optional field Cals in grey contain auto-calculation formulas										
43955099 RD BNT GREEK RD BNT 25 93500 DEFACHED ADU 1894294 ADU R 1756 MT 1756 MT 1757 ADU 1894294 ADU R			1 560			0	N			0		
64746051 P.ELSANT RD REPM MOVIN NEW 1894588 ADU R ADU				2021 1		0	N N			0		
JOSE CA 95/10 467 N 137H ST 24953060 UNIT 2 SAN GARAGE 105 C A 95/10 105 C A			1 5/21/	2021 1		0	N			0		
49463061, more  ROYALBROCK CT (BEPM100%) NEW 1894839 ADU R  JOSE CA 85111			1 3/25/	2021 1		0	N			0		
AV SAN JOSE, CA. 42901034 CRISTINA AV ADU 1894916 ADU R			1 10/19	92021 1		o	N			0		
MOSE C, 56 MS/K   MOSE C, 56		9				0	N			0		
\$814-015 CT UNIT 25MN WERD VERTACKED \$980116 ADU R \$ \$3039047, mon. VERTACKED VERTACKED \$980116 ADU R \$ \$0039047, mon. VERTACKED VERTACKED ADU VERT \$540 ADU VERTACKED VERTACKED ADU VERTACKED ADU VERTACKED ADU VERTACKED VER		0	1 11/29			0	N N			0		
4427016, mon. 1048 KOBIN DR   MON. 1048 COBIN DR			1 560	2021 1		0	N N			0		
4427016, more User 7 SAN 2		0	1 4/26/			0	N			0		
20021056 000 WRTLE ST 000 GARAGE 1896522 ADU R 000 CONVESSION TO MA SOU A 1710			1 11/3/			0	N			0		
### ### ##############################		0	1 5/17/			0	N N			0		
### ##################################		0	1 6/10/			0	N			0		
30722004 SOUTHWOOD OR LAW DEATH TOO MY AND THE STATE ADU R STATE A		0	1 11/10	12021 1		0	N			0		
2 SAN JOSE, CA (PC) TWO NEW 1897281 2 to 4 R		0		2021 2		0	N			0		
49915032, more LW17 2 5AM (RIEMPHOND). 1997530 ADU R			1 4/26/			0	N N			0		
### ST WITT SAN  ### CAMPUTE  ### ST WITT SAN  ### ST WIT		0	1 5/1/2			0	N N			0	<u> </u>	
OSSE_CA 95148   ADU		0	1 18/2	2021 1		0	N			0		
670-0014				2021 1		0	N N			0		
SPD 5FD 5FD 5FD 5FD 5FD 5FD 5FD 5FD 5FD 5F		0	1 2/20			0	N			0		
### ASANA ### SEPTION NEW 1887669 SFD O  ### DEPMONS NEW 1887669 ADU R  ### DEPMONS NEW 188766 ADU R  ### DEPMONS NEW 1887			1 2/25			0	N N			0		
120 SCMR031   12		0	1 9/30/			0	N			0		
15 GOLDSHEAR    SPR (BEPM 100%)   1889167 ADU R   AMADON, mora.   SRNOYLN NITE		0	1 4/16/			0	N N			0		
ASSANCE LAN LANT   SPR (SEPA 1000)   1899/79 ADU R   SEPA 1000   1899/79 ADU R   SEPA 1000   1899/79 ADU R   SEPA 1000   SEP		0		2021 1		0	N			0		
SAN JOSE CA 9512 135 DANBURY DR UNIT 3AN ATTACHED ADU 1899339 ADU R		0	1 5/12/	2021 1		0	N			0		
1115 DABURUKY EPR (BEPM 100%) 1899339 ADU R 7174/CHG DAI 1999339 ADU R 7174			1 12/20			0	N N			0		
40403010 AV UNIT 2 SAN GARAGE CONV 1899623 ADU R		0				0	N			0		
NA SAN JOSE, CA TTACHED ADU 1899641 ADU R 95132 1232 MAYETTE				2021 1		0	N			0		
43930004 AV UNIT 2 SAN JOSE CA 4900 DET AIL/PERS AU 5954019 379 BURQUIND' 5954019 DE SAN JOSE CA 6900 SEPTIMONI) NEW BEPM 100N) NEW 1899935 ADU R		0	1 9/23			0	N N			0		
30703058 C7 1917 20 EFR (BEPM 100%) 1899936 ADU R 30703058 S2 PARK 30 E CA 95130 DETACHED ADU		0	1 8/20/	2021 1		o	N			0		
JOSE, CA 95136- FER (BERM100%) 68513060 SENS- SER (BERM100%) 12506, 22 FAME NEW DETACHED 1900033 ADU R 125MARON DR UNIT ADU 25MA JOSE, CA			1 7/28/	(2021 1		o	N			0		
4241059   778 FOTRERO   PRO		0	1 6/16/			0	N N			0		
498:0144 EV UNI ZANZ 060 S 1411 ET ET 060 S 1411 ET ET 47230014 UNI Z SAN JOSE C ABUSTO DEL		0	1 4/23/			0	N N			0		
2 SAN JOSE, CA  1002  4441009 DR NIPT 26M  46831044 DR NIPT 26M  46831044 DR NIPT 26M  47220014 DR NIPT 26M  4		0		2021 1		0	N			0		
A2930-07 JAF GLBAWCOOL  42930-07 JAF GLBAWCOOL  42930-			1 690	2021 1		0	N N		_	0		
ADDIS CA 95130				2021 1		0	N			ō		
P SAN JOSE, CA		0	1 2/17/	2021 1		0	N			0		
## 1504002   1237 8 REMEZEZ   ARANN BEFF   1500613   SFD O C   1237 8 REMEZEZ   ARANN BEFF   1500613   SFD O C   1238 8 REMEZEZ   ARANN BEFF   1500616   SFD O C   1238 8 REMEZEZ   ARANN BEFF   1500616   SFD O C   1238 8 REMEZEZ   ARANN BEFF   1500616   SFD O C   1238 8 REMEZEZ   ARANN BEFF   1500616   SFD O C   1238 9 REMEZEZ   ARANN BEFF   1500616   SFD O C   1238 9 REMEZEZ   ARANN BEFF   1500611   A		0	1 2/17/			0	N			0		
NA: 67040022 50122-1334; 2337 ASAN (BEPM SEVERAL SEVER		0		2021 1		0	N			0		
UP SAM JOSE CA:  670-60020 1293 SIRVEEZE ASANA (BEPM 1900026 SFD O C 1900 NEW SFR 1900029 SFD O C 1900 NEW SFR 1900035 SFD O C 1900 NEW SFR 1900 NEW SFR 1900035 SFD O C 1900 NEW SFR 1		0	1 2/17/			0	N N			0		
Section 223 Section 2 A SAAM BPM SER SECTION S		0	1 2/17/	2021 1		0	N			0		
### \$100,000   LF SAN, JOSE, CA, 100,000, NEW SFR \$100,000   SFD   O		0	1 2/17/			0	N N			0	-	
38141058 VMLMMOTOTAL PROPERTIONS UP 1900751 ADU R 071475 ADU DETACHED ADU DETACHED ADU DETACHED ADU DETACHED ADU DETACHED ADU R 071475			1 1/19/	(2021 1		0	N			0		
23040037 UNIT 2 SAN (BEPM 100%) NEW 1900832 ADU R JOSE, CA 95110 DETACHED ADU  274 ESPONSE T E BED (SEEM 100%)		0	1 8/25/			0	N N			0		
26441049 UNIT Z SAN NEW DETROHED 1900888 ADU R  005E CA 951/25 ADU  2159 BIKNIA V EPR (BEPM 100%)		0	1 9/30/			0	N N			0		
4/7/8602		0	1 9/29/	2021 1		0	N N			0	<u> </u>	
S9900068 SAI JOSE CA   CONVERSION TO   1901492 ADU R   S1077-0014		0	1 1021			0	N N			0		
05/27/0004   05/		0	1 107/	(2021 1		0	N			0		

The content of the	Jurisdiction San Jone Reporting Year 2021 (Jan. 1 - Doc. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation	Note: "* indicates an optimal field Calls in prey contain auto-calculation formulae								
A C   C   C   C   C   C   C   C   C	Planning Period   Sth. Cycle   04310205 - 04310205	(CCR Title 25 §6202)		l						_	
A C   C   C   C   C   C   C   C   C	2495405, MORE. UNIT 2 SAN NEW DETACHED 1907667 ALLU K  1005 ET AVLOR EPR (BERM100%) 24000014 STIMIT 2 SAN NEW DETACHED 1904670 APUL P		•					_			
A C   C   C   C   C   C   C   C   C	23015016 UNIT 2 SAN PERSONAL TO 1901672 ADU R		0					_			
A C   C   C   C   C   C   C   C   C	USE CA 95128 DETIMED AUD  2767 MILLBARE PER (BEPM 100%)  67621054 WY UNIT 2 SAN NEW DETACHED 1902059 ADU R		0	1 8/13/20	21 1						
A C   C   C   C   C   C   C   C   C	46750038 UNIT 2 SAN BERM 100%) JR 1902070 ADU R JOSE CA 95112 ADU		0				0 N			0	
A C   C   C   C   C   C   C   C   C	2214 ROYAL TREE CL UNIT 2 (BEPM 100%) NEW 1902133 ADU R SAN JOSE, CA DETACHED ADU 1902133 ADU R			1 12/21/2	21 1		0 N			0	
The content of the	751 LLINDIS AV EPR (BEPM100%) 26441045 UNIT 2 SAN NEW DETACHED 1902579 ADU R USE CA 95152 ADU		0	1 9/1/20	1 1		0 N			0	
The content of the	565 ATLANTA AV EPR (BERM 100%) 26446028 UNIT 2 SAN NEW DETACHED 1902600 ADU R JOSE CA 95125 ADU			1 5/3/20	1 1		0 N			0	
The content of the	969 FM.NC-ESS ANNE DR UNIT 2 SAN JOSE, CA 96128 ADU R 2012 ADU R ADU R ADU R			1 7/8/20	1 1		0 N			0	
The content of the	4811 CAMDEN AV EPR (BEPM 100%) 41918083 UNIT 2 SAN NEW ATTACHED 1903028 ADU R JOSE CA 95124 ADU		0	1 7/9/20	1 1		0 N			0	
The content of the	E2X5 S			1 2/17/20	21 1		0 N			0	
Control   Cont	229 S 67049020 SAN JOSE, CA 100%) NEW SFR 1903043 SFD O			1 2/17/20	21 1		0 N			0	
The content of the	1952 SYCAMORE EP( BEPM 100%) AARI70027 GEEN HINT 2 SAN MEW PATCHED 1909044 ADUL P			1 9/21/20	21 1		0 N			0	
Company	JUSE, CA 99/25   AUU		0	1 8/28/21	21 1		0 N			0	
Company	SAN JUSE, CA ADU (1975)  2832 DONZETI (PR (BEPM 100%) 1903097 ADU R		0					_			
Company	JOSE CA 96132 ATT AUHED AUU  3050 ROSE  EPR (BEPM100%)  GRANGE 1903122 ADU R		0								
Company	JOSE, CA 95148 CONVENSION TO		0							0	
Company	JOSE CA 96100 ADU 3004 ARDEN FARMS PLUNTZ 49408043 FAMMS PLUNTZ 49408 FA		9								
Company	9511 LN		0						+ + + + + + + + + + + + + + + + + + + +		
The column   The	LJOSE CA 96132   ADU										
Column   C	JOSE, CA 96124 ADU  159 E HUMBOLDT EPR (BEPM100%) 47701053 ST UNIT 2 SAN NEW DETACHED 10074596 ADI3 P		0						<del>                                     </del>	0	
Column   C	JOSE, CA 95112 ADU 1221 MARIPOSA 1221 MARIPOSA 126 GERMOON) 126 GRAGE		0								
Column   C	26127020 AV UNIT 2 SAN ODE, CA. 99126 CONVERSION TO 1903524 ADU R NA ADU 254 WHIRLAWAY LEREM 1070);		0						+ + + + + + + + + + + + + + + + + + + +		
Column   C	68431059, more DR UNIT 2 SAN GARAGE 1903684 ADU R JOSE, CA 95111 SIGNALT LAKE EFR BERM 100%)										
Column   C	59213017 DR UNIT 2 SAN NEW DETACHED 1903740 ADU R 1005 S 12TH ST EPR (BEPM 100%)		0								
Column   C	47229047, more. UNT 2 SAN GARAGUE 1903784 ADU R JOSE, CA 95112 AN AN ADU 2724 ATT PAINLED FER (BEPM 100%)		0				0 N			0	
Column   C	323-9 RI RATIFIED GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE ADU R JOSE, CA 95127 JADU T R			1 4/26/20	21 1		0 N			0	
March   Marc	44628015 WY UNIT 2 SAN (BEPM 100%) 1903927 ADU R		0	1 9/28/20	21 1		0 N			0	
March   Marc	1530 COWPER CT EPR (BEPR 100%) 56760051 UNT 2 SAN WY DETACHED 1904067 ADU R JOSE CA 95120 ADU 1501 AUT SEP DE BESEN 1700.			1 89/20	1 1		0 N			0	
March   Marc	37329015 UNT 2 SAN NEW ATTACHED 1904186 ADU R JOSE CA 95/229 ADU 2116 BEL AIR AV EPR (BEPM 100%)							_			
March   Marc	27437038 UNIT 2 SAN NEW DETACHED 1904264 ADU R  ADSE CA 95128 ADU  787 DORRIE AV EPR (BEPRI00%)  47202032 UNIT 2 SAN NEW DETACHED 1904437 ADU R		9					_			
March   Marc	JOSE CA 96116 ADU 787 DORRIE A PP (REPM100%) 47202032 UNT3 SAN GARAGE 1904440 ADU R		0								
Company   Comp											
March   Marc	COD OCCUPANTON			1 9/14/20	21 1		0 N			0	
Martin   M	1321 SETTLE AV LOC (SOL 1975 SA) 42905024, more UNT 2 SAN JOSE, CA 95125 WORKSHOP TO 1904651 ADU R ADU			1 5/25/20	21 1		0 N			0	
Second   S	728 DAGMAR CT EPR (BEPM 100%) 46251037 UNT 2 SAN WW DETACHED 1904757 ADU R JOSE CA 95136 ADU R DEPM 100%)		0	1 10/27/2	21 1		0 N			0	
The column   The	974 E EMPIRE ST GARAGE 24961051 UNT 2 SAN JOSE, CA 95112 CONVERSION TO 1904822 ADU R ADU ADU			1 6/17/20	21 1		0 N			0	
	13/7 AURIAN WY EHR (BEHM 100%) 48622014 UNT 2 SAN WW ATTACHED 1904907 ADU R ADE CA 96129 UNIT CAN DE CA 96129 ADU		0	1 10262	21 1		0 N			0	
Column   C	26113033 AV UNIT 2 SAN JOSE, CA 91528 ADU AND GARAGE  26113033 AV UNIT 2 SAN JOSE, CA 91528 ADU AND GARAGE  26113033 AV UNIT 2 SAN JOSE AND GARAGE  2611303 AV UNIT 2 SAN JOSE AND GARAGE  261130 AV UNIT 2 SAN JOSE AND GARAGE  2		0	1 6/9/20	1 1		0 N			0	
Column   C	67049015 ST SNA JOSE, CA 1009/J NEW STR 1904966 SFD O 95122 2690 INTERLUDE ASAMA (BERM		0					_			
Column   C	67049018 ST SAN JOSE, CA SUMMY SER 1904958 SFD O 97122 SER ST SAN JOSE CA SER		9					_			
Column   C	96192 1009) NEW SFR 1904976 SFD O 1009) NEW SFR 1904976 SFD O							_			
Column   C	95722 440 COYOTE RD EPR (BEPM100%) 68409109 UNIT 2 SAN NEW ATTACHED 1905104 ADU R JOSE CA 95111 ADU		0	1 54/20	1 1		0 N			0	
Column   C	3025 EPR (BEPM 100%)  89131075 BLEWATER CT (GARAGE UNIT 2 SAN CONVERSION TO 1905159 ADU R			1 11/17/2	21 1		0 N			0	
Street   S	282 EPR (BEPM 100%) NA CHALLENGER AV CONVERT FAMILY 1905396 ADU R UNIT 2 SAN BORDOM TO ATNI			1 11/29/2	21 1		0 N			0	
Second	38141039 WILMINGTON AV EPR (BEPM 100%) 1905369 ADU R			1 7/13/20	21 1		0 N			0	
## 4150 (G) AU IN TO AND AUTION AUDIO AUTO AUTO AUTO AUTO AUTO AUTO AUTO AUT	JOSE CA 96129		0	1 12/17/2	21 1		0 N			0	
## 4150 (G) AU IN TO AND AUTION AUDIO AUTO AUTO AUTO AUTO AUTO AUTO AUTO AUT	96125-9420 CUNVENSION ID ADU 1053 9844000 WILLIMOTON AV SEPR. REPM 1009(5)		0						+ + + + + +		
## 4150 (G) AU IN TO AND AUTION AUDIO AUTO AUTO AUTO AUTO AUTO AUTO AUTO AUT	UNIT 2 SAN REV UE IALINEU TRUDBITS AUU R  JOSE CA 98129 AUU  1553 MEADOW EPR (BEPM 100%) (QEN CT 1817 2 CABACIF										
## 4150 (G) AU IN TO AND AUTION AUDIO AUTO AUTO AUTO AUTO AUTO AUTO AUTO AUT	67660027 SAN JOSE, CA CONVERSION TO 1906013 ADU R 96121 ADU 1772 MAGNOLUA   Epidemionolus   1906013 ADU R										
## 4150 (G) AU IN TO AND AUTION AUDIO AUTO AUTO AUTO AUTO AUTO AUTO AUTO AUT	47776016, more		0					_			
## 4150 (G) AU IN TO AND AUTION AUDIO AUTO AUTO AUTO AUTO AUTO AUTO AUTO AUT	29942081 LINIT Z SAN NEW DETACHED 1996295 ADU R  JOSE CA 95117 - DU.  1597 HILLSDALE ARTHROUGH PIAN 1										
## 4150 (G) AU IN TO AND AUTION AUDIO AUTO AUTO AUTO AUTO AUTO AUTO AUTO AUT	44704018 AV UNIT 2 SAM PLOY LOWER DIAM 1906350 ADU R JOSE, CA 95118 RESIDENCE 1064 GLEN ECHO CON GERMANOMIN.										
## 4150 (G) AU IN TO AND AUTION AUDIO AUTO AUTO AUTO AUTO AUTO AUTO AUTO AUT	26461036, more AV UNIT 2 SAM		9								
## 4150 (G) AU IN TO AND AUTION AUDIO AUTO AUTO AUTO AUTO AUTO AUTO AUTO AUT	49912012 UNIT Z SAN 1.05E, CA 98121 CONVERSION TO 1907019 ADU R 1222 PINE AV EPR (REPM 100%)								<del>                                     </del>		
## 4150 (G) AU IN TO AND AUTION AUDIO AUTO AUTO AUTO AUTO AUTO AUTO AUTO AUT	NEW AT I ACPED   1907291   ADU   R   NEW AT I ACPED   1907291   ADU   R   NEW AT I ACPED   1907291   ADU   R   NEW AT I ACPED   1743   EPR (BEPM 100%)   SILVETTREE DR   NEW ATTENDED AT I ACPED AT		0						+ + + + + +		
## 4150 (G) AU IN TO AND AUTION AUDIO AUTO AUTO AUTO AUTO AUTO AUTO AUTO AUT	UNIT 2 SAN NEW UE I ALPREU 1907448 ADU R USSE C 6 96191 ADU 1908 C 6 96191 9 ADU 1169 SHERMAN EPR BERM 100(s) 2 THAIR 7 GAL MEMBURTHUR 1909 AD 1909 AD 1909 AD 1909 AD 1909 ADD 1909 AD										
## APPLICATION CONTRACTOR TO THE PROPERTY OF T	**************************************										
March   Marc	MO 130 100										
## STANDOWN CASES AND STANDOWN C	48641023 UNIT Z SAN JOSE (A 981 22 UNIVERSION TO 400169 ADU R 277 INDIGO OAK PPR (BEPM 100%)							_	<del>                                     </del>		
## 1502 EAN EVER EAST NO.	briscoude							_			
## CF CASCS AND CONTROL OF THE CASCS AND CONTR	JOSE_CA_6517   ADU										
3033408 UNT 2 SNN	ADU										
1.05E.CA99171 ADU	JOSE, CA 95/22 JADU  425 FENLEY AV EPR (BEPM 100%) 30334038 UNIT 2 SAN NEW DETACHED 1 1098983 ADU R							_	+ + + + + + + + + + + + + + + + + + + +		
	JOSE CA 95117 ADU		o1 1 1 1	<u> </u>							 

The content of the	Jurisdiction San Jose						MENT PROGRESS REPOR	т	Note: "+" indicate	tes an optional field											
	Reporting Year 2021 (Jan. 1 - Dec. 31) Planning Period 5th Cycle 01/31/2015 - 01/31/2021	23				Housing Eleme	ent Implementation (CCR Title 25 §6202)		Cells in grey conta	ain auto-calculation formulas					 						
	59915100 TREE LN UNIT 2 SAN JOSE, CA	NEW DETACHED	1909003	ADU	R				0			1 9/14/2021	1			0 N				0	
	59915100 TREE LN UNIT 3 SAN JOSE, CA	3 BEDROOM CONVERSION TO	1909006	ADU	R							1 9/14/2021	1			0 N				0	
The color of the	2717 S BREEZE 67049047 LN SAN JOSE C 95122 2346 S	ASANA (BEPM 100%) NEW SFR			0								1								
	2721 S BREEZE	E AGAMA (DEDM			0								1								
Control   Cont	2726 S BREEZE 67049051 LN SAN JOSE, C	ASANA (BEPM	1909204		0								1								<del>                                     </del>
Column	2722 S BREEZE	ASANA (REPM			0				0				1								
Column	2640 S WHITE RI 64920032 UNIT 2 SAN JOSE: CA 95148 1619 MULBERR'	RD EPR (BEPM 100%) NEW DETACHED B ADU XY EPR (BEPM 100%)	1909242										1								
Column   C	44624014 LN UNIT 2 SAN JOSE, CA 96125 1212 CURTISS A 42901067 SAN JOSE, CA	ADU S ADU S EPR (BEPM 100%) NEW SEDJ OT A	1909431		R 0				0				1								<del>                                     </del>
Column   C	95125 1121 TERILYN A' 48608003 UNIT 2 SAN JOSE, CA 95122	EPR (BEPM100%) ATTACHED ADU	1909639	ADU	R				0			1 8/10/2021	1			0 N				0	
Column   C				ADU	R							1 12/17/2021	1			0 N				0	
March   Marc	67838069 LN UNIT 2 SAN JOSE: CA 95138 1583 DE ANZA W	NEW DETACHED B ADU	1909908	ADU	R				0			1 12/16/2021	1			0 N				0	
March   Marc	42950017 SAN JUSE, CA 42950017 DE ANZA WY UNIT 2 SAN	33 EPR (BEPM 100%) NEW ADU	1910228	ADU	R							1 9/15/2021	1			0 N				0	
The control of the	1563 SAN 44703009 ANDREAS AV	EPR (BEPM 100%)		ADU	R							1 12/7/2021	1			0 N				0	
	3,05E, CA 95118 4145 PIPER DR 29914041 SAN JOSE, CA 95117-3112	EPR (BEPM 100%) GARAGE CONVERSION TO	1910368	ADU	R							1 8/18/2021	1			0 N				0	
	5019 MOORPARI AV SAN JOSE, C 38151067 95129-2137, 5019	AN ADII  RK CA EPR (BEPM 100%) NEW DETACHED	1910432	ADU	R							1 7/6/2021	1			0 N				0	
No.   Proceedings   Proceedings   Proceedings   Proceedings   Procedure   Pr	MOUNPARK AV UNIT 2 SAN JOSE, CA 95128 2475 REDBUD C	ADU  ST EPR (BEPM100%)	1040497						0												
No.   Proceedings   Proceedings   Proceedings   Proceedings   Proceded   Pr	28213042 UNIT 2 SAN	S UNIT Y EPR (BEPM100%) NEW DETACHED S ADI:	1910543										1								
The color of the	400F DUONDA D	30		ADU	R							1 6/28/2021	1			0 N				0	
Column   C	UNIT 2 SAN  JOSE CA 95125 1765 YERBA RIJEMA DI LIMIT	ADU 19 F 2 EPR (BEPM100%)																			
Column   C	1055 N 2ND ST	F EPR (BEPM100%)											1								
A	JOSE, CA 95112 1187 NORVAL W 43911034 UNIT 2 SAN LICHE CA 95175	2 ADU VY EPR (BEPM 100%) NEW DETACHED	1911400		R				0				1								
Column   C	2230 MAXIMILIAI 40420019 DR UNIT 2 SAN JOSE, CA 95008 1366 CRISTINA	N EPR (BEPM 100%) N NEW ATTACHED B ADU A EPR (BEPM100%)	1911723										1								
The content of the	42902025 AV UNIT 2 SAN JOSE: CA 95125 336 GRANDPARI 46239022 CLUMIT 2 SAN	N NEW DETACHED  S ADU  RK EPR (BEPM 100%)  GARAGE	1911796		R				0				1								<del>                                     </del>
No.   Column   Colu					R								1								<del>                                     </del>
Column   C	UNIT 2 SAN JOSE, CA 95116 4075 FORESTBROOK	6 AN ADU EPR (BEPM 100%) K GARAGE	1911932		B				0				1								
Column   C	WY UNIT 2 SAN JOSE: CA 96113 1618 KOCH LN NA UNIT 2 SAN	AN ADU  AN ADU  EPR (BEPM 100%)  NEW DETACHED	1911947		R								1			0 N					
Column   C	40330001 CHAPARRAL AV UNIT 2 SAN	EPR (BEPM100%) V GARAGE CONVERSION TO	1912151	ADU	R							1 8/17/2021	1			0 N				0	
The content of the	2710 INTERLUDE	ASANA (REPM			0				0				1							<del>-                                      </del>	
No.   Property   Pro	67049039 ST SAN JOSE, C. 95122 2714 INTERLUDE 67049034 ST SAN JOSE, C.	CA 100%) NEW SFR DE ASANA (BEPM	1912567		0				0				1								
May	2720 S BREEZE	E ACANA (DEDM			0				0				1								
Case	2726 INTERLUC 67049041 ST SAN JOSE 95122 2736 MIRTH WY	ASANA (BEPM 100%) NEW SFR	1912575		0								1								
Note   Property   Pr					0								1			0 N				0	
Column   C	2718 INTERLUDE 67049035 ST SAN JOSE, C 95122 2746 S BREETE	ASANA (BEPM 100%) NEW SFR	1912583		0								1			0 N				0	
Column   C	NA WY SAN JOSE,	ASANA (BEPM 100%) NEW SFR E ASANA (BEPM	1912588		0								1								
Column   C	CA 95122 2730 INTERLUDED 67049040 ST SAN JOSE, 95122	ASANA (BEPM 100%) NEW SFR	1912596		0				0			1 5/17/2021	1								
Control   Cont	2722 INTERLUDE 67049042 ST SAN JOSE, C 91192 2740 MIRTH WY	ASANA (BEPM 100%) NEW SFR Y ASANA (BEDM	1912597		0				0			1 5/17/2021	1								
Control   Cont					0								1								<del>                                     </del>
Second	95122 1231 PELLIER DI 49914034 UNIT 2 SAN JOSE. CA 95121	DR EPR (BEPM 100%) NEW DETACHED ADU	1913067	ADU	R				0			1 7/23/2021	1			0 N				0	
Second	1625 HALLBROO 45130014 DR UNIT 2 SAN JOSE, CA 95124	GARAGE CONVERSION TO AN ADDITION	1913230	ADU	R				0			1 9/23/2021	1			0 N				0	
Second	24952044 UNIT 2 SAN JOSE, CA 95112 1373 BRAERBINGS RI	NEW DETACHED 2 ADU 2PR (BEPM100%)	1913387										1								
Second	24527058 UNIT 2 SAN JOSE CA 95131 1928 STOWE AV 48119066 SAN JOSE CA	NEW DETACHED ADU  V EPR (BEPM 100%) A NEW DETACHED	1914060										1								
Second	95116-2541 5526 CASTLE MANOR DR UNI 2 SAN JOSE, CA	ADU  EPR (BEPM100%) NEW ATTACHED	1914324										1								
Second	95129 1171 MESA DR 56752029 SAN JOSE, CA	R (BEPM 100%) A GALLUP & MESA	1914366	5+	R				39	6	0	1 4/26/2021	46			0 12 N		LIHTC, Other Other	55	0	Funding Sources: LHTC, Sarta Clara LHTC, Sarta Caray Measure A, City
96127 ON THE PROPERTY OF THE P	1450 VIA  28221052 CODORNIZ UNIT 2 SAN JOSE, CA	EPR (BEPM 100%) NEW DETACHED ADU	1914463	ADU	R							1 10/1/2021	1			0 N				0	of Flan Jose
96127 ON THE PROPERTY OF THE P	95128 878 S 11TH ST 47212068 UNIT 2 SAN JOSE. CA 95112	EPR (BEPM 100%) GARAGE CONVERSION TO	1914544	ADU	R							1 9/24/2021	1			0 N				0	
96127 ON THE PROPERTY OF THE P	1030 N 4TH ST NA SAN JOSE, CA 95112	PATH VILLAS (BEPM 100%) NEW CONSTRUCTION	1914594	5+	R				93			1 4/26/2021	94			0 47 N	Y	LIHTC, Other Other	55	0	Funding Sources: LIHTC, Santa Clara Courty Measure A.
96.22 ON THE PROPERTY OF THE P	3046 48810102 WARRINGTON A UNIT 2 SAN UNIT 2 SAN	EPR (BEPM100%)  GARAGE  CONVERSION TO	1914712	ADU	R							1 9/27/2021	1			0 N				0	1880 1
96.22 ON THE PROPERTY OF THE P	26129044 1033 GARLAND 26129044 AV UNIT 2 SAN JOSE, CA 95126 1960 QUITO RD	D EPR (BEPM 100%) N NEW DETACHED ADU D SOUTH LOT-EPR	1914764										1								
96.22 ON THE PROPERTY OF THE P	NA SAN JOSE, CA 95070 1273 CURTISS A SAN JOSE, CA	A (BEPM 100%) BUILD NEW SFR	1914783	SFD	0				0				1			0 N				0	
96.22 ON THE PROPERTY OF THE P	42903015 95125-2320; 127; CURTISS AV UNIT 2 SAN JOSE, CA 95125	ATTACHED ADU	1914880	ADU	R							1 8/20/2021	1			0 N				0	
96.22 ON THE PROPERTY OF THE P	3423 67620012 HILLSBOROUGH WYUNIT 2 SAN JOSE, CA 95121	EPR (BEPM 100%) H GARAGE N CONVERSION TO JADU	1915039	ADU	R							1 89/2021	1			0 N				0	
96.22 ON THE PROPERTY OF THE P	27413020 1464 HANCHETT AV UNIT 2 SAM JOSE, CA 95126 67049952 2741 MIRTH CT	N NEW DETACHED  ADU  T ASANA (BEPM	1915151		R O				•				1								
9612 - 100 -	95122 95122 2745 MIRTH CT 67049053 9749053	100%) NEW SFR  ASANA (BEPM 100%) NEW SFR	1915546		0				0				1								
9612 - 100 -	2749 MIRTH CT 67049054 SAN JOSE, CA 96492 2756 MIRTH CT	ASANA (BEPM 100%) NEW SFR	1915549		0				0				1								
59127 67040055 58N 056C 2	95122 2744 MRTH CT	T ASANA (BEPM	4045550		0								1								
	95122 2753 MIRTH CT 67049055 SAN JOSE, CA 95122	ASANA (BEPM 100%) NEW SFR	1915553	_	0				0				1								

Jurisdiction San Jose Reporting Year 2021 (Jan. 1 - Doc. 31) Planning Petrol. 50 Cucle 2022004. 2022004.	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Tist 25 (8202)	Note: " Indicates an optional field Cells in gray contain auto-calculation formulas		
270-MINTHECT   ASAMA (BEPM   1915564   SFD   O   100-MINTHECT   ASAMA (BEPM   1915564   SFD   O   0   ASAMA (BEPM   1915564   SFD   O   0   ASAMA (BEPM   1915564   SFD   O		1 69/227 1		N 0
95172 95 REPRINCE   100 PT   1		1 11/12/2021 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
95125 1694 PROVINCETOWN EPR (BEPM 100%) 37733013 DR SAN JOSE, CA ATTACHED 2ND 1915912 ADU R		1 1022021 1		N 0
95119-8743	9	1 9/29/2071 1	5)	N 0 Funding Sources:
28244031 SAN_JOSE_CA 991729 SAN_LOSE_CA 901729 1000 SAN_LOSE_CA 9017		5 2 7962021 108		Funding Sources CCRX. The Search CCRX. T
NA 3305 MALLARO CENTRAL RECO.  OT THE FAMOLY 1916817 5+ R  CONSTRUCTOR		12 774/2021 12	0	N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
NA 3208 MALLARD (2017AL BLD 2 2 2 5+ R MULTFAMBLY 1916822 5+ R CONSTRUCTION		12 7/1/2021 12		N O
NA 3281 EAGLE CT (CENTRAL BLD G) 3 (EEPM 100/6) NEW 1016825 5+ R (ULTFAMBLY ONNSTRUCTION CONSTRUCTION CONSTRU		12 7/7/2021 12		N O O
NA 3282 EAGLE CT GOG 4 CENTRAL		12 7/1/2021 12	•	N 0 0
NA 3355 PETUNA CT (IERUN 1007) NEW 1956028 5+ R 2008 REAL TO 1007 NEW 1007		12 77/2021 12 1 97/2021 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
JOSE CA 95118 ADU 661 SANTEE RIVER CT SAN DE PR (BEPM 100%) 1917453 ADU R JOSE CA 95111 ATTACHED ADU 1917453 ADU R		1 13/23/0321 1		N O
1924 4292708F GLEN WILDER PER BERN 100%) 4292708F GLEN WILDER CANADAS  4292708F GLEN WILDER PER BERN 100%) 89505 AMARIAN 2004-85615 AMARIAN 2004-85615 PER BERN 100% IN WILDER TANADAS NA WILDER TANADAS MORE TANADAS PER BERN 100% IN WILDER TANADAS PER BERN		1 9/27/2021 1		N 0
NA WY LWT 2 SMN NEW DE TACHED 1995082 ADU R WY LWT 2 SMN NEW DE TACHED 1995082 ADU R 5095000 3024 ANNU CT (BEPM 100%) NEW ADU CT (LWT 2 SMN ADU CT (LWT 2 SMN ADU CT ALEXE 2 SMN ADU CT		1 110,00021 1 1 1 6/140001 1 1		N 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
152 PRE AV EPR (REPAI/DOS) 43912045 LWT 2 SAN LWF 2 TACHE D 1918644 ADU R 43912045 LWT 2 SAN LWF 2 TACHE D 1918644 ADU R 55704041 LWT 2 SAN LWT 2		1 8/27/2021 1 1 8/23/2021 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
901 MCKENDRIE EPR (BEPM 100%) 23042058 ST UNIT 2 SAN NEW DETACHED 1918755 ADU R 205E CA 95128 ADU	0	5 108,0021 S		N 0 0
853 CONNEL IN SAN JOSE, CA		1 10960021 1	•	N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
CONNEL IN SAW (GENE) AGENTIONE NA DOSE, CA NOVE PROCESS FROM NA DOSE, CA SOUND AND A PRINCIPLE SAME SAW ADDRESS. CA SOUND NEW 4-PLEX 90127-080		4 69/2021 4	•	
100 F A 84572 SF 84578 PAGE 100 F 10		1 12/2021 1 1 19/2021 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
2452011 DE (BHT 24 ML NEW ORT ACAD 1995224 ADU R 4422013 LANDRIS PRESENTATION 1 4422013 LANDRIS 24 ML NEW ORT ACAD 1995477 ADU R 20120880LE RESPECTATION 1 800361011 ROSG CT INIT 2 NEW ORT ACAD 1995407 ADU R 20120880LE RESPECTATION 1 AUGUST ACAD 199540 ADU R 24935000 ADUST ACAD 199540 ADU R 24935000 ADUST ACAD 199540 ADUST ACAD 199570 ADUST R 2493500 ADUST ACAD 199540 ADUST R 24		1 19120021 1		N 0
1929 GLENWOOD   184 SEPH 100%   42935008 AV UNIT 2 SEPH 100%   4 20 SEPH 2 SEPH		1 12/21/2021 1		N 0
27420002 AV URIT 25AN NEW DETACHED 1918800 ADU R 276E CA 54555  28119022 NEW DETACHED ADU 28119022 NEW DETACHED 1500116 ADU R 28119022 NEW DETACHED 1500116 ADU R		1 8255001 1 1 10740021 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
2742000 AV UNIT 2 ANN NEW VICE FLOCHED 1998099 ADU R  26110202 AV UNIT 2 ANN NEW VICE FLOCHED 1998099 ADU R  26110202 AV UNIT 2 ANN NEW VICE FLOCHED 1900116 ADU R  26110202 AV UNIT 2 ANN NEW VICE FLOCHED 1900116 ADU R  4672000 AV UNIT 2 ANN NEW VICE FLOCHED 1900116 ADU R  4672000 AV UNIT 2 ANN NEW VICE FLOCHED 1900014 ADU R  6005 MACDINE EPR (SEPH 190N) 1900014 ADU R  600		1 11440001 1 1 9000001 1	0	N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
44610024 UNIT 2 SAN NEW DE FACHED 1920495 ADU R  JOSE CA 96125 ADU R  4441 DE RESEM 10090 1		1 12/10/2021 1	•	N 0
24577055 UNIT 2 SM NEW ATTACHED 1920545 ADU R JOSE CA SHIP 11 ADU 305 POSTWOOD 00210018 DR UNIT 2 SM R REPM 1070,0 00210018 ADU R 07 ACRE		1 1/2/2/22 1 1 1/2/2/22 1 1 1 1/2/2/22 1 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
2006 REVIEW ASANA (BEPM 1920842 SFD O 15 MM JOSE, CA 100%) NEW SFR 1920842 SFD O 1 MM JOSE (AND JOSE) NEW SFR 1920842 SFD O 1 MM JOSE (AND JOSE) NEW SFR 1920842 SFD O 1 MM JOSE (AND JOSE AND J	0	1 7772021 1	0	N O
ADDITION		1 7770001 1 1 7770001 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
2208 REVELEY   ASAN, BEPM   1920855   SFD   O		1 7770001 1 1 1 1 7770001 1 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
6794077 ST SAL (JESE CA) 1007(s) 1961/9 FR 1200065 SFD O  87040078 ST SAL (JESE CA) 1007(s) 1961/9 FR 1200065 SFD O  87040078 ST SAL (JESE CA) 1007(s) 1961/9 FR 1200065 SFD O  87040073 ST SAL (JESE CA) 1007(s) 1961/9 FR 1200066 SFD O  87040073 ST SAL (JESE CA) 1007(s) 1961/9 FR 1200066 SFD O  87040073 SFD SAL (JESE CA) 1007(s) 1961/9 FR 1200066 SFD O  87040073 SFD SAL (JESE CA) 1007(s) 1961/9 FR 1200066 SFD O  87040073 SFD SAL (JESE CA) 1007(s) 1961/9 FR 1200066 SFD O  87040073 SFD SAL (JESE CA) 1007(s) 1961/9 FR 1200066 SFD O  87040073 SFD SAL (JESE CA) 1007(s) 1961/9 FR 1200066 SFD O  87040073 SFD SAL (JESE CA) 1007(s) 1961/9 FR 1200066 SFD O  87040073 SFD SAL (JESE CA) 1007(s) 1961/9 FR 1200066 SFD O  87040073 SFD SAL (JESE CA) 1007(s) 1961/9 FR 1200066 SFD O  87040074 SFD		1 7/7/2021 1	0	N 0
#3617005 LOUIZ U EPR BEPAR UND 1921773 ADU R 1921776 ADU R		1 9000001 1 1 4 9000001 1 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
JOSE, CA-69522 ADU  585 S MANUYER NA MINCHESTER BL, WINCHESTER APT SAN JOSE, CA, (BECHA 1000), NEW 1922035 5+ R MILTFAULT.	0	109 257 6/30/221 386		Deemed Moderate Income per nethodogy approved by HCD- per Neth
\$6117 MULTPAULY  309 BLOSSOM EPR BEPR 100%  40002002, move		2 621.001 147	0	Desired Moderate Froms per nethodology approved by HCP- or see Anterior Cort Cort Cort Cort Cort Cort Cort Co
49517069 997 BRANNIAN LAN BEPAN 100%; AUGUST 100 100 100 100 100 100 100 100 100 10	0	1 11/2/2021 1	•	N 0 0 Tax Cods
66N 780 ST CONTROL OF THE CONTROL OF		1 1300001 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
2779 REVELEY ASANA (BEPM 1923210 SFD O 95/12 100%) NEW SFR 1923210 SFD O 100%) NEW SFR 1923210 SFD O 100% NEW SFR 1923210 SFD O 1		1 8100021 1		N O
277 MISTRI LE A ASAM (BEPM L) CONTAIN		1 8/100021 1 1 1 8/100021 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
### 1578-000 C		1 8/10/2011 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
95122 343 SHERRY AV EPR (BEPM 100%) GARAGE 1923458 ADU R		1 8100001 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
2006 BLOCK VIDE   AM ADU		1 11/2021 1		N O
300 GRALD MY FER REPRI 100%; 43080090 UNIT 2 SAM OF ANAGE ADDRESS OF ANAGE (1924331 ADU R ) 05E; CA 98135 CONVERSION TO (1924331 ADU R ) 05E PEDENCH EPR REPRI 100%;		1 1140001 6		N 0
S963-4021 ND LINT 2 SAN NEW DETACHED   1924522 ADU R   JUSE CL 96 913 PL   ADU   R   JUSE CL 96 913 PL   ADU   R   JUSE CL 96 913 PL   ADU   R   JUSE CL 96 913 PL   ADU   R   JUSE CL 96 913 PL   ADU   R   JUSE CL 96 913 PL 9		1 10/23/02/1 1 1 9/3/20/1 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
SGSA027   SC   DAT   SAM   NEW   OF FACED   1924/022   ADU   R		1 9,9227 1 1 1 9,9227 1 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
670-0000 ST SAN JOSE, CA 1000), NEW SER 192-6565 SFD O 2742 NTREAM CAN JOSE, CA 1000), NEW SER 192-6560 SFD O 0 1000, NEW SER 192-6560 SFD O 0 1000), NEW SER		1 90,0001 1	0	N 0
### ### ##############################		1 902021 1 1 902021 1		N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
30122				

Jurisdiction         San Jose           Reporting Year         2021           Planning Perfod         50.000e           Society         50.000e           Planning Perfod         50.000e           Society         50.000e	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCC Tide 25 §2020)	Note: "-" indicates an optional field  Cells in grey contain auto-calculation formulas			
2738 INTERLUCE ASANA (BEPM 57 SAN JOSE, CA 100%) NEW 9FR 1924565 SFD 0		1 99,2021 1	0 N	0	
2752 MIRTH LP ASANA (BEPM 1924559 SED O		1 9/3/2021 1	0 N	0	
67633002 ADWALLADER NEW DETACHED 1924706 ADU R		1 9/30/2021 1	0 N	0	
JOSE CA 95125 ATTACHED ADD	0	1 10/15/2021 1	0 N	0	
	-	1 8/2/2021 1	0 N	0	
38 N 3751 ST (1500 N) 2486296 2 2486296		1 10/1/221 1	0 N	0	
4900000 USF 15W CONFERON TO 1901123 ADU R 1572 VEORAN E EPIS 60 VEORAN TO 1901123 ADU R 1572 VEORAN E EPIS 60 VEORAN TO 1901123 ADU R		1 102652021 1	0 N	0	
ARTARONA LINIT 2 CAN NEW DETACHED 1020246 ADIL P	0	1 12/15/2021 1	0 N	0	
JOSE CA 6515E ADU  JOSE CA 6515E ADU  JOSE CA 6515E ADU  JOSE CA 6515E ADU  JOSE CA 6516 ADU  JOSE CA 65172/247 2000 ADU  SAN JOSE CA 65172/247 2000 ADU  R		1 1030/2021 1	N N	0	
95177 95177 95177 9517	0	1 9/04/2021 1	0 N	0	
48140024 UNET 2 SAN NEW VOETACHED 1926442 ADU R  4815010 2 SAN JOSE CA LOCOE ERENVOS) 192644 ADU R  4815010 2 SAN JOSE CA LEGALEZ ADU 1926464 ADU R  4800000 UNET 2 SAN JOSE PATRONO NEW 192643 ADU R  48140013 UNET 2 SAN JOSE CA CALCACA DA UNET 2 SAN JOSE CA ADU DETACHED ADU LOTT 2 SAN JOSE CA ADU NEW DETACHED ADU LOTT 2 SAN JOSE CA ADU NEW DETACHED 1927106 ADU R  48140013 UNET 2 SAN JOSE CA ADUS ADUS ADUS ADUS ADUS ADUS ADUS ADU		1 10/18/2021 1 1 1 10/18/2021 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 N N	0 0	
JOSE CA 95122  48145013  48145013  UNIT 2 SAN NEW DETACHED 1927106  ADU R  JOSE CA 95116	0	1 12/15/2021 1	0 N	0	
67047059 Z28S PAST CRAL ASAMA (BEPM 1927129 SFD O 100%) NEW SFR 1927129 SFD O		1 106/2021 1	0 N	0	
## 1200 FATORAL ASAMS (## 1527132 SFD O D D D D D D D D D D D D D D D D D D		1 106/2021 1 1 106/2021 1	0 N	0	
ST SAN JOSE, CA. 100%) NEW SFR  2575 67047088 TRANQUILLTY ST ASANA (BEPM 1927137 SFD O 100%) NEW SFR 1927137 SFD O 100% NEW SFR 1		1 106/2021 1	0 N	0	
1	0	1 1062221 1	0 N	0	
		1 12/15/2021 1	0 N	0	
67047060 ST SAN JOSE, CA 1007 NEW SFE 1927143 SFD 0 78 N XZIN ST SAN JOSE, CA 1007 NEW SFE 1927143 SFD 0 78 N XZIN ST SAN JOSE, CA 1007 NEW SFE 1927143 ADU 0 NA 2-0411057 NEW SFE 1007 NEW		1 1096/2021 1 1 1 1096/2021 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 N N	0	
2318 SHADE EDD (DEDM 100%)	0			0	
		1 12/17/2021 1	0 N	0	
49414024 DR UNIT 2 SAN JOSE, CA 95111 JADU 1927750 ADU R		1 122/12221 1	N N	0	
670-67063 2661 NTERLUDE ASAMA (REPM 575-8A) CSEC, CA 1070%) NEW SFR 1927895 SFD O SFD O SAM OSEC, CA 1070% ASAMA (REPM 575-8A) CSEC, CA 1070% ASAMA (REPM 57		1 106/2021 1	0 N	0	
SAL 2015 CA ASAM SETM 1927300 SFD O SAL 2015 CA ASAM SETM 192730 SFD O SAL 2		1 106/2021 1	0 N	0	
5794707   17   200   18   18   19   19   19   19   19   19		1 10962021 1 1 1 10962021 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 N N	0 0	
15 SAN JOSE CA 50 SAN JOSE SE CA 50 SAN JOSE SE CA 50 SAN JOSE CA 50 SAN JOSE SE CA 50 SAN JOSE SE CA 50 SAN JOSE CA 50 SAN JO	0	1 11/10201 1	0 N	0	
ON 1 2 5040 ADU  JOSE CA 59200 ADU  255 PASTORAL  B 7047056 LP SAN JOSE CA 1007 NEW SFR 1927933 SFD O		1 1082021 1	0 N	0	
67047062 2657 INTERLUDE ASANA (BEPM 1928008 SFD O		1 1082021 1	0 N	0	
3 SWY 2005, CM   1007, NEW 307   10	0	1 1062021 1	0 N	0	
100/39   NEW SER   NEW S	•	1 100270021 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 N N	0 0	
	0	1 10/15/2021 1	0 N	0	
		1 12/19/2021 1	0 N	0	
57729046 FLAME OR UNIT 2 FAY (BEFAN 00/9) FAY (BEFAN 00/9	0	1 116/2021 1	N N	0	
4851076 UNT 2 EAM NEW DET ACHCED 1920191 ADU R  ANDE CA MESTY  ANDE CA MESTY  ANDE CA MESTY  ANDE CA MESTY  BY REPROPERTING  WITH 2 EAM  WITH CA MESTY  WITH		1 1542021 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 N	0 0	
NA JOSE, CA 95124; VIVI PLACE (BEPM 1929285 SFD O	0	1 8/18/2021 1	0 N	0	
1000   1000	0	1 8/18/2021 1	0 N	0	
AV SAN JOSE, CA 9124000, 4811 4213060; NA 1VV IP, SAN 100(4) NEW SFR 1929302 SFD O		1 8/18/2021 1	0 N	0	
SANJOSE CA		1 8/18/2021 1	0 N	0	
NA STORY C. A 667-52 CONTROL SERVICE (SEPTIM 19230306 SFD O CONTROL SERVICE (SEPTIM 19230306 SFD O CONTROL SERVICE (SEPTIM 19240309 SFD O CONTROL SEPTIM 192		1 8/18/0021 1	0 N	0	
SAN JOSE CA. 4914 VIVI PL EAN JOSE, CA 95142 VIVI PLACE (BEPM 1046 TRACT 10015) NEW SFR 1929313 SFD 0		1 8/18/2021 1	0 N	0	
SAN JOSE CA.  5195 NATURE EPR (BEPH500%) 61980033 DR LWIT 2 SAN DETACHED AND 1928714 ADJU R 0598 CA 98272 LWIT		1 11/19/2021 1	0 N	0	
2790013 071 WILLIAMS BPR (BEPIM100%) 2790013 RD UNIT 2 SAN NAW DETACHED 19308F0 ADU R		1 11/00/2021 1	N N	0	
613802033 DRI LIMIT 3-5M DETACHED 20 D 1929774 ADU R  2790013 DRI LIMIT 3-5M DRI		1 8/11/2021 1 1 1 1/29/2021 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 N N	0 0	
JOSE CA 9519   ADU		1 8/18/2021 1	0 N	0	
6009 MAJORCA   57529076 CT URIT 2 SAN   5PR (REPM100N)   1931631   ADU   R   17529076   APRISON   17529 PARISON   1931631   ADU   R   17529   APRISON   17529 PARISON   1752	0	1 91/2021 1	0 N	0	
4225643 AV UNT 2 SAN AV UNT 2		1 12/02/02/1 1 1 12/02/02/1 1 1 12/02/02/1 1 1	0 N N	0	
6-919054 SAN JOSE, CA CONVERSION TO 1922096 ADU R 6548-006 ANA MATI 1922096 ADU R 25435000 END 15245006 ANA MATI 1924500 UNIT 2 SAN DETACHED AND 1922671 ADU R 1922671 ADU		1 129,0001 1 1 129,0001 1	0 N	0	
2895 IONE DR EPR (BEPM109%) 58720001 UNIT 2 SAN NEW DETACHED 1933287 ADU R		1 11/8/2021 1	0 N	0	
JOSE CA 85127 ADU  3184 AUCREA DE FP (8EPH 101%)  64906029 (NIT 2 SAN VICETACHED 1933430 ADU R  2606 CA 86146 ADU  2606 CA 8614		1 10/19/2021 1	0 N	0	
6621009 DR NRT 28 DEPM (BEPM 107%) 6621009 DR NRT 28 NR NR W DETACHE N94011 ADU R 277 PAUMOCT FPR (BEPM 107%) 277 PAUMOCT (PR (BEPM 107%)	0	1 1221/2021 1	0 N	0	
UNIT 2 SAN ZND UNIT 133321 ADD IN		1 9100221 1	N N	0	
2413045 BELLER FACE ST PRE BIETH 100W. 2413045 SELLER FACE ST PRE BIETH 100W. 25130 SOSE, CA. WEST CALLER FACE ST PRE BIETH 100W. 70440050 JAN SAN JOSE, CA. 60440050 JAN JOSE, CA. 60		1 1221/2021 1	0 N	0	
		1 12/5/2021 1	o N	0	
42831005 UNT 2 BAN NEW PETACHED 1938201 ACU R 2016 CAN SECUL. 2017 JANUARY 100 ACU 1938201 ACU R		\$ 9140021 \$	0 N	0	
747 N 18TH ST			0 N	0	
NA UNIT 2 SAN OSC AS PROSENT TO 1998596 ADU R OWNERSON TO 1998596 ADU R NA STATULE WY SAN (BEPM 1007) 9 1998799 5+ R		1 1282021 1 1 1 10132021 1 1	0 N	0 0	
JOSE, CA 36117 PLEX SIDE BATTEY  480 WENDY WY EPR BEPM 10799, 489650600 UNIT 2 SAN JOSE CA 36128  AUDIT 2 SAN JOSE CA 36128		1 11/24/2021 1	0 N	0	
NA 557 VALE MY SAN P. PLAZÁ BLDO 10 10 10 10 10 10 10 10 10 10 10 10 10		1 10132021 1	0 N	0	
23510048 UNIT 2 SAN PET PET RECEIVED 1 1937360 ADU R  23510048 UNIT 2 SAN SEPT RECEIVED 1 1937360 ADU R  1075 PERMONTI SPR (REPRINOVA) 56817003 RD UNIT 2 SAN NEW JAOUI N 1937525 ADU R		1 9/23/2021 1 1 1 9/23/2021 1 1 1 9/23/2021 1 1	0 N N	0 0	
1061 FUNDS		1 1962001 1	0 N	0	
and MA SA LAN					

Jurisdiction San Jose Reporting Year 2021 (Jan. 1 - Dec. 31)		EMENT PROGRES		I	tes an optional field tain ado-calculation formulas																
Planning Period   Sth Cycle   01/21/2021   Sth Cycle   St W TAYLOR   E   2611/0082   ST UNIT 2 SAN   ST UNIT		(CCR Title 25 §6202)				_											1				
26110082 ST UNIT 2 SAN JOSE, CA 95126 927 LONGWOOD E	DETACHED 2ND 1938281 ADU R UNIT EPR (BEPM100%)			•		1		1					0	N				0			
29110082 S1 UNIT 29AN JOSE, CA 98126  38102185 LN LINIT 29AN JOSE, CA 98129  123 W REED ST ( 5AN JOSE, CA 96129  69120369	GARAGE 1939245 ADU R ADU R					1		1					0	N				0			
26432011 SAN JOSE, CA (6)	(BEPM 100%) NEW 1939343 2 to 4 R			0		3	107/2021	3					0	N 64				0			Funding Sources:Tax
427 AUZERAIS AV 42 NA SAN JOSE, CA (E	425 AUZERAIS APT (BEPM 100%) NEW 1941012 5+ R CONSTRUCTION			107	21	2	10/26/2021	130					0	N	IIG, NPLH	Other	55	0			Exempt Permanent Loan, SCC Measure A, Deferred Developer Fee; Affordability Restrictions - Tax Credit
				0																	Restrictions - Tax Credit
49419061 133 BIRCH LN E 49419061 JUNI 3 SAN JOSE, CA 49527 5 64720041 3354 HT UE 64720041 JUNI 3 SAN JUNI 3 SA	GARAGE 1941347 ADU R JADU SPR (SEM 1000)					1	12/9/2021	1					0	N				0			
64720041 EVEREST DR UNIT 3 SAN OI JOSE, CA 96127	CONVERSION TO A JADU R					1	12/3/2021	1					0	N				0			
64728009 3295 BLUE MOUNTAIN DR SAN JOSE, CA S	EPR (BEPM 100%) CONVERT LIVING 1941717 ADU R SPACE TO A JADU					1	12/10/2021	1					0	N				0			
95127-4702 3295 BLUE MOUNTAIN DR NA IINIT 2 SAN	EPR (BEPM 100%) NEW DETACHED 1941726 ADU R					1	12/10/2021	1					0	N				0			
64720000 MOCHATAN OR 6 64720000 MOCHATAN OR 7 50072-74702 MOCHATAN OR 7	ADU  CUHSD RES (BEPM 1944024 SFD O			0		1		1					0	N				0			
95124 NA 548 YALE WY SAN (8 JOSE, CA 95117 C	PLAZA BLDG 8 (BEPM 100%) NEW CONSTRUCTION 9 1946294 5+ R					1	12/20/2021							N				0			
JOSE, CA 95117 C	PLEX PLAZA BLDG 41			•										-				-			
NA 549 YALE WY SAN (6 JOSE, CA 9517 C 15213 DICKENS E	(BEPM 100%) NEW CONSTRUCTION 9 PLEX					1	12/20/2021	1					0	N				0			
15213 DICKENS E 42117048 AV UNIT 2 SAN JOSE CA 95124	EPR (BEPM100%)  DETACHED 2ND 1947082 ADU R  LINIT			0		1	12/9/2021	1					0	N				0			
15213 DICKENS   15   42117048 AV LINT Z SAN WISE FLA MITS Z   2004 CULLY PL SAN JOSE CA   2004 CULLY PL SAN JOSE CA   2005 CULLY PL NA   38AN JOSE CA   56124   2005 CULLY PL NA   38AN JOSE CA   56124   2005 CULLY PL NA   38AN JOSE CA   2005 CULLY PL NA	CUHSD (BEPM 1947218 SFD O 100%) NEW SFR					1	12/7/2021	1					0	N				0			
NA SAN JOSE, CA 95124 2049 CULLY PL	CUHSD (BEPM 1947231 SFD O					1		1					0	N				0			
NA SAN JOSE, CA 95124 2090 CULLY PL NA SAN JOSE, CA 95124 2050 CULLY PL NA SAN JOSE, CA 95124 2050 CULLY PL SAN JOSE, CA 95124	CUHSD (BEPM 1947236 SFD O  CUHSD (BEPM 1947238 SFD O  ONLY OF THE PROPERTY OF			0		1		1					0	N N				0			
2057 CULLY PL	CUHSD (BEPM 40477770 CFD 0					1		1					0	N N				0			
95124 2061 CULLY PL NA SAN JOSE, CA	100%) NEW SFR 1947-239 SFD O  CUHSD (BEPM 100%) NEW SFR 1947-242 SFD O  (BEPM 100%) ADU 1947-244 ADU R			0		1		1					0	N				0			
NA 2041 CULLY PL NA UNIT 2 SAN (E JOSE, CA 95124	(BEPM 100%) ADU 1947244 ADU R					1	12/7/2021	1					0	N				0			
2045 CULLY PL NA UNIT 2 SAN (E JOSE, CA 95124	(BEPM 100%) ADU 1947493 ADU R			0		1		1					0	N				0			
2049 CULLY PL NA UNIT 2 SAN (E JOSE CA 95124	(BEPM 100%) ADU 1947549 ADU R					1	_	1					0	N				0			
NA UNIT 2 SAN (E JOSE, CA 95124 2057 CULLY PL	(BEPM 100%) ADU 1947556 ADU R			0		1	_	1					0	N				0			
NA UNIT 2 SAN (F JOSE, CA 95124 2061 CULLY PL NA UNIT 2 SAN (F	(BEPM 100%) ADU 1947559 ADU R (BEPM 100%) ADU 1947568 ADU R			•		1	_	1					0	N N				0			<del></del>
JOSE CA 95124 3460 NEW 419077002 JERSEY AV UNIT	(BEPM 100%) AUU 1947998 AUU R  PER (BEPM 100%) NEW DETACHED 1947874 ADU R  2ND UNIT			0		1								N N				0			
2 SAN JOSE, CA 95124 10388 TRACT	2ND UNIT			0		- '	1292021														
NA VALLEY OF HEARTS	COMM HILL II PH II (BEMP 100%) NEW 1949185 SFA O ROWHOMES					1	12/22/2021	4					0	N				0			
DELIGHT PL SAN JOSE, CA 95125- 0000	NOWHOMES			0																	
10398 TARCT SAN JOSE, CA 95125-0000; 2992 C NA VALLEY OF	COMM HILL II PH II (BE[, 100%) NEW 1949201 SFA O					1	12/22/2021	1					0	N				0			
JOSE, CA 90 (20)  1008 FRACT SAN JOSE, CA 95125-000C, 2992 C NA VALLEY OF HEARTS DELIGHT PT, SSAN JOSE CA 96136	ROWHOMES													-							
				0				0					0								
1369 MICHIGAN	KAWADRI (BEMP 1503050 SFD O			ő				0				1 10/13/2021	0	N				0			
1569 MICHIGAN   47 SAN JOSE, CA   5000 JUNE   47 SAN JOSE, CA   5000 JUNE   48424137   58 AN JOSE, CA   5617 JOSE   57 SAN JOSE, CA   57 SAN JOS	100% ) NEW SFR			•				0				1 5/25/2021	1	N N				0			
95127-3005 138 BALBACH ST 26477001 SAN JOSE, CA (E 95110-2807	BALBACH APTS (BEPM 100%) NEW 1618179 5+ R			0				0				101 12/2/2021	101	N				0			
236 FLOYD ST (	(BEPM100%) NEW 1650749 SED 0			•				0				1 12/7/2021	1	N				0			
90110.0048 90110.0048 43411094 5AN JOSE CA 96110.9344 222 R.070 ST a	(BEPM100%) NEW 1650865 SFD O			0				0				1 11/18/2021	1	N				0			
222 FLOVD ST 43411095 SAN JOSE, CA 95110-3344	(BEPM100%) NEW 1650866 SFD O			0				o				1 11/2/2021	1	N				0			
975 S 1ST ST SAN 26437097 JOSE, CA 95110- 3128	S. 1ST STREET (BEPM 100%) LIVING 1662598 5+ R							0				48 7/2/2021	48	N				0			
975 S 1ST ST SAN 26437097 JOSE, CA 95110- 3128	S. 15T STREET (BEPM 100%) NEW 1662792 2 to 4 R			0				o				2 10/15/2021	2	N				0			
69625024 1098 JAYDEN LN SAN JOSE, CA 95120-1506	JAYDEN LANE (BEPM 100%) NEW SFD (PLAN 1)(LOT 1664045 SFD 0							٥				1 4/15/2021	1	N				0			
69625025 SAN JOSE, CA	JAYDEN LANE (BEPM 100%) NEW SFD (PLAN 1)(LOT 1664072 SFD 0							o				1 4/15/2021	1	N				0			
1086 JAYDEN LN 69625026 SAN JOSE, CA	2) JAYDEN LANE (BEPM 100%) NEW SED (P) AN 2(I) O.T.  1664079 SFD O			0				0				1 4/15/2021	1	N				0			
96120-1506 S	33 JAYDEN LANE (BEPM 100%) NEW 1664086 SFD O			0								1 4/15/2021		N				0			
95120-1506 S	SFD (PLAN 4)(LOT 4) JAYDEN LANE			0				-													
69625028 SAN JOSE, CA 95120-1506 S	(BEPM 100%) NEW SFD (PLAN 3)(LOT 5) JAYDEN LANE							0				1 4/15/2021	1	N				0			
99625029 SAN JOSE, CA 95120-1508								0		$\perp$		1 106/2021	1	N				0			
TOUG CAT HEATINE ST SAN JOSE, CA 01502050; 95002-0001, 1355 (E 01502051 EL DORADO ST SAN JOSE, CA	(BEPM 100%) NEW 1699502 2 to 4 R							0				2 1/14/2021	2	N				0			
SAN JOSE, CA 95002-0000 2009 CUMMINGUAN CT II	(BEMP 100%) NEW								+ +	++											
49132044 CUNNINGHAM CT (E SAN JOSE, CA 95148-1106 7370 LONG	(BEMP 100%) NEW 1720422 SFD O			0				0		-		1 1/21/2021	1	N				0			
7781 (10 King) WALEY TR SAN 67820399 67820399 67820399 67820399 67820309 67820309 67820300 67820000 67820000 67820000 67820000 678200000 678200000 6782000000000000000000000000000000000000	TRAN (BEPM 100%) 1724676 ADU R							0				1 3/2/2021	1	N				0			
2 SAN JOSE, CA 95138 2612 CASTLETON	ERAZO (BEPM			0						-											
67310032 CT SAN JOSE, CA 95148-3503 1490 CHERRY AV	(BEPM 100%) ZND 1731764 ADU R  (BEPM 100%) ZND 1731935 ADU R							0	+	$\dashv$		1 6/8/2021	1	N N		+		0			
42/3/014 SAN JUSE, CA 6119-(39/2) 4510 ALMADEN C EX SAN JOSE, CA (E 36118-0000	UNIT 1/31995 AUU R C19 HOLDEN OF SJ (BEPM 100%) NEW 1733331 5+ R			0					+ +	+		200 1/28/2021	200	N N		+		0			
450 18080 EX SAN LOSE, CA (E 95118-0000 171 VULLIAN ST	MULTIFAMILY 1735834 5+ R			0								24 5/13/2021	24	N N				0			
174 W. ALLAN ST   175 W. ALL	UNITS 173563+ 5+ R (BEPM 100%) NEW SAN PEDRO 1735867 5+ R			0				0	+	$\dashv$		357 5/10/2021	357	N N		+		0			
95110-2407 7485 PEGASUS 70613007 CT SAN JOSE, CA	SQUARE RES. (BEPM 100%) 2ND UNIT, ATTACHED 1742161 ADU R							0				1 4/14/2021	1	N				0			
96(193,193h) 1690  NA SOUTHWEST EX ( SAN JOSE, CA IN	C19 (BEPM 100%) NEW APARTMENT 1742237 5+ R							0 63				1 9/2/2021	64	20 N	Other, AHP	Other	55	0			Funding from CalHFA Tax Exempt, CSJ Loar; Courty Measure A; Affordability Restriction
SAN JUSE CA N 95126-00.0 N 990 N REDWOOD NA AV Unit 2 SAN (E	C19 (BEPM 190%) NEW APARTMENT 1742237 5* R  (BEPM 100%) NEW 274 UNIT 1743883 ADU R			0					+ +	$\dashv$		1 12/9/2021		N				0		1	Affordability Restriction - TCAC
JOSE, CA 96128 4163 ROSS PARK	2ND UNIT 1743883 ADU R  (BEPM100%) NEW SFR 1744089 SFD O			0					+ +	$\dashv$		1 129/2021		N N		+		0			
JUSE CA 96128  45124120  45124120  45124120  4175 ROSS PARK  4175 ROSS PARK	SFR (1 444,003) SFD 0			0					+ +	$\dashv$											
4175 ROSS PARK 45124121 DR SAN JOSE, CA ( 95118-1638 494 MCCOVEY LN								Ö		$\perp$		1 2/2/2021	1	N				0			
SAN JOSE, CA 95127-3443; 494 (I MCCOVEY LN L	(BEPM 100%) 2ND UNIT, DETACHED 1745675 ADU R							0				1 8/24/2021	1	N				0			
UNIT 2 SAN JOSE CA 96127 2203 OLD 9233079 PIEDMONT RD 0 9823079 SAN JOSE CA	(BEMP 100%) 2ND 1745962 ADU R			0					+ +	$\dashv$								0			
UM239J/9 SAN JOSE, CA U 96132-1340 S39 N 8TH ST	(BEMP 100%), 2ND 1745962 ADU R							0	+ +	$\dashv$		1 1/27/2021	1	N		-		U			
UNIT 2 SMV 1 2 SMV	(BEPM 100%) NEW 1751385 ADU R							0				1 9/9/2021	1	N				0			
95112	1 1										1			- 1	L				 1	 ,	

Jurisdiction San Jose Reporting Year 2011 (Jan. 1 - Dec. 31) Fibration Period. 50: Doke 2012/2015 (2012)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (C) The tase \$9,000)	Note: "+" indicates an optional field Cale in gray contain auto-calculation formulas	]				
TAMERICA   TOTAL   T	(COTT THE ACT GROWN)		0	1 8/24/2021 1	N N	0	
NEW SFD  1015C JCHERRY  74202025  JOSC A, 09520  ANDERSONBAUM  1761702  ADU R				1 8/24/2021 1	N N	0	
1005C DEREY   BEPANDON   THE 1702   ADU R   STORE   THE 1702   THE 17			0	1 7/23/2021 1	N .	0	
SAN_JOSE CA  TO STATE CA  BAN_JOSE CA  NA_27719063 BALCE  NA_27719063 BAN_JOSE CA  TOWNYOUSE CA  TOW			0	1 7/23/2021 1	N .	0	
NA; 27719064 7 (BEPM 100%) New 1762377 SFA O DOUGLAS PL SAN JOSE, CA S			0	1 7/23/2021 1	N N	0	
65(98-2227) 10(90) TRACT SAN JOSE CA NA; 2771005 DIGGET SAN JOSE CA NA; 2771005 DIGGES PI. Townhouse SFA OUGLAS PI. Townhouse			0	1 7/23/2021 1	*	0	
95126-2021 10/000 TRACT SAN JOSE CA NA. 27719066 DISSECUT-19 DOUGLAS PL SAN JOSE CA SAN JOSE CA SAN JOSE CA SAN JOSE CA			0	1 7/23/2021 1		0	
NN. 27/1936B DOUGLAS PL SNA JOSE CA 10400 191ACT SNA JOSE CA NA, 277/1908B SNA JOSE CA SNA			o	1 7/23/2821 1	N N	0	
95(21-1002, 2984   NGUYEN (BEPM 67628041 SUGAR PINEC T 1070) (BTACHED 1762889 ADU R UNIT 2 SAN 2ND UNIT JOSE, CA 95121			•	1 1/19/2021 1	N.	0	
CACAMERS RY CR SAN, JOSE, CA 6783000 (CACAMERS RY CR 6783000 (CACAMERS CACAMERS CACA				1 10/7/2021 1	N N	0	
3504.EE TERRACE CT 61260005 SUFFORM 3505 LG (EU DUT 2 SAN ASSE CA 86127 OR SAN ASSE CA 86127				1 106/2021 1	N N	0	
JOSE CA 58572 1049 DLE PYCOCO DR SAN JOSE CA 49924020 DLE PYCOLO DR UNIT 2 UNIT				1 4/30/2021 1	N N	0	
662 1111 62			0	1 1/19/2021 1	N	0	
453 ARREL CT 68917013 SN JOSE CA (BEPM 100%) ADU 1767113 ADU R 56123-4004 O GOMES DR SAN			0	1 3/11/2021 1	N N	0	
663.9616_CT   667.0014_CD   7767153 ADU   7767153 ADU   7 6767153 ADU   7 67			۰	1 1/21/2021 1	N N	0	
49730058 8111-2/32, 2841 (BEPM 100N), 2ND 1772151 ADU R GARDEN AVE UNIT 1772151 ADU R 197111 1 1772151			0	1 3/10/2021 1	N N	0	
VYY SAN JOSE, 41902101 45124-4847, 4231 SANSON UNIT 20M U			0	1 4/21/2021 1	N N	0	
MOSE CA SENSE 194 S WARTE ED SAN JOSE CA 66712088 WHITE RO LIMIT 2 WHITE RO LIMIT 2 WHITE RO LIMIT 2 CONVERSION  T777821 ADU R  CONVERSION			0	1 46/2021 1	N N	0	
59912067 ST UNIT 2 SAN JOSE CA 89127 S SCONDARY UNIT 1778466 ADU R JOSE CA 89127 S SCONDARY UNIT 1778466 ADU R 3464 S			0	1 38/2021 1	N N	0	
SAN_JOSE CA LOWERSHAM  599100F 51 MAT 28AN SEEPEN 5000,3 T778466 ADU R 3640  97821009 1 SEEPEN 5000,3 T77846 ADU R 3640  97821009 1 SEEPEN 5000  97821009 1 SEEPEN 5000  97821009 1 SEEPEN 5000  97821009 1			0	1 1/26/2021 1	N N	0	
SAN_00EC.CA  3			0	1 7/9/2021 1	× .	0	
Man Jone CA				1 12/17/2021 1	N N	0	
ASSEC ALGOS AND				1 1/12/2021 1	N N	0	
45597011 MILER PL 1001 10 10 10 12 12 12 12 12 12 12 12 12 12 12 12 12	-		0	10 3/23/2021 10	N N	0	
49925104 MCAUGHEN AV (PC) ACCESSORY 1798594 ADU R 0MT 2 SM DVELING UNT 1798594 ADU R 0SUGARPILIA DR BEPRIODIO	-		0	1 1/8/2021 1	N .	0	
64917034 604-000-000 CONCEPT TRESS4 ADU R UNIT 2-849 3.75 S S N S S C			0	1 10/8/2021 1	N	0	
#8779002 STR 1			0	1 6/21/2021 1	*	0	
MALES   P.			0	1 2/25/2021 1	*	0	
2645018 UNT 2 SAN (BEPM 1079) 2ND 1789291 ADU R 3/SEC A 945191 2179 CLIMMORAM CT (PC) DETACHED 2 ASMANGAM CT (PC) DETACHED 2			0	1 3/9/2021 1	N .	0	
49130038 95149-1150, 2179 ACCESSORY 1789746 ADU R UNRINGHAME TO DIVELLING UNIT ACCESSORY 1001 1001 1001 1001 1001 1001 1001 100			o	1 7/9/2021 1	N .	0	
## 1910   ## 191			0	1 1/4/2021 1	N .	0	
67662010 67611-1494, 3800 1 C AGE LEGAL/TE ASSENCE LEGAL/TE LEGAL/TE LEGAL			0	1 9/14/2021 1	N	0	
4559031 AGUSTRAVAEZ 000/NJ-PEX 1790795 5+ R  1081 CARCUTN AVS AN JOSE, CA. 26450018 CARCUTN AVS AND AVS			o a	7 1/21/2021 7 1 1/6/2021 1	N N	0	
CONNECTABLE OF THE CONNECTABLE O				1 8/17/2021 1	N N	0	
48434051 BAMBI LN UNIT 2 100%) SECOND 1793754 ADU R				1 12/1/2021 1	N.	0	
7077 CMALL DR SAN JOSE, CA SAN JOSE, CA 372:10009 8129-3729, 7072, (BEPM100%), 29-U GALL DR UNT 2 ADU 1794237 ADU R				1 1/5/2021 1	N N	0	
95129 19 19 19 19 19 19 19 19 19 19 19 19 19			0	1 4/23/2021 1	N	0	
SAN JOSE CA  47701007 AV LMT 2 SAN OLED SEDMOND AV LMT 2 SAN OLED SECOND 1774-082 ADU R  2005 AN JOSE CA 2005			٠	1 12/6/2021 1	N	0	
JOSE CA 59338 320 WHTFESAN CT SAN JOSE CA CT SAN JO				1 1/29/2021 1	N N	0	

Jurisdiction San Jose Reporting Year 2001 (Jan. 1 - Dec. 31) Planning Paried 56 Code consum. consum.	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)	Note: "*" Indicates an optional field Colls in gay contain also calculation formulas					
Planetes Period	(CCR Title 25 §62(2)			1 2/16/2021	1 N	0	
MARRO AV SE MARRO AV SE JOSE CA SECT. SEPATON (MM 1796143 ADU R MARRO AV LEAT SECOND UNIT 1796143 ADU R				1 7/19/2021	1 N	0	
3062 FLATER DR CODE #18-20604 (BEPM 100%)		0		1 452021	1 N	0	
66000008 6546-9512-3005 (BEPM 1070); T787120 ADU R  MILBOCK RIS SCONOLINT UNIT 2 SAN  UNIT 2 SAN  51028018, mon.  61228018, mon.  6228018, mon.  6228018, mon.  6228018, mon.				1 7/28/2021	1 N	0	
### DESCRIPTION OF THE PROPERTY OF THE PROPERT				1 2/8/2021	1 N	0	
4597045; JAYHAWKERS PL COMING PHASE 8 482 N 12TH ST 482 COMING PHASE 8				10 4/29/2021	10 N	0	
24953050 12TH CT INIT 2 ADII 1799843 ADU R				1 6/25/2021	1 N	0	
373 19008 WY URIZ SANI ATTA-CHO 2ND 1800918 ADU R  2016 CA MINO 10091  AV SAN JOSE CA  2017 1906 AV SAN JOSE CA  2017 1907				1 1/14/2021	1 N	0	
ROSENDOD AV   SECOND UNIT				1 9/27/2021	1 N	0	
28A) JOSE CA  2731900 W UNIT SAN ATTACHED 200 180018 ADU R  2731900 W UNIT SAN ATTACHED 200 180018 ADU R  2731900 S W UNIT SAN ATTACHED 200 180018 ADU R  2731900 S W SAN JOSE CA  273190 S W				1 8/12/2021	1 N	0	
SM 2005 CA  SM 180026 CA  WY SM 2005 CB BEPM 1000L)  254076 WY SM 2005 CB BEPM 1000L)  WY SM 2005 CB WW 1000 CB BEPM 1000L)  WY SM 2005 CB WW 1000 CB BEPM 1000L UNT  WY UNIT 2 SM 2005 CB				1 2/19/2021	1 N	0	
SAN JOSE CA 41222004 41222004 ELDEN OR JUNIT 2 DE 2NO UNIT SAN JOSE CA 95188				1 12/9/2021	1 N	0	
#1922004 ELEGAN DIE UNFT 2 USE 2ND UNFT 1 1800014 ACU R 1 1800				1 2/17/2021	1 N	0	
26128004 PARK AV UNIT 2 BEFM MONU 1 1804699 ADU R PARK AV UNIT 2 BEFM MONU 2 B				1 2/1/2021	1 N	0	
179 64/44 CPR				1 3/26/2021	1 N	0	
				1 5/28/2021 1 8/19/2021	1 N 1 N	0	
SSE AL RESTA SAN ADSE, CA SSA AUGE, CA SSE 17023 SEL AU UNIT 2 SECOND UNIT SECOND UNIT 2 SECOND UNIT				1 429/2021	1 N	۰	
## 55 SANEL WY LOTE ## ADU R ## 25 SANEL WY ## 12 SANEL WY ## 15 S				1 1077/2021	1 N	0	
405 SMTH ST 804 XOSE CA 503 STH (BEPM 100K) NEW 1807365 ADU R 5010 410 S0118 (10 S0118) UNIV 1807365 ADU R 300 UNIV 1818 1507365 ADU R				1 6/29/2021	1 N	0	
4392756 4 505150 (BEPM 1000) NEW 1507718 ADU R 1507718 ADU R 2505 ADU SE 1507718 ADU R 2505 ADU SE 1507718 ADU R 2505 ADU SE 1505 ADU SE 1		0		1 9/13/2021	1 N	0	
AUMORES AV SECOND (INT )  **POPE C A 58150    **SES MORES ET    **				1 1/7/2021	1 N	0	
2-00-00-00-00-00-00-00-00-00-00-00-00-00				1 10/14/2021	1 N	0	
0.00E C.0.4000E -0.07ERLEY AV JUST 50 NO.00EC C.04 200000000 200000000 200000000 200000000				1 6/4/2021	1 N	0	
2 20 AL 2015 CA  20 AL 2015 CA  3072300 B SAL 2015 CA  3072300 B SAL 2015 CA  3072300 B SAL 2015 CA  50 AL 2015				1 5/14/2021	1 N	0	
2741206F 1861/961294 1465 (BEMP1001) NEW 1913007 ADU R NANCHETT AV 1M17 2 SAN 1M10 F C A 4000 BEVICER BE BE BEN 1M10 F C A 4000 BEVICER BE BE SAN USBE, CA				1 2/9/2021	1 N	0	
440 RELUCIORE DE ANA JOSE, CA. (SIGNA 1970), 16V; 38111033 SELUCIORE CR. (SIGNA 1970), 16V; SELUCIORE CR. (SIGNA 1970), 16V; JOSE, CANDOS, CA. (SIGNA 1970), 16V; SELUCIORE CR. (SIGNA 1970), 16V; SELUCIORE				1 2/11/2021	1 N	0	
2991306 5017130074179 58EPM 100N1 583740 ADU R 29913106 5017130074179 58COMD UNT 1833740 ADU R 5NA JOSE 501 50COMD UNT 1833740 ADU R 5NA JOSE 501 50COMD UNT 1833740 ADU R 6NA JOSE 501 50COMD UNT 1833740 ADU R 48807050 5017174605 1880 GOVERNOR TO STATE				1 1/28/2021	1 N	0	
1900/1028   SUPPLICE OF   CONVENSION TO   IS MADE   ALL OF   N							
5000 L000007   125 L0000007   125 L0000000   125 L00000000   125 L0000000000   125 L000000000000000000000000000000000000		0		1 1/21/2021	1 N	0	
JOSE, CA 69122  2012200  2012200  2012200  2012200  2012200  2012200  2012200  2012200  2012200  2012200  2012200  2012200  2012200  20122000  20122000  20122000  20122000  20122000  20122000  20122000  20122000  20122000  20122000  20122000  201220000  201220000  2012200000  2012200000  2012200000000				1 3/1/2021	1 N	0	
SAN JOSE (AT) EPR REPHI YORK) 64601007 RS 64645 (105 LVD) EPR REPHI YORK) 26AN JOSE CA UNIT UNIT 1819966 ADU R 1550 9-HORTRODE AV				1 9/8/2021	1 N	•	
SECURITY				1 6/24/2021	1 N	0	
684-50-48 9811-13(7); 207 BERM 9000); 311-3056 ADU R SECOND URT 1 911096 ADU R SECOND URT 1 111096 ADURT 1 1				1 6/29/2021	1 N	0	
4340000 ST UNIT 25N BEAUP 1000 1919378 ADU R  50 ECA 9510 SECONO UNIT 1919378 ADU R  42917016 26NA JOSE CA 1910 FRR BEPH 100N 500018 ADU R  60197. SECONO UNIT 1800018 ADU R  60197. SECONO UNIT 1800018 ADU R				1 10/25/2021	1 N	0	
2413 FUNKAN UM. 67037055 Dir. 828 JUSES. (BEMP 100%) ADU 1821912 ADU R CA 98122-4015				1 6/7/2021	1 N	0	

Aurindiction San Jose Reporting Year 2001 (Jan. 1 - Dac. 31) Plannies Paried 5th Ducks 20020016: 20020016	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 (SMZ))	Note: "*" Indicates an optional field Calls in gay contain auto-calculation formulas					
TRG 6 ST JAMES S ST JAMES S S S S S S S S S S S S S S S S S S			o	1 592021	1 N	0	
Reporting Year   2021   (Jan. 1-De. 3)		0	o	1 521,0021	1 N	0	
UNIT 2 SAN  JOBE CA 5810 W WOOSROE BY  SAN JOSE CA  4850004 W WOOSROE BY  LIVE 2 SAN  THE CONTRACTOR BY  THE CONTRACTOR BY  SAN JOSE CA  STATE BY  THE CONTRACTOR BY  STATE BY		0	a	1 7/22/0021	5 N	0	
STOR C A GROTZ    TEZ COEMULED   TEZ COEMULED   TEX SAN LOSE CA    SZ73MOSB   TEX SAN LOSE CA    SZ74MOSB   TEX SAN LOSE CA    CHEVALER OR			0	1 3/12/2021	5 N	0	
289 COTTLE AV SAN JOSE CAL EFR (BEFM 100%) COTTLE AV UNIT 1 NEW 2ND UNIT 1822519 ADU R 2 SAN JOSE CAL SAN JOS			0	1 8/2/021	1 N	0	
95/155  1111 MANOR DR 9. 304, JOSE, CA 49394040 M 1015/55/960; 116  2 SAN, JOSE, CA 52 SAN, JOSE, CA 53 SAN, JOSE, CA 54 SAN, JOSE, CA 55 SAN,			0	1 7/12/2021	1 N	0	
2 SAN JOSE CA  1515 18 UNDRISCON AV SAN JOSE CA 26131010 SIDES CA 2613101 SIDES CA 2613101 SIDES CA 2613101 SIDES CA 2613101 SIDES CA 261310 SIDES CA			0	1 4/21/2021	1 N	0	
1609 1006 N A			٥	1 5/7/2021	1 N	0	
2 SANGE CA 1938 MCCHOCT 5 AN JOSE CA 4994001 BUTLI 2284 1398 4994001 BUTLI 2284 1398 2 SAN JOSE CA 95101 PRINT PRI			0	1 3/26/2021	1 N	0	
2 2010 C L L L L L L L L L L L L L L L L L L			0	1 2/25/2021	1 N	0	
40419016 MONTEZJANA CRI ERR (BEMP 100%) UNIT 2 SAN NEW ADU 1827187 ADU R JUST 2 50508 6000 FERNOLORI (BEPM 100%)			0	1 1/28/2021	1 N	0	
68501016 DR (LIMT 2 SAN GARAGE 1827226 ADU R JOSE, CA BIOL CONVERSION TO 1827226 ADU R AVI SAN JOSE, CA BIOL CONVERSION TO SAN JOSE, CA		0	0	1 1/14/2021	1 N	0	
SAN_JOSE_CA			0	1 12/17/2021	1 N	0	
#8719006 5112-544-170 N (BEPM MOUN) 1501295 ADU R SECONDUNT 51172 SAN JOSE, CA SECONDUNT 150129 ADU R 15172 STAN JOSE, CA SECONDUNT STAN JOSE, CA SECONDUNT STAN JOSE, CA CA SECONDUNT			0	1 6/22/2021	1 N	0	
SAN JOSE CA  STOCK SEPTION  6170007  61			0	1 6/22/2021	1 N	0	
56720076; NA MORRIL AV SECOND UNIT 1828916 ADU R SAN AUGUSTO UNIT SAN AUGUSTO UNI			0	1 1/4/2021	1 N	0	
SAN_JOSE_CA 917-2010; 205 46729010 ARREVOY WAY SECOND UNIT 1829188 ADU R 1917 2 SAN 1917 2 STH ST SAN_JOSE_CA (SECOND UNIT 1829188 ADU R 1917 2 STH ST SAN_JOSE_CA (SECOND UNIT 1829188 ADU R			0	1 3/3/2021	1 N	0	
1137 S STH ST 28N 147		0	0	1 315/2021	1 N	0	
3722109 60 3733-3025 605 (BEPM 500) NEW 1829744 ADU R 05 (VS) SERVICE (ADU ) 10 (VS) SERVICE (ADU ) 10 (VS) CA 5610 (DE ) 10 (VS) CA			0	1 619/2021	1 N	0	
		0	0	1 1/15/2021	1 N	0	
### 1913005 EUALIE DE RINT DÉTACHED ADU 1830964 A.D.U. R.  2 SANJOSE, CA. 65731  BERNATORIS DE SANJOSE, CA. 43901021  BERNATORIS DE BRANDORIS DE BRA			٠	1 8/15/2021	1 N	0	
46705028 95112-1867; 927 (BEPM 100%) NEW 1833736 ADU R			0	1 4/12/2021	5 N	0	
UNIT 2 SAN JOSE CA 9512 I SECURI SILEPP  4550405 LOS SOBLES AV COMM HILL PRACE SISTAMO TO STAN I SECURI SILEPP  1504 VAN I		0	0	10 5/21/2021	10 N	0	
24950041 95112-3348; 963 N (BEPM100%) NEW 1835733 ADU R			0	1 10/22/02/1	1 N	0	
SAN JOSE CA  WESTED  AUTOPOSE  AUTOP			0	1 8/30/2021	1 N	0	
24412006 9503+1982, 1666 EPR REPRI 1070h; 1838334 ADU R PRIFITE CT UNIT 2 SAN JOSE CA 95031 800 CHAPMAN ST (REPRI 5001), NEW 2514006 26114006 SAN JOSE CA 95031 800 CHAPMAN ST (REPRI 5001), NEW 1838725 ADU R			0	1 12/11/2021 1 11/10/2021	1 N S S S S S S S S S S S S S S S S S S	0 0	
9510-1006 1970-1			0	6 3/4/2021	G N	0	
2743 67620015 BURLINGAME WY BURLINGAME WY SAN JOSE, CA NGUYEN ADU 1887316 ADU R NGUYEN ADU			0	1 1/29/2021	n N	0	
TO43000 TO 15 BM 15 M 15 M 15 M 15 M 15 M 15 M 15		0	0	1 5/14/2021	1 N	0	
### ### ### ### ### ### ### ### ### ##			0	1 4/15/2021	1 N	0	
SAN JOSE, CA			0	1 7/8/2021	1 N	0	
678-07031 95138-1822.75 (BEPM 100%) 18389777 ADU R UNIT 25 AN D UNIT 25 AN D SSSS GREAT OWNS DR SAN			0	1 8/24/2021	1 N	0	
0.400-C U-891111 6644000 E 0.001 2 EFEM 00%) 1588776 ADU R 0.463 D E 0.001 2 ETACHED ADU 1588776 ADU R 7.71 171 171 171 171 171 171 171 171 171				1 5/26/2021	1 N	0	
Control of Service   Control			0	1 2/9/2021	1 N	0	
CT SAVLUCES CA 66988005 WHITELER CT 1579 A DUI WHITELER CT 1579 A DUI JOSE CA SHEEL 2669 WAN WINNEL EPR (BEPM 100%)			0	1 8/6/2021	1 N	0	
48434096 I N SAN JOSE CA NEW 2ND LIVING 1841171 ADII R			•	1 6/24/2021	1 N	0	
#46/86/040 S5116/3/17, 756 Enriquent all colony, Carlo (1974) S5116/3/17, 756 Enriquent all colony, Carlo (1			0	1 108/2021	T N	0	
100   100				1 1/27/2021	1 N	0	
4860013 95122-2781 512 BEFRIOTON) 1540-469 ADU R PRIMAN AV LUREZ BERAZZA ADU 1540-469 ADU R 2012 ESPAZZA ADU			0	1 1/21/2021	1 N	0	

Jurisdiction San Jose Regoring Year 2021 (Jan 1 - Dec 3) Florein Feriod 56 (Color) San Joseph San J	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 (8002)	Note: "* indicates an optional field Cells in gray contain auto-calculation formulas			
332 N 13TH ST SAN JOSE, CA PR (BEPM 100%) 12121-1832, 332 N DOOR CAST 100%)		0	1 8/13/2021 6 10/19/2021	1 N S N	0 0
### 1985   1985			S 11/50001	5 N	
SECURITY   CANADA		•	5 9162001		
5 SAN JOSE, CA.  SON LIMA TA USE 15 SAN JOSE, CA.  LIN US 2 SAN JOSE, CA 69156  45507102, 20 SAN JOSE, CA 1007, SAN JOSE, CA 69156 45507102, 20 SAN JOSE, CA 1007, SAN JOSE, CA 91568 JOSE			S 10/18/0021	5 N	
3050 EVEDALE 67310011, more DR UNIT 2 SAM. LYDE 7th Original ADU 1844033 ADU R			1 12/15/2021	1 N	0
JOSE C. 64 95191. SOST IMM AU USE SOST EVERDALE CO. DO MART SOME ADU  18440033 ADU R  ADU R  27440018 ADU SOST AU  27440018 ADU SOST A			1 4/15/2021	s N	0
SAN JOSE, CA 95128-4224; 681 (BEPM100%) 1945132 ADM P			1 7/16/2021	5 N	0
PANLAR AV UNIT PANCELS ADU  25 NA JOSE, CA  25017054 CRORE ST  SAN JOSE, CA  25017054 CRORE ST UNIT  25017054 CRORE ST UNIT  25017054 CRORE ST UNIT  25018 JOSE, CA  427 MENRER AV  SAN JOSE, CA  437 MENRER AV  SAN JOSE, CA			1 1/4/2021		
2001/1004 GEORGE ST UNIT SECOND UNIT 18600/1 AUU N. 2 SAN 1005 CA 2 SAN 100 CA 2 SA			1 14/2001	1 "	•
27715045 65129.2401.437 [JBEAMP 100%] ADU 1845668 ADU R 25AN JOSE, CA. 1942 (GOESEU)		•	1 1/9/0021	1 N	•
CT SAN JOSE, CA 85129-3621, DE EPR (BEPPM 107N) ROSENUD CT NEW 2ND UNIT 1504 C 200 C 1 NEW 2ND UNIT		•	1 7/09/2021	, ×	•
2 SEM OSE CAL  GENT MERIOR FA. VI.  BAN OSE CA.  BAN OSE CA.  BEMP 10013 ADU 1184688 ADU R  2771504 SEMERA FA USE CA.  1 SEM OSE CA.  2 SEM OSE CA.  1 SEM OSE CA.  2 SEM OSE CA.  1 SEM OSE CA.  2 SEM OSE CA.  1 SEM O		•	1 4/3/2021	1 N	•
365 \$10TH ST   EPR (BEPM 100%)   1846594   ADU   R   18742032   EPR (BEPM 100%)   NEW ADU   1846594   ADU   R   EPR   EP		0	1 15/15/2021	f N	0
SAM JOSE, CA.  SAM JOSE, CA.  467-40020 JUNT 2 SAN  FERR JEEPH 100NJ  SERVADU  SERVA			1 7/20/2021	1 N	0
6082 80/10 CT SAN JOSE, CA 68924007 65123-5010; 6082 (BEPM 100%) 80/10 CT LIMT 2 DETACHED ADU 1847302 ADU R		0	1 1/27/2021	1 X	0
BAL 20EC CA  SIN NEVES W SAL AGE CA  SOUR CASE CASE CASE  SOUR CASE CASE CASE  SOUR CASE CASE  SOUR CASE CASE  SOUR TISSALE CASE			1 1/21/2021	, x	
95/27 EV 5152 TISDALE W 5152 TISDALE		•	1 391/2029	1 N	0
SAN JOSE, CA 95126-9616-589			1 1/6/2021	s N	0
2640003 AUXERAGE AV BEFM 1009) ADU 1847974 ADU R UNT 2 SAN 2		0	1 6/29/2021	1 N	0
1000 W NY NYRENDE W NYRE		•	1 10280221	, ×	•
498 MUSE AV SAN JOSE, CA 41920205 05124-0502, 4988 EPR (BEPM 100%) MISE AV UNITZ DEFACHED ADU SAN JOSE, CA 95024		•	1 4142021		
OLIFIER DE SAN JOSE C. A BEPANTONA) SAN JOSE C. A BEPANTONA) SAN JOSE C. A BEPANTONA) SAN JOSE CA BASTO, CONVERT SAN JOSE CA BAST		•	1 2/16/2021	, ×	0
2558 DEGLINK DE SANJOSE, CA 45515013 SST55311 2563 BODICUINC DE UNIT 2 BN VOIE CA MINOR			1 2/11/2021		•
## SAN JOSE CA ## (BEPM 100%) ## 1449300 ADU R ## 100%) ## 100 ADU R ## 100% ADU R ##			1 4/9/2021		
450 TORNO DR LINT  SAM JOSE CA  45010131  TORNO DR LINT  2 SAM JOSE CA  NEW ADU  1849343  ADU  R  2 SAM JOSE CA  NEW ADU  1849343  ADU  R			1 3/9/2021	1 N	•
1222 EVERTONALE   1222 EVERTONALE   1223 EVERT			1 9/9/2021		
PAGE CAS MIT OF THE PROPERTY O		•	1 128/2021		•
1708 SEVILE VVV 245-60008 SEVILE VV UNIT DE FR. (BEPM 500%) SEVILE EV UNIT DE FR. (SEPM 500%) 2 SAN 4005C. 25 AN 400 C. 100 C. 1		•	1 4/6/2021	•	
S78 COTTLE AV   SEPH 107%   SAN JOSE CAV   SEPH 107%   SAN JOSE CAV   SEPH 107%   SAN JOSE CAV   SAN JOSE CAV   CARAGET FO AD   SAN JOSE CA GARAGET FO AD			1 1/22/2021		•
95125.  4722948, more. 66 510H 5T UNIT 2 SAN 1000(COE CASE 1549801 ADU R. JOSE CA 69112 2 SAN 1000(COE CASE 1549801 ADU R. JOSE CA 69112 2 SAN 1000(COE CASE 1549801 ADU R. JOSE CASE 1549801 ADU R.			1 12/21/2021	5 N	0
2 SM. JOSE, CA. GARAGET DO ADU 8/12/20 8/12/20 8/12/20 8/12/20 8/12/20/20/20/20/20/20/20/20/20/20/20/20/20			1 6000001		
SMA USE: LAN  9512  BERVITE AV  BERVITE AV  SMA USEE, CA.  42108079 95154627; 15148 NEW WAIDUNT 1850019 ADU R  REVEVITE AV  UNIT 2 SIN  UNIT 2 SIN  UNIT 2 SIN			1 69/2021	, ×	
UNT 2 SNN , JOSE CA 8614H  483 KNIGHIDEE DE SON			1 2020/2021	, ,	0
UNIT 2 SAN JOSE CA GOLDA  JOSE CA GOLDA  49455009 UNIT 2 SAN JOSE CA 69152 SECOND UNIT 1 1850439 ADU R  SECOND UNIT 1 1850439 ADU R		0	1 2/86/0021	1 N	0
JOSE CA 49134  ASSENSAGIONES  BEST SANGINOSE DE PRI BEPM 100%  ASSENSAGIONES DE PRI BEPM 100%  LUET CA 4933  ASSENSAGIONES DE PRI BEPM 100%  LUET CA 4933  ASSENSAGIONES DE PRI BEPM 100%  BEPM			1 10/1/2021	1 N	0

No.	Jurisdiction San Jose  Reporting Year 2021 (Jan. 1 - Dec. 31)  Electrical Paried. 500 Code. 2020.000001.	ANNUAL ELEMENT PROGRESS REPORT Housing Element implementation (CCR Title 25 §6202)	Note: "+" indicates an optional field Colls in gray contain auto-calculation formulas					
	24020046 645 N 15TH ST SAN JOSE, CA 9511-26000 ATTACHED ADU 1851465 ADU R			0	1 8/25/2021 1	N N	0	
	CLOVEWOOD IN 38A JOSE, CA EPR (BEPM 100%) 08222058 615131-1216; 3293 ATTACHED ADU 1852736 ADU R CLOVEWOOD ATTACHED ADU			•	1 1/25/2021 1	N	0	
Company   Comp	48119099 95116; 104 (((EPH100%) 2ND ) MCKRERY AV UNIT 2 SAN   JOSEC 40 80116			0	1 5/14/2021 1	N N	0	
	46738012 951162714; 201 S EPR(BEPM 100%) 1853635 ADU R DETACHED ADU			0	1 10/1/2021 1	N	0	
Column   C	95111			٥	1 108/2021 1	N	0	
Company	48807009 96577-406, 2796 EFR BERR MON, 1853715 ADU R 185370_CR UMP DÉTACHED ADU 1853715 ADU R 18539.6EVEY. IN			0	1 3/2/2021 1	N .	0	
March   Marc	49417072 95051-4872-1499 (BEPM100N) ADU 1853881 ADU R 187592 VILLUM (BERM100N) ADU 1853881 ADU R 25038 MARIA DA			0	1 8/18/2021 1	N .	0	
The content of the	4077010			0				
	Unit 2 SAN JOSE, 100%) ADU CA 8512-2417 - 141 OAKLAND AV SAN JOSE, CA   SPR REPM 100%)							
The color of the	## 1910	<del> </del>		•				
Company   Comp	95125,0000: 301 COMM HILL II PH II							
	10006 TRACT SAN JOSE CA SAN JOSE CA COMM HILL I PH II 96125-0000: 307 NA- 45502073 AGUSTRINVAEZ (IEEPM 100H) NEW 1855802 SFA O			0	1 2/22/2021 1	N N	0	
Column   C	ST 58A JCSE, CAI TOSSE TRACT TOSSE TRACT SAM, 20SE, CAI COMM. HELL SPHS NA.45502072 AUGUST ROWARD (IDEPH 5000) 1859011 SFA O O O O O O O O O O O O O O O O O O O			0	1 2/23/2021 1	N	0	
Column   C	S1 SM/SE, CA 1008 TRACT 1008 TRACT 1008 TRACT 1008 TRACT 1008 TRACT 1008 TRACT 1009			0	1 2/22/2021 1	N N	0	
	100-100-100-100-100-100-100-100-100-100			0	1 3/9/2021 1	N N	0	
Company   Comp	100 100 100 100 100 100 100 100 100 100			0	1 3/9/2021 1	N N	0	
	1008 TRACT SAN JOSE CA COMM HEL 1 PP II SAN JOSE CA COMM HEL 1 PP II NA: 45502079 NA: 45502079 AGUSTRIVAN SAN JOSE CA COMM HEL 1 PP II AGUSTRIVAN SAN JOSE CA COMM HEL 1 PP II NA: 45502079			•	1 3/16/2021 1	N N	0	
Market   M	90.136			0	1 108/2021 1	N N	0	
Column   C	10466 TRACT 70608026; AN JOSE, CA. URBAN OAKS 70608026; 96138.0000; 9677 (BEPM 100%), 1857245 SFD O FLASH IN SAN BULD NEW SFD FLASH IN SAN BULD NEW SFD			•	1 1/27/2021 1	N N	0	
The column   The	JOSE CA 9819 10468 TACT 10468 TACT 2068026; SAN JOSE CA URBAN OAKS 2068026; SAN JOSE CA URBAN OAKS 2068026; SA				1 1/25/2021 1	N N	0	
Column   C	FLOSH LY SAN BULD NEW SPD			0				
Fig. (2) (2) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	ORE CASS13			0	1 1/26/2021 1	N	0	
Part	2700  MACADOWFAIRE OR SAN LOSE, CA 49731515  MEADOWFAIRE DIE UNIT 25 MA			0	1 4/9/2021 1	N .	0	
	27456028 95128-1143; 2415 EPR (BEPM 100%) 1858008 ADU R			0	1 2/16/2021 1	N N	0	
	1902 LBM YEARTY AND			0	1 10/5/2021 1	N N	0	
	165 51971 57  SUM 2001. CE. 167  46736051 STR ST UNT 2  46736051 ADU R. 1556725 A			0	1 1/6/2021 1	N	0	
Second	360 N 1171 GT A 200 A 20			٥	1 3/1/2021 1	N	0	
Second Science   Seco	SAN_OSE_CA 467-47027 SETU-20114 4625 (BEPM 100%) NEW 18569773 ADU R SAN_OSE_CA SAN_OSE_CA 9512			o	1 6/18/2021 1	N N	0	
Company   Comp	42937039 95125-3821; 1482 (BEPM 100%) 1858876 ADU R			0	1 7/13/2021 1	N	0	
Company	BIRM-VOCAC CA.  00223017 BIRCH-VOCAC LAR BEPM VOCA, 00223017 BIRCH-VOCAC LAR JABU 1950096 ADU R PMC CA SIGN CAR			0	1 6/9/2021 1	N	0	
## CONTROL OF THE PROPERTY OF	64827095 DE NUT 2 SAN BEPHATON) NEW 1988347 ADU R			0				
March   Marc	2 SAN JOSE CA UNIT  10 10 10 10 10 10 10 10 10 10 10 10 10 1			0	1 6/3/2021 1	N N	0	
## ## ## ## ## ## ## ## ## ## ## ## ##	2 SAN JOSE CA 65/07  137 COASTLAND AV SAN JOSE CA 95 SAN JOSE CA 9			0				
MANUAL CHANGE   STATES   STA								
SEAL OF THE FOUR AND ADDRESS OF SERVICE CONTROL OF	CADZ R DUM 2   NEW DET ADU   1880115   ADU   R   SMA JOSE, CA   SM2   SM			0				
1 232 GLENDOOD   1 20 25 CR   1	JAMUS SWITTE RD    SAN JOSE, CA			•	1 5/20/2021 1	N N	0	
1 AND STOR CONTROL OF THE PROPERTY OF THE PROP	1 123 G.E.MYOCO AV SWILVOSE, CA 5012 EPR (BEPM 100%) 1880281 ACU R 4291000 AV 1001 2 SAN JUST 2 SAN			0	1 11,729,70021 1	N	0	
CREEK OR LINIT 2 SAN JOSE CIA 96122	CREEK OR SAN JOSE, CAR STOROGO STATE (SEPHIODA) YANG SETOROGO STATE (SEPHIODA) YANG CARAMODE, CA SAN JOSE, CA SAN JOSE, CA				1 6/8/2021 1	N	0	

Annual Element Progress Report Regoing Year 2021 (Jan. 1-Dac. 27) Housing Element Implementation Filments People 50 (Cost Tac 25 96/20)	Note: "+" Indicates an optional field Calls in gray contain sate-valuation formulas				
## 178/01/ON DR SAM JOSE CA (BEPM 100%) NEW 196/0962 ACU R (WHITTMOTON ACU DE WINSTROTON ACU DE WINSTR		o.	1 2/9/2021 1 N	0	
29930007 APPLETON DR NEW ADU 1862709 ADU R		0	1 6/14/2021 1 N	0	
2005 C ARM CT 20		•	1 5/17/2021 1 N	0	
24932005 SS 1958 SSPR SEPR SEPAN 1904) 24932005 SS 1903 SSS 1904 SS 19		•	1 12/9/2021 1 N	0	
DR SAM JOSE, CA   20000055   ROLLIFE DR PP (PC) NEW ADU   1963847 ADU R   2007 2007   2007 2007   2007 2007   2007 2007	0	0	1 3/3/2021 1 N	0	
67020040 95122-1317, 2798 EPR (BEPM 100%) 1863999 ADU R		•	1 4/36/2021 1 N	0	
2811-261	o o		1 2/4/2021 1 N	0	
WY USET 2 SAM JOSE, CA 95117 J 307 3 WHETE RD 3 SAM JOSE, CA 95117 S 67310074 SWHETE RD 1001 S 67310074 SWHETE RD USET SERVI 10003 SHEW ADU R 7310074 SWHETE RD USET SERVI 10003 SHEW ADU R 8.00 AUGUST AUGUST SHEW ADU SHEW ADU R 4.00 AUGUST AUGUST SHEW ADU SHEW ADU R 4.00 AUGUST AUGUST SHEW ADU SHEW ADU R 4.00 AUGUST AUGUST SHEW ADU SHE			1 5/18/2021 1 N	0	
678-67006 95138-1817-76 EPR (BEPM 100%) 1864510 ADU R			1 6/9/2021 1 N	0	
## 4775599 ## 9FP (PC) NEW ADU 1865052 ADU R 4775599 ## 9FP (PC) NEW ADU 1865052 ADU R 4775599 ## 9FP (PC) NEW ADU 1865052 ADU R 477559 ## 9FP (PC) NEW ADU 187559 ## 9FP (PC) NEW ADU	0	0	1 12/14/2021 1 N 1 3/10/2021 1 N	0	
ADM JOSE CAD GET LAND JOSE CAD		0	1 2/4/2021 1 N	0	
380 340 4 500 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1			1 7/12/2021 1 N	0	
HAMMORESED PR BETH 1000) 44515005 BE BOARDORE CA BETH BETH 1000) 5 BOARDORE CA BETH BETH 1000) 1 BOARDORE CA BETH BETH 1000) 1 BOARDORE CA BETH 1000) 1 BOARDORE CA BETH 1000) 1 BOARDORE CA BETH 1000)		•	1 7/26/2021 1 N	0	
268 M 217 ST FF FFR (BEPM 1900), 249507F, more DANT 2 ANN - BEN 4 DU - B169556 ADU - R  2505 C A SH 1912 ST MACADAL ST SH 1914 ADU - B169556 ADU - R  25170 M ACCORDAGE - BPD (PT) NEW ADUI - 1945561 ADU - B		0	1 8/23/2021 1 N 1 9/28/2021 1 N	0	
491000 A 2011 A	0	•	1 9/28/2021 1 N 1 11/18/2021 1 N	0	
3.08: CA 20126					
100 FE LAN AVI ADDEC CA 95157 - 100 FF REIDN 1000) 1000 FF REIDN 1000) 1000 FF REIDN 1000) 1000 FF REIDN 1000) 1000 FF REIDN 10		0	1 5/13/2021 1 N	0	
SAM ADDITION   CALL	0	0	1 4/26/2021 1 N	0	
UNIT 2 SM 19  105 123 M 19  10		٠	1 6/17/2021 1 N	0	
SIST BERGLOCK   WY SAN JOSE		۰	1 7/22/2021 1 N	0	
805 CLAYTON 805 MAY JOSE CA 66422045 66422045 67422045 06127-8067-1805 EPR (BERM 100%) 0.0812-8049 0.0812-8049 0.0812-8049 0.0812-8049		٠	1 3/25/2021 1 N	0	
NA LON'S SUM'S EPRI MICHANICONS 1867/RAT ADU R  NA ORDE CA MOTES.  NA PEPPERBANT CER EPRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER EPRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PEPPERBANT CER PRI SERVA (1004) 1867/RAT ADU R  NA PRI S		0	1 11/20/2021 1 N N 1 7/28/2021 1 N	0	
1039 MODIE & AV 56631011 MODIE & AV LINET 2 ADU 1667946 ADU R 56631011 MODIE & AV LINET 2 ADU 1667946 ADU R		•	1 11/4/2021 1 N	0	
UNIT'S SAN JUNE SAN J		0	1 12/11/2021 1 N	0	
BRICHWOOD UN 5.00 FR (BERM 1990), 100 FR (BERM		•	1 128/2021 1 N	0	
0.05C CA-05102 3777 YERSA BLENA A 758 6702003 4002, 2070 YERSA 6702003 4002, 2070 YERSA 6702003 4002, 2070 YERSA ADU 1868913 ADU R		۰	1 6/11/2021 1 N	0	
SAN JOSE CA  TOTAL  AUGUSTA  40330035 AUGUSTA  40340035 AUGUSTA  4			1 2/17/2021 1 N	0	
2023 WOOGLAND   2023 CONTINUE		0	1 3/29/2021 1 N	0	
11971 8180 615 22000077, 8008—18 81974 10708] 25000077, 8008—18 10114287, 1117 2 BEPM 10708] 25000077, 8008—18 101142 DETACHED ADU 1877087 ADU R 819714 8897 819714 8897 8		0	1 11/4/2021 1 N	0	
47744005 HELMA W UNIT NEW ADU R 1870076 ADU R			1 5/21/2021 1 N	0	
224 BELD AV 224 FEE AV 24			1 10/13/2021 1 N	0	
26/08/04 2 25AN_JOSE_CA EPR_PC_GARACE	0	0	1 5/21/2021 1 N	0	
SAN_JOSE_CA  26108/014 28AN_JOSE_CA ERP (PC_ORANGE 1870527 ADU R  25108/0514 28AN_JOSE_CA ERP (PC_ORANGE ADU R  ADU R  43414055 4075 5075 5075 5075 5075 5075 5075		0	1 5442021 1 N	0	
CAST 2 SM   SK	0	0	1 3/4/2021 1 N	0	
DE UBIT 2-SAN WEE C A 481721 9-94 CAPE 25491051 2 SSAN 205C, CA DETACHED ADU 1872126 ADU R	0	0	1 120/2021 1 N	0	

Jurisdiction San Jose Reporting Year 2021 (Jan 1 - Dec 31) Photosis Epided 50 (Jan 1 - Dec 31)			ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)	Note: "+" indicate Cells in grey contail	is an optional field in auto-calculation formulas							
2002 PACINA DR SAN JOSE, CA 9816-9645; 2002 PACINA DR UNIT ADU 48136017 PACINA DR UNIT ADU	33 ADU	R				0		1	1/20/2021	1	N	o
811 COYOTE RD SAN JOSE, CA 94941089 S111-2221.611 EPR (BEPM 100%) 1872-46 COYOTE RD UNIT ADU	55 ADU	R				•		1	1/25/2021	1	N	
2 004 005 LV 105 A	01 ADU	R				0		1	6/17/2021	1	N	
SAN JOSE, CA 95112-2355; 606 S 127H ST UNIT 2 GARAGE TO ADU	18 ADU	R				0		1	4/23/2021	1	N	
SAN JOSE CA  6001 CANNE CT SAN JOSE CA CANNE CT SAN JOSE CA 6197 CANNE												
7060072; 0.00816; 0.0816; 0.00	59 59	R						6	6/3/2021	6	N	
SAN JOSE CA  9419  948 PYEGATE CT  25449054, more	54 ADU	R		0		0		1	9/28/2021	1	N	
SAM JOSE CA  25440054, more. J 84 NYEGATE G  26440054, more. J 84 NYEGATE G  264400554, more. J 84 NYEG	ADU ADU	R		0		0		1	4/15/2021	1	N	0
AV SAN JOSE, CA 27444023 SSIS-67414 408 (BEPM 100%) ADU 187421 VICENTER AV 100 (BEPM 100%) ADU 187421 VICENTER AV 100 (BEPM 100%) ADU 187421 VICENTER AV 100 (BEPM 100%) 1874328 VICENTER AV 100 (BEPM 100%) 1874328		R		0		•			12/15/2021 3/19/2021	1	N N	
USET 2 SENT 560-5027 C 2573 SLUFF C 1 BEPM 1001) 187-431 Debetted ADU 187-431 Debetted ADU 187-431 SAN JOSE CA. 4271005 STH ST LIMT Z 1 EPR (BEPM 1001s) 187-451 47219005 STH ST LIMT Z 1 LACORE ADU 187-465 STH ST LIMT Z 1 LACORE ADU 187-465 ADU 1001 STH ST LIMT Z 1 LACORE ADU 187-465 STH ST L		R				0		1	3/8/2021	1	N N	
27415060 1651 HANCHETT (BEPM 100%) 187493		R		0		0		1	7/1/2021	1	N	0
1250 CULPEPPER DR SAN JOSE, CA 49919017 CULPEPPER DR (SEPM 100%) CULPEPPER DR DETACHED ADU UNIT 2 SAN YOR C 49 64134		R				•		1	1/27/2021	1	N	
1312 SIERRA AV	60 ADU	R		0		0		1	7/13/2021	1	N	0
SAN JOSE, CA 29914035 S1173-306, 1115 EPR (BEPM 100%) LEGILE DR UNIT 2' SAN JOSE, CA 06447 ADU	86 ADU	R				0		1	8/13/2021	1	N	
28914035 8717-7006, 1116 EPR (BEFN 100%) ESELECT OF LATE AND LATE	52 ADU	R		0		0		1	6/4/2021	1	N	0
	73 ADU	R		o		0		1	2/9/2021	1	N	
95112 95112				•		0			12/21/2021	1	N N	
1536 RICLEY WY EPR (BEFN 10%) 42913002 UNIT 2 SAN MEN 4TATO-ED 187996  RIVER CT SAN JOSE 49750021 RIVER CT SAN JOSE (A 59111- 49750021 RIVER CT UNIT 2 8750021 RIVER CT UNIT 2 8750021 AUGUST (BEFN 10%) 188022		R		0					7/16/2021	1	N N	
RIVER CT UNIT 2 SAN JOSE C. C.  822 NEVIAGA N/ SAN JOSE C. C.  4202007 NEVIAGA N/ UNIT 2.50 NA JOSE C. C.  4202007 182 NA JOSE C. C.  4202007		R		0					4/15/2021		N	
4289 BLOOMFELD DR SAM JOSE CA FPR (BFPM 100%)				0								
44734040 95/34-4741-4280 NEW DETACHED 188039 DETACHED LONG TO ADU UNIT 2 SAN INC SE 7.0 612 C 19612 DE C 19612	00 ADU	R		0		0		1	6/10/2021	1	N	
### CARSTAN CA		R				0		1	7/16/2021	1	N N	
JOSE: CA 95125 DETACHED ADD		R		0		0		1	3/15/2021	1	N N	
EVERGREEN VY SAN JOSE, AN JOSE	82 ADU	R						1	11/19/2021		N	
GOMES DR NINT DETACHED ADU 1864:08   1864:08		R		0		0			10/13/2021	1	N N	
37313037, more	12 ADU	R		0		0		1	10/21/2021	1	N	0
JOSE CA 95129  1564 VIRGINA PL PL PR (BEPM 100%) UNIT 2 SAN JOSE CA 95116  DETACHED ADU 188661	14 ADU	R		0		0		1	2/25/2021	1	N	0
69207026   5740 CUHADSE1   FPR (BEPM 100%)   188584				0		0			6/29/2021 8/25/2021	1	N N	
JOSE, CA 95111   1874CHD AUD   188644   1875CHD AUD   188644   1875CHD AUD   188644   1875CHD AUD   188644   1875CHD AUD   187				0		0		1	6/3/2021	1	N	0
2189 (BEPM 100%) NA (UNDERELLA IN UNIT 2 SAN GARAGE CONV. 188788 STORE CA GEFUR ADU	87 ADU	R		0		•		1	7/15/2021	1	N	0
12//3 WOUL AV SAN JOSE, CA 49709077 WOOL AV UNIT 2 SAN JOSE, CA DETACHED ADU BETACHED ADU	ro ADU	R				0		1	12/1/2021	1	N	
2243 ORLANDO EPR (BEPM 100%) 49128112 DR SAN JOSE, CA GARAGE 188988 0522-1214 CONVERSION ADU 1899 TOPEKA AV PARAMENTAL 1899 TOPEKA 1899				0		0			10/7/2021	1	N	0
27421023 UNIT 2 SAN EPR (PC) 189151 UNIT 2 SAN EPR (PC) 189151 2745 OPHELIA AV EPR (BEPM100%) 189303 UNIT 2 SAN ETTACHED JAIDU 189303				0		0		1	12/2/2021	1	N N	
1708 CA 04127 2775 CHOPIN AV EPR (BEPM100%) 67020038 UNIT 2 SAN UNIT 2 SAN 4714 CHED ADU 189306 ATTACHED ADU				0		0		1	8/10/2021	1	N	0
S037 ADJR WY   EPR (BEPM 100%)   UNIT 2 SAN   VOL CODE CASE   189335   UNIT 2 SAN   VOL CODE CASE   189335   USE CA 95124   LEGALIZE ADU   2890 ARMSTEAD   BEPM 100%) NEW   G7032075   CT UNIT 2 SAN   DETACLED ADM   189487   UNIT 2 SAN   U				0		0			11/22/2021	1	N N	
0702007 DE CA 95121 DETACHED ADU 109467 DE CA 95121 DETACHED ADU 2564 S KING RD EPR (EPM 100%) UNIT 2 SAN GAGE CONV 189515 ADU 2505 CA 95122 ADU				0		0		1	12/4/2021	1	N N	
42117003, more.  HARLOTTE AV UNIT 2 SAN  UNIT 2 SAN  DEE CA 95124  189516		R				0		1	7/19/2021	1	N	0
6894082 UNIT 2 SAN EPLDER DR EPR (BEPM 100%) 189500 UNIT 2 SAN DETACHED ADU 189500 4291000 EPR (BEPM 100%) 189500 UNIT 2 SAN DETACHED ADU 189500 UNIT 2 SAN						0			8/16/2021	1	N N	
4217003, mon. CHARLOTE AV. UNET 25 AV. 1805 (ERPAINON) 1895 (ERPAINONN) 1895 (ERPAINONNN) 1895 (ERPAINONNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN		R R		0		0		1	10/21/2021	1	N N	
9517 9332 MT 64721021 04721021 04721021 04721021 04721021 04721021 04721021 04721021 04721021 04721021 04721021				0		0		1	7/19/2021	1	N	0
MONALFY PR	06 ADU	R		0		0		1	7/14/2021	1	N	
MT MCMILEY DR JADU UNT3 SAN JOSE CA 95127 8 N 33RD ST EPR (BEPM100%) UNT2 SAN DRETACUEER AND 189656	3 ADU	R		0		0		1	5/12/2021	1	N	
JOSE, CA 95116  JOSE, CA 95116  3004 FAIRFAX AV UNIT 2 SAN UNIT 2						0			9/15/2021	1	N	
1639 CLOVIS AV UNIT 2 SAN JOSE CA 96124 ATTACHED ADU 189674	I3 ADU	R		0		0		1	9/1/2021	1	N	0

Avriadication San Jose Reporting Feet 2021 (Jan. 1 - Dec. 31) Plenishe Pariad 50 (Custo 2010) 2010 (2010)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §2020)	Note: ** Indicates an optional field Calls in gray contain auto-calculation formulae	
681 7 GHROBAC CT   501 AUGUST CAS   502 AUGUST CAS   503 AUGUST CAS   50		0 6 1280021 6 N	
495/17001, more Ust 7 258N GARAGE CDW/ 1897/235 ADU R JOSE CA 8597/2		0 1 5000001 1 N 0 0	
D-MCDAL OF SAN   D-MC		0 1 7300001 1 N 0	
Z22 N BREZZE		0 1 73050201 1 N 0	
200-00-00   200-00-00-00   200-00-00   200-00-00   200-00-00   200-00-00   200-00-00   200-00-00   200-00-00   200-00-00   200-00-00   200-00-00   2		0 1 7700001 1 N	
## CTMOND1 LP SMA, DOSE, CA ## SEPAMODI, NEW 1897/E9 SFD O  1724 SEPEZE ## AGANA  ## CTMOND2 LP SMA, DOSE, CA ## SEPAMODI, NEW 1897/E93 SFD O  2017/2017 AGANA AGANA  2017/2017 AGANA AGANA  2017/2017 AGANA AGANA  2017/2017 AGANA AGANA  2017/2017 AGANA AGANA AGANA AGANA  2017/2017 AGANA AG		9 1 10080001 1 N 0	
57705017 95120-1706; 9801 PSF (8EPM100%) ANTIQUAL DE CONTROL DE CO		9 1 992021 1 N	
JOSE CA 54500 30710044LDS EPR BEPM100N 3071004 FR EPR BEPM100N 3071004 FR EPR BEPM100N 4661009 DE URI 25 MN NEW ATTACHE D 1901794 ADU R 4661009 DE URI 25 MN NEW ATTACHE D 1901794 ADU R		0 1 7000021 1 N 0	
4778009 SIGNACIA-SAN SIGNACIA		0 1 116/2021 1 N	
#99 KILCHOAN WYUNIT 3 SAD CONFESSION TO A 1991966 ADU R JOSE CA 99122 1004 CATHERINE		0 1 1070001 1 N	
JOSE, CA 95122 DOISEASSE TO		0 2 31770001 2 N	
### 1950.000.000 #### 1950.0000.000 ############################		0 1 1290001 1 N 0 0 0 1 15790001 1 N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
48608010 JOSE CA 89122 CONVENSION TO 1903141 ADU R JOSE CA 89122 CONVENSION TO 1903141 ADU R		0 1 12/3/2021 1 N 0 0 1 1 9/3/2021 1 N 0 0	
SAN_OSIS_CA   SA		0 1 11/10/25 1 N 0	
## 1755 C A SET 18		0 1 1000001 1 N	
### GERMAND CT LIMIT 3 AND N NOW DETACHED 1960036 ADU R  2642005 AND SERVICE S	+	0 1 1 126/2021 1 N O	
MACU		0 1 12/10/201 1 N	
4094075 JOSE CA 9512 FFF (SERFI 1970)4 FFF (SERI		0 1 11/15/2021 1 N	
3117 DAKGATE 65937073 WY UNIT 2 SAM CONVERSION T 1912382 ADU R CONVERSION T 1912382 ADU R CANCEL CA 95149  EPR (REPM 100%)		0 1 10/12/2021 1 N 0	
2744056 SNORTON AV GARAGE 1914641 ADU R 2744056 SNORTON AV GARAGE 1914641 ADU R 2744056 SNORTON PROPRIEMA PROPRIATOR 1914641 ADU R 2744056 SNORTON PROPRIEMA PROPRIATOR 1914641 ADU R 2744056 SNORTON PROPRIEMA PROPRIATOR 1914641 ADU R 2744056 SNORTON PROPRIATOR 1914641 ADU R 274405 SNORTON		0 1 12200001 1 N	
JOSE CA 95120 STURAGE BOOM.  \$117 OAMGATE PROPERTY STATEMENT OF STATEM		0 1 12/15/2021 1 N 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
200		0 1 1202001 1 N	
		0 0 N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
68402003 ANX MINTERFY HOD-024 HOD-024 5+ R ROAD SAN JOSE CA 5811-3051	26 213 184 3 12/17/2021		
	43 34 2 206/0021	0 N Other 55 0	SCC Funds; Fed & State Tax Credits; Deferred Developer Fees this is an SB 35
47210086 551 KEYES ST H421-002-01 H421-002-01 5+ R	21 10,000,0001		Feet: This is an SB 35 amendment to H21-002 to ad 27 more units. Development deed restriction type is 3 Standards No also SB 35 registery Modification SC Messure A funding
47226070 605 S 2ND ST H20-028 H20-028 5+ R	341 4 11/5/2021 345	0 Y DB 55 0 445%	Development other deed restriction 2 Standards No includes SB 35
2880 Alam Rods	32 33 97 2 1027/0221 164 77 1 6/10221	0 N 08 55 0 0.0%	Modification Development 2 Standards Modification Development Standards Development Standards Standards Standards Standards No Standards Modification Standards
UBBAN GAKS N3. NA BLOG 14 (BEPM 1802608 5+ R	7 V V V V V V V V V V V V V V V V V V V	1 9/20/201 1 9 0 N	Modification SCC Measure A
### DOGLANTUM LF ### DOGL HAME  NA ### DOGLANTUM LF ### D		1 9/23/02/1 1 0 N 1 1 9/23/02/1 1 0 N	
### ### ##############################		1 9/20021 1 0 N	
		1 9520001 1 1 0 N	
STAN COLANTINAL IS   SERVICE   SeR   SERVICE   SeR   SERVICE   S		1 9/20/02/1 1 1 0 N	
NA 6750 CUANTUM LI 10013 9 FEEX 1800508 5+ R 10013 9 FEEX 1800508 5+ BOOSE 4 FEEX 1800508 5+ BOOSE 5+		1 9/22/22/1 1 0 N	
NA 6794 QUANTUM LE BLOCA (4 BEPM 1800008 5+ R 100008 5	0	1 9/20/2011 1 0 N 1 1 1 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2	
7PLEX TOWNHOMES BLDG 100 NH4			
70601044 5723 SYMEROY CT SERMO ACACS 1857821 5+ R 774.EX 8.02.03.09444 [977.62.07.00.0944			
70661048; 5777 SYMEROY CI CHEMAN CAKES 1857621 5+ R 7FLEX 170746-20084 [FFF] (REPH (1009)		1 1760001 1 0 N	
BLDG 100 NH4 (FPR) (FPR) 100%)		1 1760001 1 0 N	
7069047 578 SYNEROYC C C 1 1657621 5+ R 7FLX 7FLX 1706440401 5 1657621 5+ R 7FLX 1706440401 5 1657621 5+ R 16		1 1/10/2021 1 0 N 1 1 10/10/2021 1 0 N N 1 1 10/10/2021 1 0 N N N N N N N N N N N N N N N N N	
TOWNSHAMES  NA. 516 YALE WY SAN  NA. 516 YALE WY SAN  NA. 530 YALE WY SAN  BERTH 1500,10  NA. 530 YALE WY SAN  BERTH 1500,10  SAN BERTH 1500,10  S		1 15013021 1 0 N 1 1 15013021 1 0 N	

Jurisdiction San Jose Reporting Year 2021 (Jan. 1 - Dec. 31) Relamble Feford Set Cocks accounts accounts.	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CR Title 25 §6202)	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas			
PLAZA BLDG 7 NA 540 YALE WY SAN (BEPM 100%) 9- 1936769 5+ R	(Out the 2d Space)	1	10/13/2021 1	0 N	
P.A.ZA BLDG 7 P.A.ZA BLDG 7 (BIETH 100H) 9 1908/199 5+ R P.A.ZA BLDG 1871Y P.A.ZA BLDG 7 P		1	10/13/2021 1	0 N	
PLAZA BLDG 7  NA 524 YALE WY SAN (BEPM 100%) 9-		1	10/13/2021 1	0 N	
PLAZA BLDG 7  NA 528 YALE WY SAN (BEPM 100%) 9- 1936769 5+ R  PLEX SIDE ENTRY		1		0 N	
PLZA BLDG 7  NA 532 YALE WY SAN (BEPM 100%) 9- 1936759 5+ R  PLEX SIDE ENTRY  PLEX SIDE ENTRY	0	1		0 N	
NA 558 YALE WY SAN (IEERA (1001) 5 - 1930/769 5+ R FLES SIDE ENTRY PLAZA BLOS 10 NA 513 YALE WY SAN (IEERA (1001) 3- 1937/205 5+ R	-	1		0 N	
		1		O N	
PLEX SIDE ENTRY PLAZA BLOG 10 NA 525 YALE WY SAN (BEPM 100%) 9- 1937025 5+ R			10/13/2021 1	0 N	
NA 529 YALE WY SA 12.2 BIOS 10 1937025 5+ R PLEX SIDE ENTRY PLEX SIDE ENTRY		1	10/13/2021 1	0 N	
PLAZA BLDD 10   NA 533 YALE WY SA   BEFIN 100%] 9- 1937025 5+ R   PLEX SIDE ENTRY		1		0 N	
NA 537 YALE WY SAN (BEEPH 1001) 9- 1937025 5+ R PLEX RIFE FATTEY PLEX BLD 10	0	1		0 N	
NA 541 YALE WY SAN "LOAD STORY) - 1937/025 5+ R ELEX SIDE STRITY PLAZA BLOS 10 NA 545 YALE WY SAN (BEPM 100%) - 1937/025 5+ R	9	1	10/13/2021 1	0 N	
PLEX SIDE ENTRY PLAZA BLDG 8	0				
NA 552 YALE WY SAN (BEPM 100%) NEW 1946294 5+ R CONSTRUCTION 9 PLEX	0	1	12/39/2021 1	0 N	
NA 556 YALE WY SAN (BEPM 100%) NEW 1946294 5+ R CONSTRUCTION 9 PLEX		1	12/20/2021	n   n	
NA 560 YALE WY SAN BERM 10013 NEW 11946294 5+ R		1	12/20/2021 1	0 N	
NA 564 YALE WY SAN EPEN 5001) SEW CONSTRUCTION 9 1946294 5+ R PLEX		1	12/20/2021 1	0 N	
NA 568 YALE WY SAN CONSTRUCTION 9 1940294 5# R		1	12/20/2021 1	0 N	
P_FLOW BLOOD   FR   FR   FR   FR   FR   FR   FR   F		1	12(0)(0)21 1	0 N	
NA 576 VALE W/ SAN CONSTRUCTION 9 1940294 5+ R		1	12/20/2021 1	0 N	
P.E.A. 68.00 S NA. 560 YALE WY SAN (MEPA 1507), NAW 1546234 5+ R P.E.F. 680 F.E. 6		,	12/29/2921	0 N	
PLEAZ BLD G 11  NA 953 YALE WY SAI 0000 NEW 1945300 5+ R		1	12/20/2021 1	0 N	
PLEAS BLOS 11  PAZA BLOS 11  PAZA BLOS 11  PAZA BLOS 14  PAZA BLOS 14  PAZA BLOS 14  PAZA BLOS 15  P		1	12/20/2021 1	0 N	
PLEX D. 1		1	12/20/2021 1	a x	
PLEX D		1	12/20/2021 1	0 N	
PLEX CATALOG 11  NA 569 YALE WY SAN (SEPA MONI NG 19  SEPA 100 PLEX 100 PLE		1	12/20/2021 1	0 N	
PLEX PLAZA REDG 11 PLAZA REDG 11 CONSTRUCTIONS PLAGE PLAZA REDG 11 PLAZA		1	12/20/2021 1		
PLEX ENG 15 PLEASE ALTO 11 PLEASE ALTO 12 PLEASE AL		1	12/20/2021 1		
PLEX PLEAT BOO 11 PLEAT BOO 15		1	12/20/2021 1	a x	
PLEX	0		0	0	
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Jurisdiction	San Jose	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Total RHNA

Total Units

#### ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation**

3,097

(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

1,671

15,655

19,425

	Table B Regional Housing Needs Allocation Progress												
						Units Issued							
		1					2					3	4
ı	Income Level	RHNA Allocation by Income Level	2015								Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Deed Restricted	9,233	70	314	190	146	134	396	546	-	-	1,796	7.437
Very Low	Non-Deed Restricted	9,200		-	-	-	-	-				1,730	7,407
	Deed Restricted	5.428		-	-	-	-	105	57			162	5,266
Low	Non-Deed Restricted	5,420	-	-		-	-	-	-	-	-	102	5,200
	Deed Restricted	6.188	-	-		-	-	33	-	-	-	2,591	3,597
Moderate	Non-Deed Restricted	0,100	-	-	285	1,300	719	129	125	-	-	2,591	3,597
Above Moderate		14,231	1,951	1,774	2,622	1,527	1,572	717	943	-	-	11,106	3,125

2,973

2,425

1,380

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.

2,021

35.080

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

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.

2,088

Jurisdiction	San Jose	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	04/24/2045 04/24/2022

## 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																
				ı	1	Sites Identifie	ed or Rezoned to	Accommodate S	Shortfall Housir	ng Need and No	Net-Loss Law						
	Project Iden	ntifier		Date of Rezone	RHN	IA Shortfall by Hou	usehold Income Cate	egory	Rezone Type				Si	ites Description			
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID <sup>+</sup>	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 I	Data Entry Below																
													-				

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Jose	
Reporting Year	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
Predevelopment Loan and Project Development Loan	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.
Project Development Loan	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.

-	C. Continue to provide land acquisition, construction, and permanent financing for the development of new affordable homes and the acquisition/rehabilitation of existing rental housing for affordable homes pending availability of funds.	Annual, ongoing	In 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).
2. Maximize revenues from the City's loan portfolio.	Maximize City revenues and residual receipts when senior loans mature or are refinanced/restructured.	Ongoing	Residual receipts increased by 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.
3. Facilitate affordable housing deals that require no City subsidies.	Facilitate mixed income deals. Facilitate 9% and 4% tax credit/bond developments.	Ongoing	Housing filed comments with TCAC in late 2020 on proposed revisions to the State scoring framework that affects allocation of 4% credits and bonds. The City is working with developers to make sure current policies support mixed-income deals. In 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.

4. Implement the City's Housing Impact Fee Program.	A. Develop and implement the Housing Impact Fee Program by the effective date.	2016	Following the passing of State Legislation (AB 1505) in 2017, the San Jose City Council took specific actions to clarify the transition from the Affordable Housing Impact Fee (AHIF) to the Inclusionary Housing Ordinance (IHO) on May 8, 2018. As a result rental development projects with 20 or more units that 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.
4. Implement the City's Housing Impact Fee Program.	B. Utilize the fees generated to finance the development of housing that is affordable to the workforce.	2016	To date, approximately \$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.
5. Acquire land for residential development, especially near transit for the development of lowand moderate- income housing.	A. Utilize resources to acquire land	Annual, ongoing	The Housing Department purchased the Vista Montana site in June 2020 for the future development of affordable housing. Additionally, the Housing Department purchased three City-owned sites in fall 2020 for the purposes of future affordable housing development.

5. Acquire land for residential development, especially near transit for the development of lowand moderate- income housing.	B. Partner with transit agencies such as VTA and BART to explore and facilitate transit-oriented development (See workplan item #15)	Annual, ongoing	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 Dirdon Station.
5. Acquire land for residential development, especially near transit for the development of lowand moderate- income housing.	C. Explore the creation of a land bank to ensure the creation of affordable housing within Urban Villages.	2016-17	Examining a potential land acquisition loan fund is in the Housing Department's direction from the City Council as part of its Housing Crisis Response workplan. Staff 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.
5. Acquire land for residential development, especially near transit for the development of lowand moderate- income housing.	D. Explore partnerships such as Community Land Trusts to facilitate acquisition of land.	2016-17	In 2020, the Housing Department supported the start-up of the South Bay Community Land Trust through the provision of extensive technical assistance through weekly meetings, help with its charter, and connections with other organizations. 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 presevation 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.

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 inlieu 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.

8. Preserve existing deed- restricted multifamily rental homes.	D. Explore and establish an outreach and tenant education program.	2015-16	For projects in the portfolio for which an extension of affordability restrictions cannot be negotiated, the City will work with borrowers to ensure that a satisfactory transition plan for existing residents is implemented. This is pursued on a case-by-case basis. 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.
9. Continue parkland fee reduction for new affordable housing development.	Continue to charge affordable housing developers a lower rate under the Parkland Dedication Ordinance (PDO) and Park Impact Fee (PIO) for new affordable housing developments.	Ongoing	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.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	A. Help shape the National Housing Trust Fund, GSE reform, tax reform and other Federal policies that create funding for affordable housing development.	Ongoing	In 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.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	B. Shape cap and trade implementation.	Ongoing	Completed. The Housing Department commented on the State's AHSC program in 2017-18, and has regularly partnered with affordable housing developers on applications. The City intends to submit two applications in the upcoming AHSC round to build affordable housing, bike and pedestrian infrastructure, and urban greening improvements.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	C. Shape permanent source to replace lost State bond funding that was depleted.	Ongoing	Completed. Staff provided input to industry advocates that informed the formula for SB 2 (The Building Homes and Jobs Act) that was successfully passed as part of the Housing Legislation package in 2017. The new law uses a CDBG-based funding formula for the funding that was directed to local governments starting in 2019. This is consistent with the City's input.

10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	D. Support new tools that replace Redevelopment Agency Low/Moderate Income Housing Funds including Infrastructure Financing Districts.	Ongoing	In 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.
11. Advance collaborative solutions to address housing needs.	Work collaboratively with other City departments, local jurisdictions and working groups such as the Santa Clara CDBG Grants Management Group, Regional Housing Working Group, ABAG/MTC's One Bay Area Plan, Regional Prosperity Plan, Santa Clara Association of Planning Officials, and other initiatives.	Ongoing	The Housing Department staff collaborated extremely closely with the County and community nonprofits in 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.
12. Advance regional solutions to address housing needs.	A. Explore creation of regional body or formal collaboration to make more efficient use of limited resources, maximize the delivery of affordable housing, or respond to homelessness.	Ongoing	The Bay Area Housing Finance Authority (BAHFA) was created by legislation resulting from the regional public/private/nonprofit convening, CASA. The Housing Department's Director continued to serve on the BAHFA technical advisory committee in 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.

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.

15. Develop and Implement Urban Village Plans	C. Develop and implement additional Horizon 1 and other Horizon Urban Village Plans as appropriate.	2016-23	In 2018, the City Council adopted Urban Village Plans for South Bascom, West San Carlos, and East Santa Clara Urban Villages. The City Council also approved shifting North 1st St., Race St. Light Rail, Southwest Expressway, Alum Rock Ave., Stevens Creek Blvd., Santana Row/Valley Fair, Winchester Blvd., and South Bascom Ave. (North) Urban Villages from Horizons 2 and 3 into Horizon I. City staff are developing the North 1st Street Urban Village Plan and anticipates bringing it to Council for their consideration in Spring 2022.
15. Develop and Implement Urban Village Plans	D. Annually and as part of the Four Year Major Review of the General Plan evaluate the Urban Village Strategy and modify the Strategy as appropriate and needed, to facilitate its successful implementation, and to evaluate and address constraints.	Annual, 2015-16 & 2019-20 (4 Year Major Review)	In late 2016, the City completed its first Four-Year Major Review of the General Plan. Changes included a goal that 25% of new housing in Urban Villages be affordable, allowing affordable housing to move forward ahead of market rate housing in Urban Villages, and allowing selected 1.5 acre commercial sites outside of Urban Villages to convert to mixed use affordable housing. In 2018, the City updated the criteria for affordable housing projects on selected 1.5-acre commercial sites outside of Urban Villages to be less restrictive. The City began the second Four-Year Review of the General Plan in fall 2019 and 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.
16. Maximize the City's competitiveness for external infrastructure funding to create complete, high quality living environments.	Continue to explore new funding sources for parks, transportation, and other types of infrastructure that favor cities with a demonstrated commitment to building affordable housing. Such programs include OBAG, Cap and Trade and other regional, state, and Federal programs.	Ongoing	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.
<del>-</del>	_	2015, ongoing	The City Council approved a citywide Density Bonus Ordinance in May 2018 to implement State housing density bonuses and incentives law and to provide affordable housing incentives consistent with the San José General Plan. In May 2020, the Ordinance was updated to reflect the changes to the density bonus, incentives or concessions, and parking requirements made by AB 1763. The City continues to see an interest in the use of DBL incentives and waivers and processes these requests accordingly.

17. Work with the private sector to help facilitate the development of affordable homes.	B. Continue to negotiate developer agreements in exchange for "extraordinary benefits" including affordable housing.	Ongoing	As part of the Diridon Station Area Plan 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.
18. Protect mobile home parks as a source of naturally affordable housing.	Explore the efficacy of the existing mobilehome conversion requirements and potential updates/responses in order to protect an appropriate supply of mobilehomes.	2015-16	Zoning Code amendments, and a new City Council Policy to enhance protection of existing mobilehome park residents were approved by Council in February 2016. In 2017, the City Council approved General Plan text amendments to enhance goals and policies to protect mobilehome parks. In 2018, the Council approved additional General Plan text amendments related to housing preservation and rehabilitation. In 2020, the Council approved changing the land use designations of two mobile 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.
19. Facilitate the increase of the supply of legal secondary units.	A. Consider amending the existing secondary unit ordinance to facilitate a larger supply of compact "naturally affordable" homes.	2015, ongoing	In 2016, the City Council approved a secondary unit ordinance to loosen Zoning Code regulations and incorporate 2016 changes made to state law. The Council approved further changes to the Zoning Code in 2018 to enable more properties to qualify for secondary units and to ease requirements. In December 2019, the Council voted to update the ordinance to bring the City in compliance with AB 68, AB 881, and SB 13. 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.
19. Facilitate the increase of the supply of legal secondary units.	B. Develop and provide informational materials to inform homeowners of the development standards and the process for secondary unit approval and construction.	2015-16	Existing materials have been updated or replaced with new informational materials to reflect changes to inform homeowners of the development standards and the process for secondary unit approval and construction. A new webpage has been posted with the following URL: www.sanjoseca.gov/ADUs. The City'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.

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20. Continue to ensure that existing redevelopment-assisted housing remains in compliance with long-term restrictions on rents and tenant incomes.	Continue to monitor redevelopment	Ongoing	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.
21. Continue to update the City's Zoning Code to facilitate housing at urban densities.	Zoning Code to reduce parking ratios for	2015-16	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.
21. Continue to update the City's Zoning Code to facilitate housing at urban densities.	B. Evaluate and modify existing or develop new Zoning Code to set appropriate parking ratios for developments in transit-rich or in urban/infill locations.	2015-17	Revisions to the Zoning Code were made in 2016 for Secondary Dwelling/Accessory Dwelling unit requirements to allow up to 100% reduction in proximity to transit or car-sharing in urban/infill locations. Additional changes to the Zoning Code were approved by the City Council in 2018 and 2019 to ease and clarify parking requirements for Secondary/Accessory Dwelling Units. 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.
22. Assess development application and review process. Consider improvements as needed	Conduct an annual Customer Satisfaction Survey Study to measure satisfaction and to provide insight into how services can be improved.	Annual, ongoing	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.
23. Faciltate the development of Single Room Occupancy (SRO) buildings.	Modernize development standards for Single Room Occupancy (SRO) housing.	2015	Work on this item is in progress.

24. Minimize the impacts of condo-conversions on households.	A. Assess the rate of apartment to condominium conversions and impacts on the rental housing stock to determine if displacement is an issue.	2016-17	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.
24. Minimize the impacts of condo-conversions on households.	B. If displacement is identified as an issue, explore and establish policies and programs as appropriate to mitigate the potential impact on renters in the event of a condo-conversion.		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.
service programs for		2017, Ongoing, Assess Annually	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 employmnet 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.
26. Implement master- lease program to provide transitional housing for homeless people in existing under-occupied hotels.	A. Revise Zoning Code to allow Hotel Supportive Housing as an incidental use to commercial hotels in non-residential zoning districts.	2014	Completed in 2014.
26. Implement master- lease program to provide transitional housing for homeless people in existing under-occupied hotels.	B. Seek funding to begin implementation.	Completed 2016	In 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.

27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.	A. In cooperation with the County Destination: Home, and other community partners prepare and implement the new Community Plan to End Homelessness in Santa Clara County that focuses both on chronic homelessness as well as family and youth homelessness.	Ongoing	In August 2020, the City Council endorsed the 2020-2025 Santa Clara County Community Plan to End Homelessness. The Plan contains three focus areas: 1) Address the root causes of homelessness through system and policy change; 2) Expand homelessness prevention and housing programs to meet the need; and 3) Improve the quality of life for unsheltered individuals and create healthy neighborhoods for all. The 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.
27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.	B. Continue work with the County - as the COC applicant - to develop and implement new community-wide standards to ensure compliance for funding associated with the Federal HEARTH Act.	Ongoing	All service contracts from the City included community-wide standards and metrics as adopted by the COC and tracked in the Countywide HMIS system. Additionally, the Housing Director serves on the COC Board and staff participates in all COC work groups, including a strong partnership with the County on the planning and implementation of the biennial Homeless Census and Survey. 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.
28. Provide an encampment response to abate, prevent, or deter significant encampments that impact the health and safety of the community and homeless individuals.	Partner with the Water District and other interested parties to implement a plan to consistently clean up encampments, prevent re-encampments, and responsibly address with the housing needs and belongings of homeless residents.	Ongoing	During the COVID-19 public health crisis, the centers for Disease Control and Prevention (CDC) recommended that if individual housing options are not available, who who are living unsheltered or in encampments should remain where they are. In 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.

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 though 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.		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.

34. Consider proposed policies or ordinances to protect low and moderate income residents in market-rate and deed-restricted affordable housing from displacement.	B. Explore other anti-displacement policies or programs, including financing, land use, and acquisition strategies.	Ongoing	Staff completed two years of work on a Citywide Residential Anti-Displacement Strategy, which the City Council approved in September 2020. In late 2020, staff started work on the top 3 recommendations: 1) COVID response and equitable recovery strategies, including anti-eviction strategies for vulnerable community members; 2) Neighborhood and Anti-Displacement Tenant Preferences; and 3) Community Opportunity to Purchase Program, a preservation strategy for smaller buildings that will need to be complimented by creation of a Preservation Loan Fund. In addition, the City's 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.
35. Increase the health and resilience of communities.	A. Develop partnerships, policies, and programs to increase access to healthy foods and health care resources, especially for lower-income and at-risk communities.	2015-17	Ongoing. The City's CDBG funding was used in 2020 to help address urgent food insecurity due to COVID-19. A contract with a consortium headed by the nonprofit Loaves and Fishes provided meals to seniors, disabled, homeless individuals and families, and low-income San Jose residents hurt by the COVID-19 crisis. In 2.5 months, the Consortium provided 185,130 meals to 82,322 residents. The City also continued to use CDBG funding to increase access to healthy foods for lower-income elderly residents through The Health Trust and the Portuguese Organization for Social Services & Opportunities (POSSO). In 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.

		Ongoing	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.  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 eventiual job placement and retention through the end of 2021.
	C. Explore a "soft story" rehabilitation program to facilitate seismic retrofits of at-risk buildings.	2015-16	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.
36. Enhance San Jose's place-based neighborhood strategies.	A. Develop a strategic framework for neighborhood strategies that establishes investment criteria, priorities, goals, and metrics.	2015-16	The Department established new funding priorities for neighborhoods in 2020 in its 2020-25 Consolidated Plan. The fourth priority is to Strengthen and Stabilize Communities' condition, and help to improve residents' ability to increase their employment prospects and grow their assets. 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.

36. Enhance San Jose's	B. Implement the Community	Ongoing	The Department continues to fund enhanced code enforcement inspections for
	Improvement Program to provide		multifamily buildings in targeted LMI neighborooods. In 2021, it committed more
_	enhanced inspection services to		than \$1.2M for active Project Hope neighborhoods overseen by the Department of
_	multifamily rental properties to arrest		Parks, Recreation, and Neighborhood Services. Project Hope is a program in
	the decline and deterioration of aging		which residents work in partnership with the City to coordinate and mobilize
	housing stock and reduce blighted		resources that address ongoing neighborhood/ community issues. There are
	conditions within lower-income		currently six Project Hope areas and three more prospective areas.
	neighborhoods within CDBG areas.		,
	3		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.
37. Educate rental property	A. Multiple Housing Inspection Program:	Ongoing	Code Enforcement issues a quarterly Code Connection Newsletter which offers
	this program issues permits of		building safety and code compliance tips to Multiple Housing property owners and
_	occupancy for all apartments,		managers. Printed newsletters are also included in the Residential Occupancy
_	hotels/motels, guesthouses, residential		Permit annual renewal mailing. An electronic version of the newsletter is sent
ľ	care facilities, and fraternity/sorority		quarterly to subscribers. Code Enforcement holds work shops throughout the
	houses. Code Enforcement Inspectors		year for property owners and managers focusing on code updates and other
	investigate complaints about		program information. The Code Enforcement Multiple Housing webpage provides
	substandard housing and conduct		resources for property owners, managers, and tenants such as tenant relocation
	inspections.		information, recent workshops and webinars, and tips for preparing for an
	•		inspection (website: https://www.sanjoseca.gov/your-
			government/departments/planning-building-code-enforcement/code-
			enforcement/multiple-housing-inspection-program). Lastly, Code Enforcement is
			part of the Mayor's Gang Task Force and Project Hope which are
			interdepartmental efforts to reduce crime and improve neighborhoods.
			i · · · · · · · · · · · · · · · · · · ·

		In January 2015, Code Enforcement implemented a 3-tier service delivery model
nis program issues permits of		providing more frequent proactive inspections of buildings with higher risk
ccupancy for all apartments,		profiles. Inspections are conducted on a 3-year, 5-year or 6-year inspection cycle.
otels/motels, guesthouses, residential		Code Enforcement Inspectors also investigate complaints and ensure that
are facilities, and fraternity/sorority		identified violations are corrected. In 2020, Code Enforcement completed the first
ouses. Code Enforcement Inspectors		full Tier 2 (5-year) cycle and will be working to complete the first full Tier 1 (6-year)
nvestigate complaints about		cycle, and second full Tier 3 (3-year) cycle of proactive inspections for buildings
ubstandard housing and conduct		with three or more units. As of FY20-21 the Multiple Housing Program included
nspections.		6,700+ buildings and 103,000+ units.
. Vacant Neglected Building Program:	Ongoing	The Neglected Vacant Building and Storefronts Program was expanded in June
nis program monitors all identified		2018 to include vacant storefronts and to create a Mandatory Registration
acant or neglected buildings so that		Program for vacant building and storefronts in the Downtown. The Neglected
ney remain safe and secure until such		Vacant Building and Storefronts Program registers buildings that meet the
me as they are rehabilitated and		standards of SJMC 17.38 into either the Downtown Mandatory Registration
eoccupied. This proactive program		Program or citywide Monitoring program, and conducts either monthly or
educes potential risks and impacts to		quarterly monitoring inspections depending on registration. Staff performs
ne community such as blight, loitering,		summary abatements as needed to secure vacant buildings and storefronts,
legal occupancy, and fire hazards.		conducts monthly or quarterly monitoring inspections or more frequent
		inspections as needed, and investigates
		complaints.
Continue to support the collaboration	Ongoing	The Housing Department onboarded a new management staff member in early
f landlords, tenants, community		2021 to focus on the Department's Affordable Housing Portfolio and develop a
eaders, elected officials, service		pilot program model to address neighborhood issues at specific target properties.
roviders and social justice advocates		The new program, the Better Housing Initiative, works with development owners
o identify solutions for longstanding		and property management to identify onsite problems and strategize workable
ssues with crime, safety, nuisance,		solutions to address concerns raised by the tenant community. This pilot program
ang activities, graffiti, abandoned cars,		is currently time-limited and funded through June 2022.
ash and more at residential properties.		
coa on units. ni a non escate	ccupancy for all apartments, otels/motels, guesthouses, residential are facilities, and fraternity/sorority buses. Code Enforcement Inspectors vestigate complaints about abstandard housing and conduct spections.  Vacant Neglected Building Program: is program monitors all identified acant or neglected buildings so that ey remain safe and secure until such me as they are rehabilitated and occupied. This proactive program duces potential risks and impacts to be community such as blight, loitering, egal occupancy, and fire hazards.  Continue to support the collaboration landlords, tenants, community aders, elected officials, service oviders and social justice advocates identify solutions for longstanding sues with crime, safety, nuisance, ang activities, graffiti, abandoned cars,	ccupancy for all apartments, otels/motels, guesthouses, residential are facilities, and fraternity/sorority ouses. Code Enforcement Inspectors ovestigate complaints about abstandard housing and conduct spections.  Vacant Neglected Building Program: is program monitors all identified acant or neglected buildings so that ey remain safe and secure until such me as they are rehabilitated and occupied. This proactive program duces potential risks and impacts to e community such as blight, loitering, egal occupancy, and fire hazards.  Continue to support the collaboration landlords, tenants, community aders, elected officials, service oviders and social justice advocates identify solutions for longstanding sues with crime, safety, nuisance, ang activities, graffiti, abandoned cars,

39. Continue to partner with the Responsible Landlord Engagement Initiative (RLEI).	B. Staff from the Housing Department's Rent Stabilization Program will continue to attend RLEI meetings.	Ongoing	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.
40. Facilitate residential development that minimizes environmental impacts and operating costs.	A. Monitor availability of funding sources for energy and water efficiency measures.	Ongoing	The City's Environmental Services Department created 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.
40. Facilitate residential development that minimizes environmental impacts and operating costs.	B. Explore alternate bulk energy procurement mechanisms	Ongoing	In May 2017, the City Council voted to create a Community Energy agency to deliver locally controlled clean carbon-free electricity options to residents and businesses. San José Clean Energy staff 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.

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.
	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

					Tab				
			Comr	mercial Develop	ment Bonus App	roved pursuant t	o GC Section 65915.7	1	
	Project Identifier			Units Constructed as Part of Agreement			Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
		1				2		3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Sta	art Data Entry Below								
									<u> </u>

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.

Units that Do Not Count Too Listed for Informational Pur Activity Type			nt Towards RHNA* Note - Because counted, please		Note - Because the				The description should adequately document how each unit complies with subsection (c) of Government Code
	Extremely Low-	Very Low-Income <sup>+</sup>	Low-Income⁺	TOTAL UNITS*	Extremely Low- Income*	Very Low- Income <sup>+</sup>	Low-Income⁺	TOTAL UNITS*	Section 65583.1 <sup>+</sup>
	70	000	4.4	200					
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					

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

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

### ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

	Table G						
	Locally Owned Lar	nds Included in the I	Housing Element Sit	es Inventory that ha	ve been sold, leased, or other	wise disposed of	
	Project l	ldentifier					
		1		2	3	4	
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site	
Summary Row: Star	t Data Entry Below						

Jurisdiction	San Jose		
Reporting Period	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)

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

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

Building Permits Issued by Affordability Summary				
Income Level	Current Year			
VoryLow	Deed Restricted	546		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	57		
Low	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
Moderate	Non-Deed Restricted	125		
Above Moderate		943		
Total Units		1671		

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

Units by Structure Type	Entitled	Permitte	d	Completed
SFA		13	2	13
SFD		2	99	24
2 to 4		2	14	6
5+	3	300	1136	879
ADU		1	420	291
MH		0	0	0
Total	3	318	1671	1213

Housing Applications Summary	
Total Housing Applications Submitted:	40
Number of Proposed Units in All Applications Received:	5,909
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

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.

Total Award Amount	\$ -	Total award amount is auto-populated based on amounts entered in rows 15-20

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	
Woderate	Non-Deed Restricted	116	
Above Moderate		1779	
Total Units		3318	

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	546	
	Non-Deed Restricted	0	
Low	Deed Restricted	57	
	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
ivioderate	Non-Deed Restricted	125	
Above Moderate		943	
Total Units		1671	

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		
Total Units		1213		

#### 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 <a href="https://www.sanjoseca.gov/your-government/departments/housing/memos-reports-plans/housing-element">https://www.sanjoseca.gov/your-government/departments/housing/memos-reports-plans/housing-element</a>

## 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:

Expenditures	Amount Spent in FY
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

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

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.

Assets of Housing Successor	Value as of End of Fiscal Year
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
Total Value of Housing Successor Assets	\$698,695,890

#### **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.

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

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

Council approved a General Plan amendment in June 2016 permitting the proposed land use for affordable housing. In August 2016, the City Council approved findings, a ground lease to Allied Housing, and a conditional predevelopment grant commitment for the affordable housing project. In early 2017, the City and Allied executed A Right of Entry Agreement and the Predevelopment Grant Agreement needed to complete preparation for its final land use entitlements, which the City awarded on January 8, 2019. However, as the project design progressed, the developer encountered several design and cost challenges with developing the proposed modular design. In mid-2019, the City and Allied Housing mutually agreed to discontinue the proposed development and proceed with a new affordable development plan. With the dual crisis of increased homelessness in the region and the COVID-19 pandemic in early 2020, the City took urgent action to develop new emergency shelter and temporary housing opportunities to allow the City's unhoused residents to safely shelter in place, protecting those residents and the larger community. In early April 2020, the San José City Council directed the City's administration to expeditiously construct three temporary Emergency Interim Housing (EIH) communities modeled from earlier Bridge Housing Communities also known as "tiny homes." One of the three new EIH communities is located on the City's Evans Lane site. Approximately 2.5 acres of the 5.5acre 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. 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. Playa Almaden 02/16/1996 3/13/2018 The Housing Department obtained City Council (aka Sycamore approval to sell the property to the City's Parks Department. In May 2018, the City Council passed a Terrace)

resolution authorizing the sale and the property was sold per authority under Health and Safety Code
Section 33334.16 for appraised value. Sale proceeds were deposited into the LMIHAF fund.

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report also presents a status update on the projects related to such real property acquired after that date in an effort to be transparent to the public.

	PROPERTIES ACQUIRED AFTER FEBRUARY 1, 2012			
Address/Name of Property	Date of Acquisition	Deadline to Initiate Development	Status of Housing Successor Activity	
1749 Mount Pleasant Road	01/26/2021	01/26/2026	The City purchased the 0.48-acre site in January 2021. This site was included in a Request for Proposals released by the Housing Department in December 2021 to identify a developer partner for this site.	
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	08/26/2016	08/26/2021	On January 30, 2019, the project received its planning
Street			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.

#### 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.

Senior Housing Test	July 1, 2011 – June 30, 2021
# 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)				(22.5)	
Encumbrances					
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

## 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**

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

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

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.

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

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

# **Costar Multi-family Star Rating Definitions**

RATING	GROUP	DEFINITION		
			Iti-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 energi speed elevators, likely new o	y-efficient, central HVAC, individually controlled systems, high- r newly renovated.	
	Amenities	Unit Amenities/Design	Requires numerous high quality finishes such as hardwood floors, granite countertops, stainless steel appliances, bay window(s), crown molding, a balcony/patio and in-unit washer/dryers. Also typically has an open floor plan and high/vaulted ceilings of 9'+	
		Site Amenities	Requires plentiful on-site shared facilities including a clubhouse/party room, fitness center, business center, pool, concierge, etc.	
	Site/Landscaping	Continually maintained landscaping where applicable; exterior gathering spaces, roof terrace or courtyard.		
	Certifications	-	reen and energy efficient building.	
	4-Star buildings are constructed with higher end finishes and specifications, providing desirable amenities to			
	residents and designed/built to competitive and contemporary standards.			
	Architectural Design	Exterior Materials/Façade	Durable materials, well-detailed and constructed metal panel, wood veneer or terracotta cladding; possibly exhibiting minor signs of weathering and wear.	
		Fenestration/Glazing/Views	Large windows, great natural day lighting and views.	
		Overall Aesthetics	Representing recent trends and standards in design and/or of a timeless, perhaps an historic quality.	
***	Structure/Systems	Likely to have some 5 Star q	ualities, or of a prior generation of buildings.	
	Amenities	Unit Amenities/Design	Includes some high quality finishes such as hardwood floors, granite countertops, stainless steel appliances, bay window(s), crown molding, a balcony/patio and in-unit washer/dryers. Also may have an open floor plan and high/vaulted ceilings.	
		Site Amenities	Several on-site shared facilities such as a Clubhouse/Party Room, Fitness Center, Business Center, Pool, Concierge, etc.	
	Site/Landscaping	Well maintained landscaping where applicable; likely to have exterior gathering spaces, roof terrace or courtyard.		
	Certifications	Possibly a certified/labeled g	reen 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**

## <u>Methodology for Counting Non Deed Restricted Moderate-Income Units – 2021 Housing</u> 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.
- 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 ent 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.
- 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.

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

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

