



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

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

**SUBJECT:** SEE BELOW

**DATE:** February 27, 2023

Approved

Date

**3/9/2023**

**SUBJECT: CALENDAR YEAR 2022 SAN JOSE HOUSING ELEMENT ANNUAL PROGRESS REPORT AND FISCAL YEAR 2021-2022 HOUSING SUCCESSOR TO THE REDEVELOPMENT AGENCY ANNUAL REPORT**

## RECOMMENDATION

- (a) Accept the Calendar Year 2022 San José Housing Element Annual Progress Report, the final annual report on the implementation of San José's Fifth Cycle 2014-2023 Housing Element.
- (b) Accept the Fiscal Year 2021-2022 Housing Successor to the Redevelopment Agency Annual Report.

## SUMMARY AND OUTCOME

Approval of this request will enable staff to submit both the City of San José's (City) Calendar Year (CY) 2022 San José Housing Element Annual Progress Report (Annual Progress Report) (**Attachment A**) on the Fifth Cycle 2014-2023 Housing Element to its General Plan and the Fiscal Year (FY) 2021-2022 Housing Successor to the Redevelopment Agency Annual Report (Housing Successor Report) (**Attachment B**) to the State of California by April 1, 2023, 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.

This year marks the final year of the Fifth Cycle Housing Element and, as such, is an appropriate time to evaluate progress toward the Fifth Cycle Regional Housing Needs Allocation (RHNA). During this entire RHNA cycle, the City issued 21,898 residential building permits, out of which 16,379 were for market-rate housing and 5,519 were for affordable housing. The City met 115% of its market-rate housing goal but only 26% of its affordable housing goal. This shortfall in affordable housing production is consistent with all jurisdictions in the Bay Area where the

cumulative percentage progress of all Bay Area jurisdictions towards RHNA affordable housing goals was 20%, and with all jurisdictions in California, where the total percentage progress was 21%. These shortfalls are structural, due to the statewide lack of resources for affordable housing production. As an example, over the Fifth Cycle period, there were only enough Low-Income Housing Tax Credits, a necessary funding source for virtually every affordable housing development, to meet approximately 14% of California's aggregate affordable housing needs. For more substantial progress towards any individual jurisdiction's RHNA goals, drastically more funding needs to be available at federal, state, regional, and local levels.

## **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 approval of housing entitlements or the production of homes. Building homes is dependent on developers, which are subject to market forces. Jurisdictions cannot control the market but can establish policies to encourage the development of housing.

The City is a member of the Association of Bay Area Governments, the Bay Area's Council of Government. The Association of Bay Area Governments oversees housing goals over nine counties and 101 cities and is responsible for distributing the RHNA to Bay Area local governments through an allocation methodology that is consistent with development and growth patterns. The City's RHNA for the 8.8-year projection period from January 2014 through October 2022 is 35,080 housing units. This RHNA is slightly higher than the City's previous 2007-14 RHNA cycle allocation of 34,721 units. This 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 – 1) very low-income (VLI), 2) low-income (LI), 3) moderate-income, and 4) above moderate-income. HCD combines extremely low-income (ELI) and VLI units into the VLI category. Because ELI is an important focus in San José, this memorandum includes all of the categories including ELI, so 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% or 14,661 units) is focused on ELI, VLI, and LI households, as defined by HCD and shown in **Table 1** below. All levels of affordability are expressed as a percentage of area median income (AMI) for Santa Clara County.

**Table 1 – HCD 2022 Income Limits for Santa Clara County**

Income Level % of AMI	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low Income (30% AMI)	\$35,400	\$40,450	\$45,500	\$50,550	\$54,600	\$58,650	\$62,700	\$66,750
Very Low Income (50% AMI)	\$59,000	\$67,400	\$75,850	\$84,250	\$91,000	\$97,750	\$104,500	\$111,250
Lower Income (80% AMI)	\$92,250	\$105,400	\$118,600	\$131,750	\$142,300	\$152,850	\$163,400	\$173,950
Median Income (100% AMI)	\$117,950	\$134,800	\$151,650	\$168,500	\$182,000	\$195,450	\$208,950	\$222,400
Moderate Income (120% AMI)	\$141,550	\$161,750	\$182,000	\$202,200	\$218,400	\$234,550	\$250,750	\$266,900

The City Council adopted its Fifth Cycle Housing Element for 2014-2023 on January 27, 2015 and submitted it to HCD for approval on January 30, 2015. HCD certified the Housing Element on April 30, 2015.<sup>1</sup>

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 the Governor’s Office of Planning and Research. All jurisdictions, including charter cities such as San José, must submit annual reports. With the acceptance of the completed Annual Progress Report by the City Council, staff will submit the report to HCD and the Governor’s Office of Planning and Research by the April 1, 2023 deadline.

While this report focuses on the Fifth Cycle Housing Element, the City is in the final stages of the adoption of the Sixth Cycle (2023-31) Housing Element. Staff prepared a [Draft 2023-2031 Housing Element](#) that will affirmatively further fair housing and accommodate the City’s 62,200-unit RHNA (a 77% increase from the previous cycle) for the next cycle. Given the many new requirements for the 2023-2031 Housing Element, preparation of the document is technical in nature, complex, and time intensive. Staff submitted the draft to HCD on September 16, 2022 and received HCD’s first review letter on December 15, 2022. Staff is working diligently to respond to the comments in the letter and is coordinating closely with HCD staff. Staff expects to complete the environmental review and present the final document for the City Council’s approval in June 2023.<sup>2</sup>

<sup>1</sup> The adopted 2014-23 Housing Element is posted at <https://www.sanjoseca.gov/home/showpublisheddocument/16031/636681585193070000>

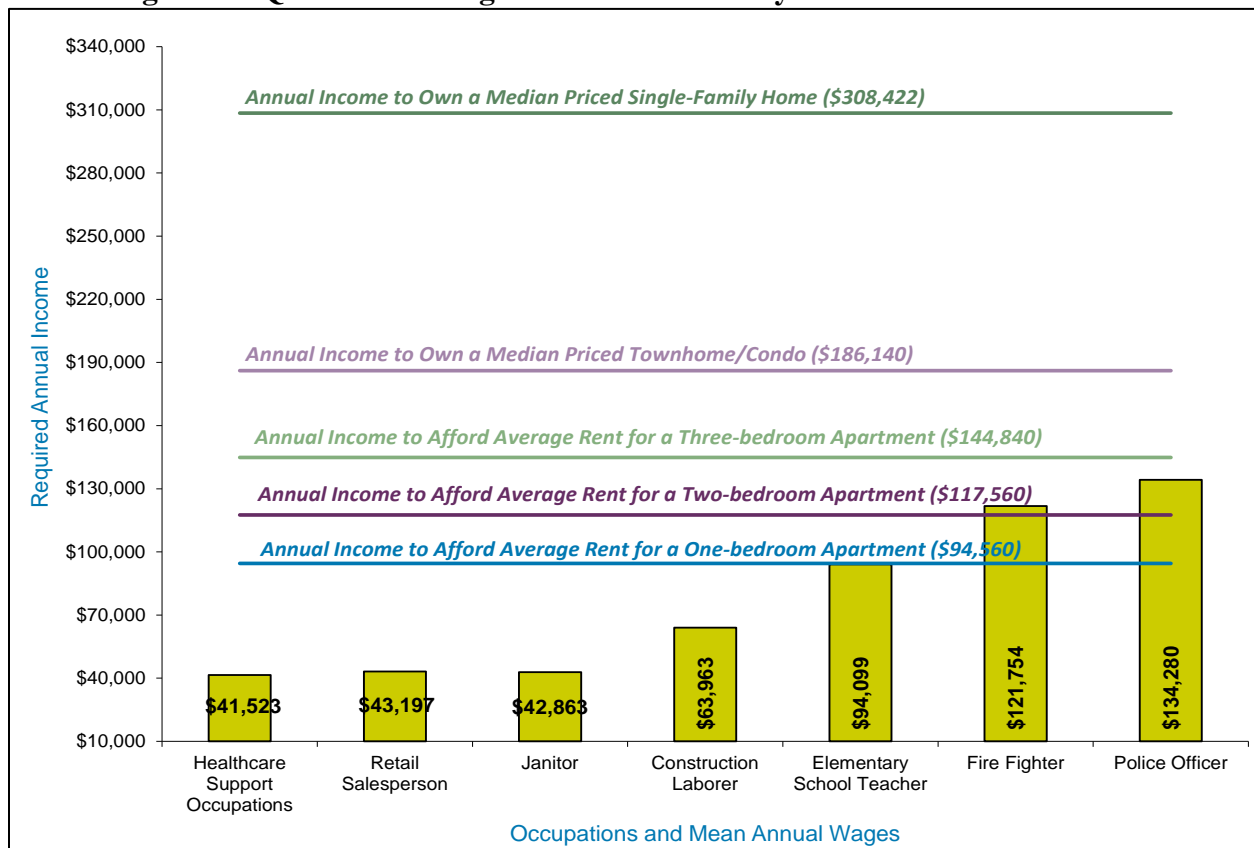
<sup>2</sup> For more information on the status of the Sixth Cycle Housing Element, see the Information Memorandum from February 10, 2023: <https://www.sanjoseca.gov/Home/Components/News/News/4868/5167>

**ANALYSIS**

*Housing Market Overview*

San José remains one of the most expensive cities in the nation to rent or to buy a home. Market rents continue to be significantly out of reach for many San José workers including teachers, construction workers, and retail salespersons, as shown in **Figure 1**.<sup>3</sup>

**Figure 1 – Q4 2022 Housing & Rent Affordability for San José’s Workforce**



San José rents have remained volatile since the onset of the COVID-19 pandemic. After falling rapidly in 2020, rents bounced back in the first half of 2022. However, rents fell in Q3 and Q4 as the economy was buffeted by high inflation and interest rates. In Q4 2022, the average effective

<sup>3</sup> Mean Annual Wages - Employment Development Department – First Quarter 2022; Income to afford average rent calculation uses Costar Q4 2022 Average Effective Rents, rent at 30% of income and a single-income household; Income to afford mortgage uses SCCAOR Dec. 2022 median home sales prices; payments at 30% of income, 20% down, Dec. 2022 Freddie Mac 30-year Fixed Rate of 6.42%, 1.1% Property Tax, \$300 HOA dues for condos, and a single-income household.

rent in San José across all apartment classes and sizes was \$2,634.<sup>4</sup> **Table 2** compares rents and incomes needed to afford deed-restricted, rent-stabilized, and Class A<sup>5</sup> market-rate housing.

**Table 2 – Comparison of San José Incomes and Rents in Quarter 4, 2022<sup>6</sup>**

Income Level	1 Bedroom (2 people)		2 Bedroom (3 people)	
	Max Income	Affordable Rent*	Max Income	Affordable Rent*
Extremely Low-Income (30% AMI)	\$ 40,440	\$ 1,011	\$ 45,510	\$ 1,137
Very Low-Income (50% AMI)	\$ 67,400	\$ 1,685	\$ 75,850	\$ 1,896
Low-Income (80% AMI)	\$ 107,840	\$ 2,696	\$ 121,360	\$ 3,034
Moderate-Income (110% AMI)	\$ 148,280	\$ 3,707	\$ 166,870	\$ 4,171
Moderate-Income (120% AMI)	\$ 161,760	\$ 4,044	\$ 182,040	\$ 4,551
<b>Average Rents for</b>				
Rent Stabilized Apartments		\$ 1,749		\$ 2,130
Market Rent Class A		\$ 2,885		\$ 3,564

\* Note: The definition of affordable rent under state law includes a 30% housing cost standard plus a reasonable utility allowance by unit type.

Table 2 illustrates that average Class A rents for both one- and two-bedroom units were below affordable rent maximums for moderate-income residents as of Q4 2022. It also illustrates that average rent-stabilized apartment rents are in the range of rents affordable for LI renters. Note that as these observations are based on averages, there also are many rents out of range for these residents' income levels.

San José's overall rental vacancy rate as of Q4 2022 was at 5.5%. While this was lower than the City's 6.1% vacancy rate from Q4 2021, the overall vacancy rate being higher than 5% indicates that some portion of the market's housing supply is over-supplied. When examining vacancy rates by class of property, it becomes clear that demand for higher-priced Class A housing remains considerably lower than for lower-priced housing. Class A properties had a vacancy rate of 7.6% last quarter, while vacancy rates for less expensive and often affordable Class C housing were far lower at 4.2%. (Definitions for CoStar building classes are included in **Attachment C**). This data continues to indicate that the supply of affordable housing is considerably less than the demand.

<sup>4</sup> Costar Q4 2022.

<sup>5</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>6</sup> Max Income and Affordable Rents from San José 2022 Income and Rent Limits at <https://www.sanjoseca.gov/home/showpublisheddocument/86799/637901210146400000>; Q4 2022 Class A Rents from Costar; Rent Stabilized Apartments Rents as of December 2022 from City's Rent Registry data.

A noticeable trend in San José's housing market worth highlighting is that many new housing developments are located near transit. Commuters in the San José Metro Area can look to Santa Clara Valley Transportation Authority's light rail and Caltrain to access the region's job centers. Also, BART's extension into the Berryessa area will eventually connect to Downtown San José. Areas around the new and future transit stations are receiving increased attention from developers.

San José's for-sale market remains strong, though demand had cooled at the end of last year due to the double trouble of high home prices and high interest rates. Home prices as of Q4 2022 had fallen 12% year-over-year after record-setting prices in 2021. In Q4 2022, the median single-family detached home price in San José was \$1,300,000. With the pool of qualified buyers smaller due to higher interest rates, homes were taking longer to sell, as days on the market increased from 13 days in Q4 2021 to 25 days in Q4 2022.<sup>7</sup>

Recent historical increases in interest rates have also made purchasing a home prohibitively expensive for many households. In Q4 2022, the 30-year fixed interest rate was 6.4%, more than double last year's rate of 3.1%.<sup>8</sup> Interest rates decreased significantly during Q4 2022 but have since increased again.

However, even with higher interest rates, single-family home prices remain well over \$1 million with sale timelines under one month. This indicates an inherently strong market with a large pool of higher-income buyers able to purchase homes. While for-sale homes in San José are accessible to higher-income households, only 7% are affordable to households earning the area median income, according to the National Housing Opportunity Index.<sup>9</sup> As of the end of 2022, a San José household would need to earn approximately \$308,422 (183% of the area median income of \$168,500 for a family of four) and have saved \$260,000 to purchase the median-priced single-family home with a 20% down payment, assuming it paid a reasonable housing cost.<sup>10</sup> A strong for-sale market ultimately means that the opportunity to purchase will continue to be even more challenging for middle- and lower-income households.

### *Summary of Residential Applications and Approvals in 2022*

Applications in 2022 are summarized in **Table 3**. For 2022, a new State reporting requirement is for jurisdictions to report all applications for residential units, including accessory dwelling unit (ADU) applications. As noted in Table 3, in 2022, 611 applications for residential development were submitted to the City's Planning and Building Divisions for the development of 4,359 units, of which 63% were market-rate and 37% were restricted affordable. Among those applications, applicants submitted 577 building permit applications for ADUs and two building permit

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<sup>7</sup> Santa Clara County Association of Realtors, Dec. 2022.

<sup>8</sup> Freddie Mac 30-year Fixed Rate Mortgage, Dec. 2022 and Dec. 2021.

<sup>9</sup> National Association of Home Builders Housing Opportunity Index Q4 2022.

<sup>10</sup> Santa Clara County Association of Realtors, Dec. 2022. 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, 6.42% interest rate, 1.1% property tax.

applications for Project Homekey projects (which provide interim homelessness housing). For streamlined land use permit processing for restricted affordable housing, there were eight planning applications – six under Senate Bill (SB) 35 (Wiener, 2017) and two under Assembly Bill (AB) 2162 (Chiu, 2018) – totaling 811 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, community meetings, discretionary review, or public hearings, thereby reducing Planning staff’s 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. The combined applications will provide 206 units. State legislation provides qualifying projects an exemption from discretionary planning approvals.<sup>11</sup> **Attachment A, Table A** provides project-specific details on residential applications.

**Table 3 – Residential Applications Received in 2022**

<b>Application Type</b>	<b># of Applications</b>	<b>Total Units</b>
Planning permit	32	3,576
ADU (Building)	577	577
Homekey Project (Building)	2	206
<b>TOTAL</b>	<b>611</b>	<b>4,359</b>

Approvals in 2022 are indicated in **Table 4**. Staff approved permit applications for 7,431 housing units in 2022, of which 5,636 were market-rate and 1,795 were affordable. As compared to 2021, this is a significant 55% increase of 4,113 housing units entitled (when 1,779 were market-rate and 1,539 were affordable). Of all units entitled in 2022, 3,323 units (45%) were in urban villages. This proportion is the same as in 2021 when 45% of entitled units were in urban villages. In 2022, staff approved three AB 2162 applications and three SB 35 applications. There was a slight increase in approval of these streamlining applications over 2021 when five ministerial applications were approved. **Attachment A, Table A2** provides details on completed permit applications.

**Table 4 - Residential Planning Permits Approved, Units**

<b>Project Type</b>	<b>CY 2022 Units</b>	<b>CY 2022 %</b>
Market-rate	5,636	76%
Affordable	1,795	24%
<b>TOTAL</b>	<b>7,431</b>	<b>100%</b>

Summary of Building Permit Activity in 2022

In 2022, the City issued building permits for 1,791 new residential units. This was a 7% increase over 2021. Of the building permits issued, 1,327 units were market rate, while 464 were affordable. **Table 5** illustrates this 2022 activity by income category.

<sup>11</sup> Cal. Health & Safety Code Sec. 50675.1.3(i).

**Table 5 - Residential Building Permits Issued, Units**

<b>Project Type</b>	<b>CY 2022 Units</b>	<b>CY 2022 %</b>
Market-rate	1,327	74%
Affordable	464	26%
<b>TOTAL</b>	<b>1,791</b>	<b>100%</b>

**Figure 2** also shows that the City was able to meet 82% of its annual market-rate permit goals and 20% of its affordable housing permit goals in 2022. Affordable units are those offering rents affordable to ELI, VLI, LI and moderate-income households (as detailed in Figure 1 above). Normally, the City can count some market-rate units as affordable to moderate-income households based upon current market conditions.<sup>12</sup> Based on this year’s analysis, the market did not provide any new, naturally affordable units for moderate-income households, perhaps due to post-Covid market rent rebounds. **Attachment D** provides a detailed description of the methodology staff used for the 2022 moderate-income analysis.

In 2022, the City issued 449 building permits for ADUs, compared to 421 in 2021. Even though ADU building permits issued have not significantly increased year over year, building permit volume for ADUs remains over 18 times the number issued in 2014. ADU building permit issuances significantly increased following Zoning Ordinance updates approved by the City Council in 2016 and 2018 to comply with state law, as well as permit process enhancement efforts to encourage the construction of ADUs.

ADUs are 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, however, will likely be offered at rents affordable to moderate-income households. In 2021, the University of California, Berkeley conducted an ADU affordability survey to establish a method for 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.

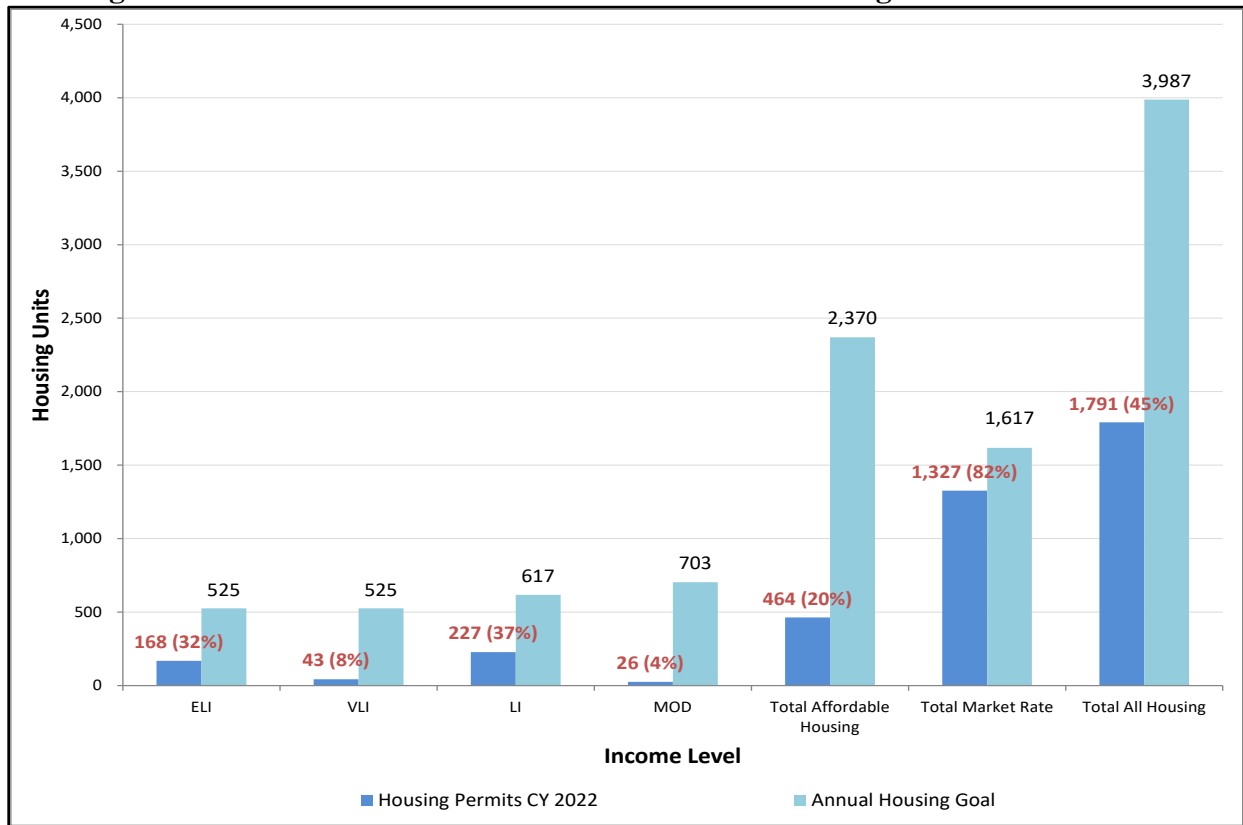
Of the units with building permits issued in 2022, 953 units (53%) were located in urban villages. In 2021, 42% of building permits issued were in urban villages. While this is a noteworthy increase, production in urban villages is challenged by multiple factors. These include an ongoing recovery from 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.

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<sup>12</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.



**Figure 2 – Calendar Year 2022 RHNA Residential Building Permit Performance**

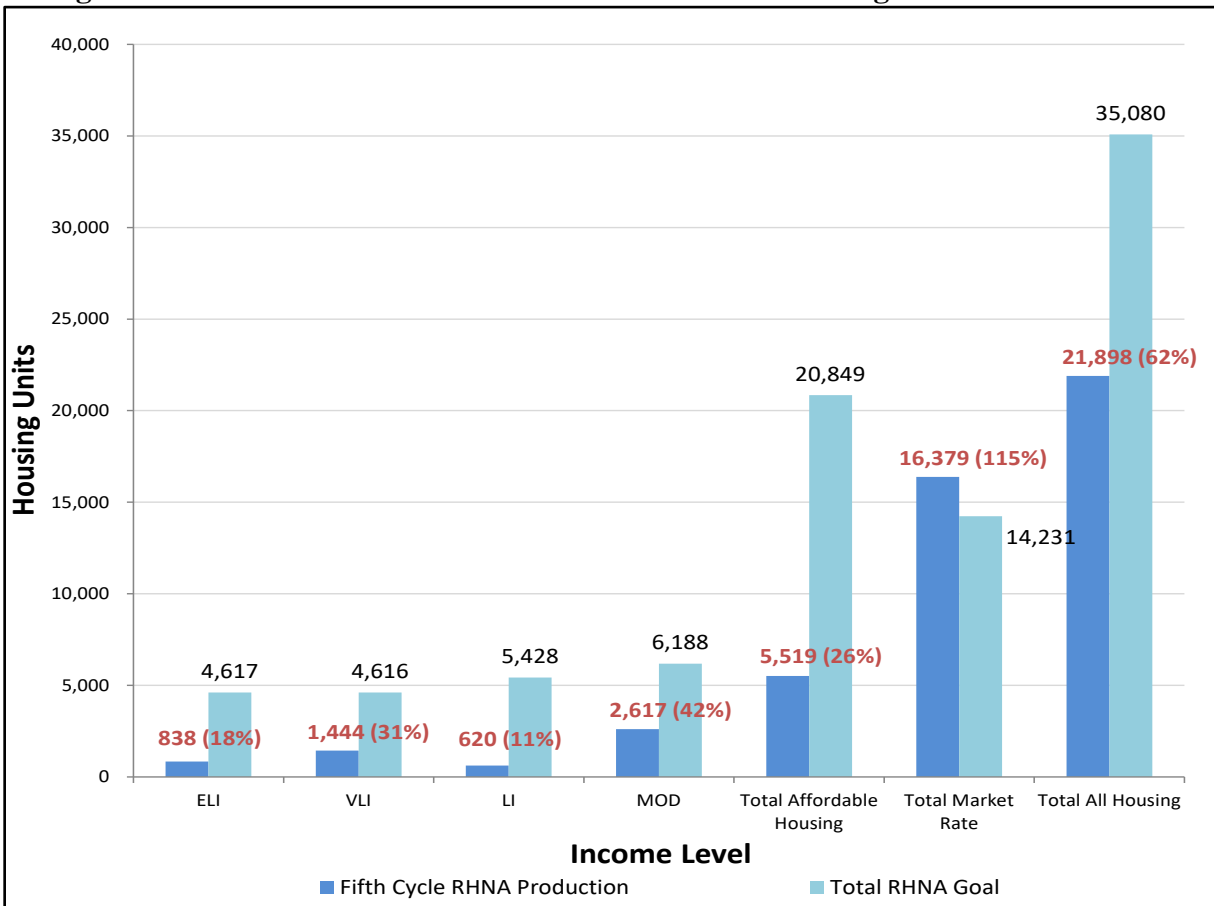


*Summary of Cumulative Building Permits (2014-2022)*

**Figure 3** compares the City’s performance through 2022, against the overall goal of this RHNA cycle. Calendar year 2022 is the final year of the Fifth Cycle Housing Element. During this entire RHNA cycle, the City issued 21,898 permits, out of which 16,379 were for market-rate housing and 5,519 were for affordable housing. In the Fifth Cycle, the City met 115% of its market-rate housing goal but only 26% of its affordable housing goal, which includes moderate-rate housing units. Note that virtually none of 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**). Because these apartments lack recorded affordability restrictions, they may become unaffordable to moderate-income households as market rents increase.

San José has exceeded its goal in delivering market-rate housing and continues to remain behind 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 funding sources, as well as the scarcity of local, state, and federal subsidies needed to build that many affordable homes.

**Figure 3 – Cumulative 2014-2022 RHNA Residential Building Permit Performance**



*Comparison of San José’s RHNA Progress with other Cities*

Since this is the last reporting year for the Fifth Cycle Housing Element, it is appropriate to reflect on the City’s overall RHNA performance. As mentioned above, the City has been able to achieve 62% of its total RHNA goal – 115% of its market-rate goal and 26% of its affordable housing goal. Per **Table 6**, the City’s achievement in its affordable housing goal is slightly better but generally consistent with the reported performance of jurisdictions across the greater Bay Area and the State of California.

**Table 6 – Statewide Overview of Fifth Cycle RHNA Affordable Housing Performance<sup>13</sup>**

Jurisdiction	% of Affordable Housing RHNA Attained
San José	26%
Santa Clara County, all jurisdictions (including San José)	22%

<sup>13</sup> <https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard>

<b>Jurisdiction</b>	<b>% of Affordable Housing RHNA Attained</b>
Association of Bay Area Governments, all jurisdictions	20%
State of California, all jurisdictions	21%

In addition, the State tracks the RHNA production of all cities in California and publishes an annual report to establish the applicability of SB 35. It is to be noted that while HCD determines progress by tracking building permits, many developments that are approved by local governments, but are not yet constructed by developers, are excluded from this calculation.

According to the State’s last published report on June 1, 2022,<sup>14</sup> only 38 of 539 jurisdictions (7%) jurisdictions met their prorated lower-income (VLI and LI) and moderate-income RHNA for the reporting period and submitted their latest Housing Element Annual Progress Report (2021), and therefore are not subject to the streamlined ministerial approval process under SB 35. It should be noted that the 38 jurisdictions that met their prorated RHNA goals are smaller jurisdictions with comparatively smaller RHNA goals than those of larger cities. The remaining 501 jurisdictions were subject to SB 35 streamlining in different ways. Two hundred and sixty-three jurisdictions (49%) had made insufficient progress toward their above moderate-income RHNA or above moderate- and lower-income RHNA and/or had not submitted the latest Housing Element Annual Progress Report (2021). These jurisdictions therefore are subject to SB 35 for proposed developments with at least 10% affordability. Two hundred and thirty-eight jurisdictions (44%) had made insufficient progress toward their lower-income RHNA and are therefore subject to SB 35 streamlining for proposed developments with at least 50% affordability.

San José, along with many other Bay Area cities, is one of the 238 jurisdictions subject to SB 35 streamlining for proposed developments with at least 50% affordability, because of insufficient progress in meeting its lower-income RHNA goal.

Across all jurisdictions in the state, practically all California jurisdictions have fallen short of their RHNA affordable housing goals. This shortfall is structural, largely due to insufficient funding resources for affordable housing from federal, state, regional, and local sources. As one example, the federal Low-Income Housing Tax Credit is a primary source of affordable housing funding. Most completed affordable housing in California over the past 30+ years has received some form of tax credits and most prospective affordable housing developments are not financially feasible without a tax credit allocation. During the approximate eight plus years of the Fifth Cycle Housing Element, the state allocated Low-Income Housing Tax Credits to fewer than 200,000 units of affordable housing. Over the same period, the aggregated statewide RHNA numbers indicated a need for approximately 1.45 million affordable homes. In other words, demand for tax credit funding, which is essential to the financial feasibility of most affordable housing development, was approximately seven times higher than its supply. Locally, the City

<sup>14</sup> [https://www.hcd.ca.gov/sites/default/files/2022-06/sb35\\_statewidedeterminationsummary.pdf](https://www.hcd.ca.gov/sites/default/files/2022-06/sb35_statewidedeterminationsummary.pdf)

and County of Santa Clara combined contribute approximately \$300,000 per affordable unit. To have developed the entire 11,759-unit shortfall for ELI, VLI, and LI housing, the City and County of Santa Clara would have been required to make available an additional approximately \$3.5 billion, assuming that tax credits also were available. That is, more substantial progress towards RNHA affordable housing goals would have required significantly more tax credits and local funding for affordable housing. Therefore, considering the existing levels of affordable housing financial resources, achieving 26% of San José’s affordable housing RHNA goals represents the progress that is both above the local, regional, and statewide average (as per Table 5, above) and in line with the City’s proportionate share of available resources.

*Building Permit Type and Location*

In 2022, the City saw similar results as in 2021 on the distribution of residential units receiving building permits across multifamily, ADUs, single-family detached, and single-family attached units. As shown in **Table 7**, 70% of units permitted were multifamily, and there were five times as many ADU units receiving building permits as single-family units.

**Table 7 – Share of Units Receiving Building Permits by Property Type**

<b>Year</b>	<b>Multifamily</b>	<b>ADUs</b>	<b>Single-Family Detached</b>	<b>Single-Family Attached</b>
<b>2022</b>	70%	25%	1%	4%
<b>2021</b>	68%	25%	6%	<1%

**Attachment E** contains a map illustrating where 2022 multifamily and ADU building permits are located.

*Certificates of Occupancy*

In 2022, the City issued certificates of occupancy for 1,710 residential units, 41% higher than in 2021. Of the 1,710 units that received certificates of occupancy, 1,496 were market-rate and 214 were affordable. Approximately 77% of the units that received certificates of occupancy were in multifamily development projects and approximately 18% were ADUs. The remaining units were single-family homes and duplexes. Of the five largest multifamily projects that received certificates of occupancy in 2022, two were affordable housing developments – Iamesi Village (135 apartments) and Page Street (81 apartments)– and three were market-rate housing developments – The Reserve (636 apartments), Miro (326 apartments), and Fairfield Apartments (136 apartments). 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 for 2022.

During this entire Fifth Cycle RHNA period, the City was very successful in meeting its workplan items. San José completed almost all (83 of 85 items, or 98%) of its planned programs, policies, or activities. They were accomplished despite a pandemic that required multiple pivots, pulling staff away from regular work and into emergency management (especially in terms of addressing the constantly evolving context around eviction moratoria and rental assistance), staff turnover, and difficulty filling vacant positions.

#### Units Rehabilitated, Preserved, and Acquired

**Attachment A, Table F** summarizes the units that were preserved or rehabilitated in 2022. Preservation and rehabilitation only count toward RHNA goals in very narrow circumstances, and San José developments do not qualify under the state's rules. However, it is important to note that the City took action to preserve and extend affordability restrictions for two existing affordable housing developments for a total of 116 apartments to ensure their continued long-term affordability. Of the 116 apartments, seven were affordable for ELI residents while 109 were for VLI residents.

#### Units Lost to Expiring Affordability Restrictions

In 2022, no affordable homes were lost due to expiring affordability restrictions.

#### New Funding and Strategies

As in previous years, the California State Legislature passed several laws related to housing in the 2022 legislative session. Three of the major bills to become law include:

- **AB 2011 (Wicks, 2022)** provides for the option of streamlined approval of housing developments located in commercial zones along major streets if the developments contain at least 15% affordable units and where there is a commitment to pay prevailing wages in the construction of the development.
- **SB 6 (Caballero, 2022)** allows for residential use on commercially zoned property without requiring a rezoning, provided that applicants commit to paying prevailing wages and employing “skilled and trained workforce” requirements in the construction of the development.
- **SB 649 (Cortese, 2022)** affirms that lower-income individuals living in neighborhoods at risk of displacement face significant hardships and therefore are an eligible population to receive preferences in the provision of affordable rental housing, provided that such preferences are compliant with applicable fair housing laws. The City co-sponsored this legislation.

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>15</sup> In 2022, the City continued to operate a commercial motel property acquired through the first round of State-funded Project Homekey. This hotel operates as non-congregate shelter for those vulnerable to COVID-19. Two additional hotels are in process of acquisition through the second round of Project Homekey and will also be used as non-congregate shelters (increasing capacity by 161 units). In the short term, all three hotels will provide much-needed non-congregate shelter. In the long term, the hotels will be redeveloped into deeply affordable housing.

The City uses several local funding resources to subsidize affordable housing in order to create more deeply affordable residences. The largest ongoing funding source for affordable housing development is Measure E, the General Fund real property transfer tax approved in March 2020. Measure E generated \$50.5 million in its first year and \$110.0 million in its second year, with 75% being used to support the production of affordable housing. The City is estimating Measure E will raise an average of \$50 million annually in funding for affordable housing and homelessness. Of that amount, under the current City Council-approved spending framework, \$35,625,000 million will be used to invest in affordable housing.

In addition to Measure E, the City receives approximately \$4 million 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. To date, the Commercial Linkage Fee has generated only \$700,000 in revenue, but it is anticipated that the City will receive payments of \$30 million over the next five 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 \$49 million in Measure A funds. As of November 2022, the County of Santa Clara has committed \$643 million to build and renovate 5,052 affordable units in 47 affordable housing developments across nine cities.<sup>16</sup>

The Housing Department periodically issues Notices of Funding Availability (NOFA) to assist affordable housing developers. **Table 8** provides details on some of most recent NOFAs issued by the Housing Department and the number of

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<sup>15</sup> Staff will need to determine whether any of San José's Project Homekey units can be counted in RHNA.

<sup>16</sup> Santa Clara County Office of Supportive Housing, as of November 1, 2022, <https://osh.sccgov.org/sites/g/files/exjcpb671/files/documents/Housing%20Bond%20Report%2016%2011.01.2022.pdf>

**Table 8 – Recent NOFAs Issued by the Housing Department**

<b>NOFA Issue Date</b>	<b>NOFA Amount (millions)</b>	<b>Amount Granted (millions)</b>	<b># Developments</b>	<b># Homes Created</b>
Late 2018	\$100	\$86	8	697
2021	\$75	\$20	1	222
December 2021	\$150	\$136	11	1,211
<b>Totals</b>	<b>\$325</b>	<b>\$242</b>	<b>20</b>	<b>2,130</b>

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. Since its adoption, the Housing Crisis Work Plan has resulted in the completion of over 20 individual work items intended to help facilitate affordable and market-rate housing production in the City. The goal of 15,000 market-rate units approved, under construction, or completed by 2023 was met. However, the continued challenges related to the cost of construction have presented problems for projects looking to initiate construction. The goal of 10,000 affordable units approved, under construction, or completed by 2023 has not been met. As of 2022, 4,087 affordable apartments were entitled, under construction, or completed. Given the successes of the Housing Crisis Work Plan, staff recommended that the effort be transitioned to a new Housing Catalyst Team Work Plan to be brought forward in 2023 that will be closely aligned with the City's updated Housing Element<sup>17</sup>.

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 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 (see Summary and Outcome section for an analysis of the availability of tax credits in comparison to overall, statewide affordable housing need). Including a year where no applications in San José were funded, South Bay projects have been less successful than those from other regions in obtaining awards during the Fifth Cycle time period. This was largely due to increased competition for scarce resources and to a scoring system that penalizes urban construction and extremely low-income housing, given their higher costs of development relative to lower-cost regions.

Throughout 2020 and 2021, staff coordinated with other cities in the Bay Area to advocate for changes to the California Debt Limit Allocation Committee guidelines, specifically the tiebreaker scoring that provided a distinct advantage to lower-cost areas in California. The California Debt Limit Allocation Committee implemented 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. As of February 2023, 448 units in the City's managed pipeline from the December 2021 NOFA have secured allocations from the California Tax

<sup>17</sup> Memorandum to City Council, dated November. 4, 2022, Housing Crisis Workplan Update, <https://www.sanjoseca.gov/home/showpublisheddocument/91965/638036020699530000>

Credit Allocation Committee or the California Debt Limit Allocation Committee. In addition, developments with 145 units are currently being evaluated for awards and 618 units will apply in the future.

Finally, the City's recent General Plan policy update could also result in changes that facilitate affordable housing production. On December 13, 2022, City Council approved changes that apply citywide to allow 100% affordable projects to be exempt from commercial space requirements.

In summary, as the City finished the cycle well short of meeting its RHNA affordable housing goals despite diligent staff work and the dedication of resources, San José will need to be aggressive in pursuing all strategies appropriate and feasible to grow and diversify its housing stock. This work includes funding and facilitating ways for many more restricted affordable homes to be built for lower- and moderate-income residents. It also could include expanding the City's Preservation strategy to award City subsidies to enable developers to acquire existing apartments and improve their condition, creating newly restricted affordable homes. As more permanent affordable housing is critically important to meeting the needs of the City's residents, and only a fraction of resources exist compared to demand, it is critical that San José continues to focus its efforts and resources on meeting those needs.

*Housing Successor to Redevelopment Agency Annual Report*

The Housing Successor Report is based on the fiscal year and 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 (LMIHAF), which contains repayments of loans made with original redevelopment funds for affordable housing.

LMIHAF is the City's major asset related to redevelopment. At the end of FY 2021-2022, the City as Housing Successor had \$715,960,429 in total LMIHAF assets comprised of cash, loan receivables, and real property owned by the Housing Successor. Besides information on aggregate expenditures, the Housing Successor Report includes several expenditures tests that the Housing Successor must meet. The City met all of them in FY 2021-2022, 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 \$193.8 million, while the unencumbered amount at the end of FY 2020-21 was \$120.4 million. Therefore, the Housing Successor met this test because the balance does not exceed the aggregate amount deposited for the test period.

As each development from the City's 2021 NOFA for \$150 million for new affordable housing construction are ready to move forward, they will be brought to the City Council for funding commitments and later will draw City funds after closing all sources of financing.

*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 46% 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. The City met this test by spending 43% in the 2014-2019 time period. The City is next scheduled to report on this test 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 last satisfied the test by spending 0% of LMIHAF on households earning 60% - 80% AMI during the 2014-2019 time period. The City is next scheduled to report on this test in 2024.

HONORABLE MAYOR AND CITY COUNCIL

February 27, 2023

**Subject: CY 2022 San José Housing Element Annual Progress Report and Fiscal Year 2021-2022 Housing Successor to the Redevelopment Agency Annual Report**

Page 18

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

After the City Council accepts the Annual Progress Report and the Housing Successor Report, staff will submit the approved document to HCD and the Governor's Office of Planning and Research by the state-mandated April 1, 2023 deadline.

### **COORDINATION**

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

### **PUBLIC OUTREACH**

This memorandum will be posted on the City's Council Agenda website for the March 21, 2023 City Council meeting.

### **COMMISSION RECOMMENDATION AND INPUT**

Due to the Housing and Community Development Commission's significant workload and these reports' time sensitivity, this memorandum will not be able to be presented to the Commission prior to the City Council meeting in March 2023. Commissioners will be sent links to this item as it is posted for the City Council meeting for their information.

### **CEQA**

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

HONORABLE MAYOR AND CITY COUNCIL

February 27, 2023

**Subject: CY 2022 San José Housing Element Annual Progress Report and Fiscal Year 2021-2022 Housing Successor to the Redevelopment Agency Annual Report**

Page 19

## **PUBLIC SUBSIDY REPORTING**

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

/s/

JACKY MORALES-FERRAND  
Director, Department of Housing

/s/

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

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

## **ATTACHMENTS**

Attachment A: Calendar Year 2022 San José Housing Element Annual Progress Report

Attachment B: Fiscal Year 2021-2022 Housing Successor to the Redevelopment Agency Annual Report

Attachment C: Costar Multi-family Class and Star Rating Definitions

Attachment D: Methodology for Counting Non Deed Restricted Moderate-Income Units – 2022 Housing  
Element Annual Report

Attachment E: Map of New Residential Building Permits Issued in San José, Calendar Year 2022

Jurisdiction	San Jose	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A  
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes		
1					2	3	4	5							6	7	8	9	10		11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below								42	0	1703	0	0	0	2611	4356	19	0						
		380 N 26TH ST SAN JOSE, CA 95116-1021		H21-050	5+	R	2/13/2022			235					235			No	No	No	Pending		
		345 WOOSTER AV SAN JOSE, CA 95116-1039		SP21-045	5+	R	1/6/2022							319	319			No	No	No	Pending		
		1347 E. Julian ST		H22-001	5+	R	3/1/2022			45					45			No	No	No	Pending		
		1200 EL PASEO DE SARATOGA SAN JOSE, CA		H22-005	5+	R	2/23/2022							45	45			No	No	No	Pending		
		81 N 2ND ST SAN JOSE, CA 95113-1205		HA20-007-01	5+	R	2/14/2022							12	12			No	No	No	Pending		
		1102 SHERWOOD AV SAN JOSE, CA 95126-11		SP22-004	5+	R	3/21/2022	10		20				168	198			No	No	No	Pending		
		650 E SANTA CLARA ST SAN JOSE, CA 95112-1		H22-009	2 to 4	R	2/18/2022							2	2			No	No	No	Withdrawn		
		93 N 11TH ST SAN JOSE, CA		H22-012	5+	R	3/29/2022			127				507	634			No	No	No	Pending		
		74 N 27TH ST SAN JOSE, CA 95116-0000		SPA20-019-01	5+	R	5/16/2022	14						258	272			No	No	No	Pending		
		99 PULLMAN WY SAN JOSE, CA 95111-3161		SP22-016	SFD	O	5/4/2022							10	10			No	No	No	Pending		
		1325 E JULIAN ST SAN JOSE, CA 95116-1012		H22-024	2 to 4	R	5/19/2022							2	2			No	No	No	Pending		
		459 PIERCY RD SAN JOSE, CA 95138-1102		H22-025	5+	R	8/20/2022							6	6			No	No	No	Pending		
		550 PIERCY RD SAN JOSE, CA		MP22-004	5+	R	7/15/2022			80					80			No	No	No	Pending		
		726 DRAKE ST UNIT 1 SAN JOSE, CA 95125		H22-030	2 to 4	R	7/7/2022	2						2	4			No	No	No	Pending		
		726 DRAKE ST UNIT 1 SAN JOSE, CA 95125		H22-030	ADU	R	7/7/2022	2						2	4			No	No	No	Pending		
		333 W VIRGINIA ST SAN JOSE, CA 95110-2932		MP22-003	5+	R	7/15/2022			237					237			No	No	No	Pending		
		1020 S WINCHESTER BL SAN JOSE, CA 95128-		H22-033	5+	R	7/22/2022							237	237			No	No	No	Pending		
		0 HELLYER AV SAN JOSE, CA 95138-0000		H22-034	5+	R	8/10/2022	14						126	140			No	No	No	Pending		
		1175 SARATOGA AV SAN JOSE, CA 95129-34		MP22-006	5+	R	8/18/2022			63				1	64			No	No	No	Pending		
		1522 S WINCHESTER BL SAN JOSE, CA 95128-		MP22-008	5+	R	8/22/2022			55					55			No	No	No	Pending		
		2281 PLUMMER AV SAN JOSE, CA 95125-47		MP22-009	5+	R	9/14/2022			49					49			No	No	No	Pending		
		2267 PLUMMER AV SAN JOSE, CA 95125-47		MP22-010	5+	R	9/21/2022			63					63			No	No	No	Pending		
		4375 HAMILTON AV SAN JOSE, CA 95130-14		MP22-011	5+	R	10/13/2022			160					160			No	No	No	Pending		
		1033 WILLOW ST SAN JOSE, CA 95125-2300		H22-037	5+	R	9/29/2022							292	292			No	No	No	Pending		
		1033 WILLOW ST SAN JOSE, CA 95125-2300		H22-037	SFA	O	9/29/2022							42	42			No	No	No	Pending		
		2105 LUNDY AV SAN JOSE, CA 95131-1849		MP22-013	5+	R	11/16/2022			103					103			No	No	No	Pending		
		551 W JULIAN ST SAN JOSE, CA 95110-2340		SP22-031	5+	R	11/17/2022			260					260			No	No	No	Pending		
		1079 MYRTLE STREET		H22-045	2 to 4	R	11/22/2022							2	2			No	No	No	Pending		
		442 Snyder Ave		SF22-019	SFD	O	7/18/2022							1	1			No	No	No	Pending		
		333 WEST VIRGINIA STREET		SF22-033	SFD	O	11/4/2022							1	1			No	No	No	Pending		
		3148 NORWOOD AVENUE		SF22-014	SFD	O	5/26/2022							1	1			No	No	No	Withdrawn		
		5452 Taft Drive		SF22-023	SFD	O	9/6/2022							1	1			No	No	No	Withdrawn		
		1280 N. 4th street		2022 694976 000 00	5+	R	10/28/2022			43					43			No	No	No	Pending	homekey	
		68506128 1 Branham Ln		2022 701454	5+	R	12/7/2022			163					163			No	No	No	Pending	homekey	
	65217007	2197 FAIRMONT DR		1950150	ADU	R	Jan 03, 2022							1	1			0	No	No	Pending		
	30337022	326 HENRY AV		1949400	ADU	R	Jan 03, 2022							1	1			0	No	No	Pending		
	30337002	482 HENRY AV		1949497	ADU	R	Jan 03, 2022							1	1			0	No	No	Pending		
	24949030	443 8TH ST		1949431	ADU	R	Jan 03, 2022							1	1			0	No	No	Pending		
	45116034	1432 MYRTLE AV		1949215	ADU	R	Jan 03, 2022							1	1			0	No	No	Pending		
	65952012	3616 COUR DU VIN		1943113	ADU	R	Jan 03, 2022							1	1			0	No	No	Pending		
	26447024	376 VIRGINIA ST		1950760	ADU	R	Jan 03, 2022							1	1			1	0	No	No	Approved	
	56919015	4921 HOWES LN		1950812	ADU	R	Jan 03, 2022							1	1			0	No	No	Pending		
	27454062	2343 CHERRYSTONE		1950964	ADU	R	Jan 05, 2022							1	1			0	No	No	Pending		
	46739027	355 17TH ST		1950986	ADU	R	Jan 05, 2022							1	1			0	No	No	Pending		
	66062005	5628 SCENIC MEADOW		1949912	ADU	R	Jan 05, 2022							1	1			0	No	No	Pending		
	42929022	1111 NEVADA AV		1951341	ADU	R	Jan 06, 2022							1	1			0	No	No	Pending		
	47228033	553 7TH ST		1951019	ADU	R	Jan 06, 2022							1	1			0	No	No	Pending		
	46731092	130 21ST ST		1951368	ADU	R	Jan 06, 2022							1	1			0	No	No	Pending		
	26131029	162 RAINIER ST		1951486	ADU	R	Jan 07, 2022							1	1			0	No	No	Pending		
	44708037	3072 KILO AV		1951313	ADU	R	Jan 10, 2022							1	1			0	No	No	Pending		
	46741036	274 12TH ST		1951190	ADU	R	Jan 10, 2022							1	1			0	No	No	Pending		
	29942122	610 FENLEY AV		1951712	ADU	R	Jan 10, 2022							1	1			0	No	No	Pending		
	60140049	924 FELLER AV		1951488	ADU	R	Jan 10, 2022							1	1			0	No	No	Pending		
	56916056	5266 CAMDEN AV		1951884	ADU	R	Jan 10, 2022							1	1			0	No	No	Pending		

Calendar Year 2022 San José Housing Element Annual Progress Report

49108079	2182 JAMAICA WY	1950168	ADU	R	Jan 11, 2022							1	1			0	No	No	No	Pending
47733065	1872 CRINAN DR	1950268	ADU	R	Jan 11, 2022							1	1			0	No	No	No	Pending
48808017	1304 MCGINNESS A	1951708	ADU	R	Jan 12, 2022							1	1			0	No	No	No	Pending
68428050	5088 EDENVIEW DR	1951931	ADU	R	Jan 12, 2022							1	1			0	No	No	No	Pending
42116035	15200 WINTON WY	1951904	ADU	R	Jan 12, 2022							1	1			0	No	No	No	Pending
65445017	3297 STANDER DR	1952026	ADU	R	Jan 13, 2022							1	1			0	No	No	No	Pending
64706054	1181 ARTHUR PL	1952053	ADU	R	Jan 13, 2022							1	1	1		0	No	No	No	Approved
49933006	1079 FORGEMILL CT	1951128	ADU	R	Jan 13, 2022							1	1			0	No	No	No	Pending
38133075	1521 CAMEO DR	1952815	ADU	R	Jan 18, 2022							1	1			0	No	No	No	Pending
24925044	672 N 20TH ST	1943265	ADU	R	Jan 18, 2022							1	1			0	No	No	No	Pending
29924065	3170 WILLIAMS RD	1952918	ADU	R	Jan 18, 2022							1	1			0	No	No	No	Pending
43918069	2093 ELLEN AV	1948240	ADU	R	Jan 18, 2022							1	1	1		0	No	No	No	Approved
48609053	1237 KING RD	1952297	ADU	R	Jan 18, 2022							1	1			0	No	No	No	Pending
49111031	2053 INTERBAY DR	1952594	ADU	R	Jan 18, 2022							1	1			0	No	No	No	Pending
46703037	255 11TH ST	1952912	ADU	R	Jan 19, 2022							1	1			0	No	No	No	Pending
68716064	732 VONNA CT	1940635	ADU	R	Jan 21, 2022							1	1			0	No	No	No	Pending
	4337 BORINA DR	1952930	ADU	R	Jan 21, 2022							1	1			0	No	No	No	Pending
68522018	4463 PARK BRISTOL	1953324	ADU	R	Jan 21, 2022							1	1	1		0	No	No	No	Approved
48637005	1189 GAINSVILLE AV	1952359	ADU	R	Jan 21, 2022							1	1			0	No	No	No	Pending
43910071	1899 LINCOLN AV	1951938	ADU	R	Jan 22, 2022							1	1			0	No	No	No	Pending
49749038	696 PECOS RIVER CT	1953955	ADU	R	Jan 24, 2022							1	1			0	No	No	No	Pending
43946076	2787 ALMADEN RD	1953740	ADU	R	Jan 25, 2022							1	1			0	No	No	No	Pending
43946076	2785 ALMADEN RD	1953744	ADU	R	Jan 25, 2022							1	1			0	No	No	No	Pending
43946074	2741 ALMADEN RD	1953793	ADU	R	Jan 25, 2022							1	1			0	No	No	No	Pending
43946074	2743 ALMADEN RD	1953798	ADU	R	Jan 25, 2022							1	1			0	No	No	No	Pending
	6654 DANRIDGE DR	1954044	ADU	R	Jan 25, 2022							1	1			0	No	No	No	Pending
68446078	4597 ROTHERHAVEN	1953817	ADU	R	Jan 25, 2022							1	1			0	No	No	No	Pending
27420026	230 BROOKLYN AV	1925486	ADU	R	Jan 26, 2022							1	1			0	No	No	No	Pending
66047020	6342 SKYWALKER D	1953934	ADU	R	Jan 27, 2022							1	1			0	No	No	No	Pending
26109055	773 ELM ST	1954388	ADU	R	Jan 28, 2022							1	1			0	No	No	No	Pending
41916013	1820 NELSON WY	1953096	ADU	R	Jan 28, 2022							1	1			0	No	No	No	Pending
48609077	1639 SCOTTY ST	1954341	ADU	R	Jan 28, 2022							1	1			0	No	No	No	Pending
37716027	1126 WHITE CLIFF D	1954496	ADU	R	Jan 31, 2022							1	1			0	No	No	No	Pending
	2995 VERNA DR	1953960	ADU	R	Feb 01, 2022							1	1			0	No	No	No	Pending
68437008	5286 DISCOVERY AV	1952865	ADU	R	Feb 01, 2022							1	1			0	No	No	No	Pending
49451011	3945 SARK WY	1954828	ADU	R	Feb 02, 2022							1	1			0	No	No	No	Pending
59906122	650 WHITE RD	1952964	ADU	R	Feb 02, 2022							1	1			0	No	No	No	Pending
26460042	1013 CAMINO PABL	1952653	ADU	R	Feb 02, 2022							1	1			0	No	No	No	Pending
65213011	2408 RUBY AV	1945023	ADU	R	Feb 03, 2022							1	1			0	No	No	No	Pending
41413033	2042 CIRONE WY	1950762	ADU	R	Feb 03, 2022							1	1			0	No	No	No	Pending
70617029	76 LACONIA CT	1953182	ADU	R	Feb 03, 2022							1	1			0	No	No	No	Pending
48605026	1535 JUNE AV	1955304	ADU	R	Feb 03, 2022							1	1			0	No	No	No	Pending
58610061	3652 BLOOMSBURY	1950011	ADU	R	Feb 04, 2022							1	1			0	No	No	No	Pending
68926031	444 MADISON DR	1955265	ADU	R	Feb 04, 2022							1	1			0	No	No	No	Pending
58610061	3652 BLOOMSBURY	1950016	ADU	R	Feb 04, 2022							1	1			0	No	No	No	Pending
68926031	444 MADISON DR	1955277	ADU	R	Feb 04, 2022							1	1			0	No	No	No	Pending
49112060	2190 CUNNINGHAM	1955076	ADU	R	Feb 04, 2022							1	1			0	No	No	No	Pending
27911024	1016 GENEVIEVE LN	1955470	ADU	R	Feb 04, 2022							1	1			0	No	No	No	Pending
43406031	1141 VINE ST	1955360	ADU	R	Feb 07, 2022							1	1			0	No	No	No	Pending
23018061	1175 NEWHALL ST	1949576	ADU	R	Feb 07, 2022							1	1			0	No	No	No	Pending
	1237 SANFILIPPO CT	1955457	ADU	R	Feb 07, 2022							1	1			0	No	No	No	Pending
44629027	2187 BELLO AV	1955502	ADU	R	Feb 07, 2022							1	1			0	No	No	No	Pending
58713063	3231 RUSKIN DR	1955982	ADU	R	Feb 07, 2022							1	1			0	No	No	No	Pending
49901035	3022 BRANDYWINE	1956167	ADU	R	Feb 08, 2022							1	1	1		0	No	No	No	Approved
26441076	737 ILLINOIS AV	1955894	ADU	R	Feb 10, 2022							1	1			0	No	No	No	Pending
48110024	1889 ST JAMES ST	1956265	ADU	R	Feb 10, 2022							1	1			0	No	No	No	Pending
68404019	350 SENTER RD	1955990	ADU	R	Feb 10, 2022							1	1			0	No	No	No	Pending
43946074	2741 ALMADEN RD	1956552	ADU	R	Feb 10, 2022							1	1	1		0	No	No	No	Approved
26441055	430 JEROME ST	1956942	ADU	R	Feb 15, 2022							1	1			0	No	No	No	Pending
42919045	982 MICHIGAN AV	1957187	ADU	R	Feb 15, 2022							1	1			0	No	No	No	Pending
44607036	1958 SYCAMORE GL	1956947	ADU	R	Feb 15, 2022							1	1			0	No	No	No	Pending
57714030	1299 JULI LYNN DR	1956949	ADU	R	Feb 15, 2022							1	1			0	No	No	No	Pending
42902058	1376 CURTISS AV	1957160	ADU	R	Feb 16, 2022							1	1			0	No	No	No	Pending
	5187 WARWICK RD	1957025	ADU	R	Feb 16, 2022							1	1			0	No	No	No	Pending
	5161 WARWICK RD	1957047	ADU	R	Feb 16, 2022							1	1			0	No	No	No	Pending
68434029	5178 SNOW DR	1956951	ADU	R	Feb 16, 2022							1	1			0	No	No	No	Pending
69207026	5790 COHASSET WY	1957395	ADU	R	Feb 16, 2022							1	1	1		0	No	No	No	Approved
27910024	2972 WILLIAMS RD	1956390	ADU	R	Feb 17, 2022							1	1			0	No	No	No	Pending
43946076	2787 ALMADEN RD	1957411	ADU	R	Feb 17, 2022							1	1	1		0	No	No	No	Approved
27434045	2185 WALNUT GROV	1955632	ADU	R	Feb 18, 2022							1	1			0	No	No	No	Pending
56743021	1307 WEATHERFIELD	1956257	ADU	R	Feb 18, 2022							1	1	1		0	No	No	No	Approved
27414139	136 WILLARD AV	1957034	ADU	R	Feb 18, 2022							1	1			0	No	No	No	Pending
26126027	1268 SIERRA AV	1957861	ADU	R	Feb 18, 2022							1	1			0	No	No	No	Pending
24960074	370 18TH ST	1957728	ADU	R	Feb 22, 2022							1	1			0	No	No	No	Pending
48814019	1569 HILLMONT AV	1957677	ADU	R	Feb 22, 2022							1	1	1		0	No	No	No	Approved
#N/A	1932 ADELAIDE WA	1926819	ADU	R	Feb 22, 2022							1	1			0	No	No	No	Pending
													0			0	No	No	No	Pending
48622058	2102 CALVIEW AVEN	1926291	ADU	R	Feb 22, 2022							1	1			0	No	No	No	Pending
37813023	1150 JOHNSON AV	1958183	ADU	R	Feb 22, 2022							1	1			0	No	No	No	Pending

Calendar Year 2022 San José Housing Element Annual Progress Report

37725035	6267 WALBROOK DR	1958249	ADU	R	Feb 23, 2022						1	1			0	No	No	No	Pending
56741031	5649 HOLLAND LN	1958149	ADU	R	Feb 23, 2022						1	1			0	No	No	No	Pending
47755040	1324 SUNNYCREST C	1949311	ADU	R	Feb 23, 2022						1	1			0	No	No	No	Pending
48811059	1478 AMESBURY WY	1958178	ADU	R	Feb 23, 2022						1	1			0	No	No	No	Pending
47741065	1403 CRUCERO CT	1958197	ADU	R	Feb 23, 2022						1	1			0	No	No	No	Pending
27455067	2346 NEWHALL ST	1957805	ADU	R	Feb 24, 2022						1	1			0	No	No	No	Pending
24933073	617 12TH ST	1958638	ADU	R	Feb 24, 2022						1	1			0	No	No	No	Pending
23506010	1136 3RD ST	1958355	ADU	R	Feb 24, 2022						1	1			0	No	No	No	Pending
27444043	604 GENEVIEVE LN	1958747	ADU	R	Feb 28, 2022						1	1			0	No	No	No	Pending
27444043	604 GENEVIEVE LN	1958751	ADU	R	Feb 28, 2022						1	1			0	No	No	No	Pending
48116042	115 KING RD	1958161	ADU	R	Feb 28, 2022						1	1			0	No	No	No	Pending
68932067	6230 SOLOMON CT	1956940	ADU	R	Feb 28, 2022						1	1			0	No	No	No	Pending
49121072	1634 CUNNINGHAM	1952197	ADU	R	Feb 28, 2022						1	1			0	No	No	No	Pending
24911067	758 11TH ST	1958604	ADU	R	Feb 28, 2022						1	1			0	No	No	No	Pending
64913009	3291 SELVA DR	1951482	ADU	R	Feb 28, 2022						1	1	1		0	No	No	No	Approved
67847013	51 SOUTHLAKE CT	1959063	ADU	R	Mar 02, 2022						1	1			0	No	No	No	Pending
47218035	879 7TH ST	1957933	ADU	R	Mar 02, 2022						1	1			0	No	No	No	Pending
26112082	895 MYRTLE ST	1959194	ADU	R	Mar 03, 2022						1	1			0	No	No	No	Pending
48629007	1750 KARL ST	1959255	ADU	R	Mar 03, 2022						1	1	1		0	No	No	No	Approved
43423146	1434 SANBORN AV	1959672	ADU	R	Mar 03, 2022						1	1			0	No	No	No	Pending
65220009	3456 CHAPALA DR	1959251	ADU	R	Mar 04, 2022						1	1			0	No	No	No	Pending
42119084	4914 BEL ESCOU DR	1960029	ADU	R	Mar 07, 2022						1	1	1		0	No	No	No	Approved
45134063	1433 SEARCY DR	1959641	ADU	R	Mar 07, 2022						1	1			0	No	No	No	Pending
70101032	6468 ALMADEN RD	1957046	ADU	R	Mar 08, 2022						1	1			0	No	No	No	Pending
24514043	2232 ZORIA CL	1958650	ADU	R	Mar 09, 2022						1	1			0	No	No	No	Pending
24928006	567 17TH ST	1960360	ADU	R	Mar 09, 2022						1	1			0	No	No	No	Pending
	10521 POTTS WY	1960376	ADU	R	Mar 09, 2022						1	1			0	No	No	No	Pending
	1460 LOCHNER DR	1959839	ADU	R	Mar 09, 2022						1	1			0	No	No	No	Pending
45102122	3128 CHERRY AVE	1946712	ADU	R	Mar 10, 2022						1	1			0	No	No	No	Pending
46425035	5461 DEEP PURPLE V	1953385	ADU	R	Mar 10, 2022						1	1			0	No	No	No	Pending
41906035	3145 LEIGH AV	1960692	ADU	R	Mar 10, 2022						1	1			0	No	No	No	Pending
68924033	6089 ASHBURTON D	1960659	ADU	R	Mar 11, 2022						1	1			0	No	No	No	Pending
59116016	1133 CABALLO COU	1937990	ADU	R	Mar 11, 2022						1	1			0	No	No	No	Pending
58706007	1467 PIEDMONT RD	1959278	ADU	R	Mar 11, 2022						1	1			0	No	No	No	Pending
56712058	5554 AMBY DR	1960729	ADU	R	Mar 11, 2022						1	1			0	No	No	No	Pending
59917063	761 LINDA FLORA ST	1960251	ADU	R	Mar 11, 2022						1	1			0	No	No	No	Pending
59917063	761 LINDA FLORA ST	1960239	ADU	R	Mar 11, 2022						1	1			0	No	No	No	Pending
48424049	13551 WOODBURN	1960327	ADU	R	Mar 11, 2022						1	1			0	No	No	No	Pending
68432107	5125 DISCOVERY AV	1960755	ADU	R	Mar 11, 2022						1	1			0	No	No	No	Pending
24525033	1465 RUE AVATI	1960818	ADU	R	Mar 11, 2022						1	1			0	No	No	No	Pending
48103035	264 N 34TH ST	1952527	ADU	R	Mar 15, 2022						1	1			0	No	No	No	Pending
46425035	5461 DEEP PURPLE V	1961377	ADU	R	Mar 15, 2022						1	1	1		0	No	No	No	Approved
43932056	2288 COTTLE AV	1961359	ADU	R	Mar 16, 2022						1	1			0	No	No	No	Pending
28415029	1743 SANTA BARBA	1959031	ADU	R	Mar 16, 2022						1	1			0	No	No	No	Pending
68724039	5722 PONTIAC DR	1961233	ADU	R	Mar 16, 2022						1	1	1		0	No	No	No	Approved
26126041	1150 SIERRA AV	1961497	ADU	R	Mar 16, 2022						1	1			0	No	No	No	Pending
29922004	3477 AMBER DR	1960118	ADU	R	Mar 17, 2022						1	1			0	No	No	No	Pending
26433060	733 STATE ST	1961869	ADU	R	Mar 17, 2022						1	1			0	No	No	No	Pending
49411042	4176 SAN BERNARD	1961466	ADU	R	Mar 18, 2022						1	1			0	No	No	No	Pending
48807028	1491 MCGINNESS A	1960296	ADU	R	Mar 18, 2022						1	1	1		0	No	No	No	Approved
37722014	5974 RAINBOW DR	1961705	ADU	R	Mar 18, 2022						1	1			0	No	No	No	Pending
49716040	210 SOUTHSIDE DR	1960261	ADU	R	Mar 18, 2022						1	1			0	No	No	No	Pending
66031019	4265 CHRISTIAN DR	1960739	ADU	R	Mar 21, 2022						1	1			0	No	No	No	Pending
24405073	1734 OLDTREE CT	1961801	ADU	R	Mar 21, 2022						1	1			0	No	No	No	Pending
45119032	3770 MARKS AV	1962369	ADU	R	Mar 22, 2022						1	1			0	No	No	No	Pending
49722008	221 SOUTHSIDE DR	1960757	ADU	R	Mar 23, 2022						1	1			0	No	No	No	Pending
27451049	2333 CORY AV	1962219	ADU	R	Mar 23, 2022						1	1			0	No	No	No	Pending
65228075	2881 KLEIN RD	1961991	ADU	R	Mar 23, 2022						1	1			0	No	No	No	Pending
70634056	6950 AVENIDA ROTE	1962411	ADU	R	Mar 23, 2022						1	1			0	No	No	No	Pending
26446025	551 ATLANTA AV	1961710	ADU	R	Mar 23, 2022						1	1			0	No	No	No	Pending
46731103	1015 SAN FERNAND	1962338	ADU	R	Mar 23, 2022						1	1			0	No	No	No	Pending
25904023	XXX SANTA CLARA S	1962819	ADU	R	Mar 24, 2022						1	1			0	No	No	No	Pending
48626009	1598 KARL ST	1962211	ADU	R	Mar 24, 2022						1	1			0	No	No	No	Pending
65445032	3289 INGEOLL DR	1962945	ADU	R	Mar 24, 2022						1	1			0	No	No	No	Pending
67661043	1777 GLENSTONE CT	1962686	ADU	R	Mar 25, 2022						1	1			0	No	No	No	Pending
67301037	2736 SCOTTSDALE D	1962599	ADU	R	Mar 25, 2022						1	1	1		0	No	No	No	Approved
56743009	1269 WEATHERSFIE	1960603	ADU	R	Mar 25, 2022						1	1			0	No	No	No	Pending
09202045	2575 ALDERWOOD E	1962850	ADU	R	Mar 28, 2022						1	1			0	No	No	No	Pending
69013027	5336 CEDAR GROVE	1962997	ADU	R	Mar 28, 2022						1	1			0	No	No	No	Pending
56706053	5188 RAFTON DRIVE	1949438	ADU	R	Mar 28, 2022						1	1			0	No	No	No	Pending
56706053	5188 RAFTON DRIVE	1949453	ADU	R	Mar 28, 2022						1	1			0	No	No	No	Pending
48428060	13585 MARMONT W	1963357	ADU	R	Mar 28, 2022						1	1			0	No	No	No	Pending
42114016	5020 REDSTONE DR	1962113	ADU	R	Mar 29, 2022						1	1			0	No	No	No	Pending
58927045	2656 MIDDLEBORO	1961699	ADU	R	Mar 29, 2022						1	1			0	No	No	No	Pending
49465029	3249 LANTERN CT	1963117	ADU	R	Mar 29, 2022						1	1			0	No	No	No	Pending
49465029	3249 LANTERN CT	1963119	ADU	R	Mar 29, 2022						1	1			0	No	No	No	Pending
46736012	271 24TH ST	1963077	ADU	R	Mar 29, 2022						1	1			0	No	No	No	Pending
64915100	2741 EL VISTA WY	1962034	ADU	R	Mar 29, 2022						1	1			0	No	No	No	Pending
68428050	5088 EDENVIEW DR	1962190	ADU	R	Mar 29, 2022						1	1			0	No	No	No	Pending

Calendar Year 2022 San José Housing Element Annual Progress Report

26444014	715 RIVEIDE DR	1964003	ADU	R	Apr 01, 2022						1	1	1	0	No	No	No	Approved
49404047	533 MIGNOT LN	1962256	ADU	R	Apr 04, 2022						1	1		0	No	No	No	Pending
64701031	10141 TORRANCE A	1964326	ADU	R	Apr 04, 2022						1	1		0	No	No	No	Pending
	2174 CORONET DR	1964105	ADU	R	Apr 06, 2022						1	1		0	No	No	No	Pending
48416081	144 BIRCH LN	1964884	ADU	R	Apr 07, 2022						1	1		0	No	No	No	Pending
64906011	3141 COLDWATER D	1964818	ADU	R	Apr 07, 2022						1	1		0	No	No	No	Pending
48424117	2735 WILBUR AVEN	1960153	ADU	R	Apr 07, 2022						1	1		0	No	No	No	Pending
44718023	3328 ENSALMO AV	1965045	ADU	R	Apr 08, 2022						1	1		0	No	No	No	Pending
27456045	2439 PEACHTREE LA	1960301	ADU	R	Apr 11, 2022						1	1		0	No	No	No	Pending
68942076	5970 SNELL AV	1965078	ADU	R	Apr 11, 2022						1	1		0	No	No	No	Pending
48635021	2430 SAMOA WY	1964508	ADU	R	Apr 11, 2022						1	1		0	No	No	No	Pending
	2661 SHADOWVALE	1959280	ADU	R	Apr 12, 2022						1	1		0	No	No	No	Pending
48125054	207 S SUNSET AVEN	1960888	ADU	R	Apr 12, 2022						1	1		0	No	No	No	Pending
												0		0	No	No	No	Pending
26446097	556 ATLANTA AV	1964937	ADU	R	Apr 12, 2022						1	1		0	No	No	No	Pending
68502029	5182 RUNNING BEA	1965307	ADU	R	Apr 13, 2022						1	1		0	No	No	No	Pending
68414028	694 ADAGIO WY	1965625	ADU	R	Apr 14, 2022						1	1		0	No	No	No	Pending
49912049	2672 LANIER LN	1965675	ADU	R	Apr 14, 2022						1	1		0	No	No	No	Pending
41223025	1994 KIRBY WY	1965876	ADU	R	Apr 15, 2022						1	1		0	No	No	No	Pending
67034050	1538 ORANGEWOOD	1966064	ADU	R	Apr 15, 2022						1	1		0	No	No	No	Pending
43943038	1342 TENAYA DR	1966273	ADU	R	Apr 19, 2022						1	1		0	No	No	No	Pending
27414054	67 NORTON AV	1966143	ADU	R	Apr 19, 2022						1	1		0	No	No	No	Pending
69013028	5332 CEDAR GROVE	1964708	ADU	R	Apr 19, 2022						1	1		0	No	No	No	Pending
67649034	3253 DUNDONALD C	1966588	ADU	R	Apr 19, 2022						1	1		0	No	No	No	Pending
42903022	1329 CURTISS AV	1965724	ADU	R	Apr 21, 2022						1	1		0	No	No	No	Pending
67312056	3064 BAYBERRY LN	1966545	ADU	R	Apr 22, 2022						1	1		0	No	No	No	Pending
48817033	1625 CRAGWOOD L	1966325	ADU	R	Apr 22, 2022						1	1		0	No	No	No	Pending
46728168	54 15TH ST	1967200	ADU	R	Apr 25, 2022						1	1		0	No	No	No	Pending
45117057	3570 JARVIS AV	1964967	ADU	R	Apr 25, 2022						1	1		0	No	No	No	Pending
65969032	3665 SAN MINETE C	1963406	ADU	R	Apr 25, 2022						1	1		0	No	No	No	Pending
68454078	88 SPRINGHAVEN C	1967501	ADU	R	Apr 26, 2022						1	1		0	No	No	No	Pending
	5347 BINGHAM CT	1967269	ADU	R	Apr 26, 2022						1	1		0	No	No	No	Pending
43423035	1488 POMONA AVE	1964110	ADU	R	Apr 27, 2022						1	1		0	No	No	No	Pending
68916121	431 RIDGEFARM DR	1968012	ADU	R	May 02, 2022						1	1		0	No	No	No	Pending
48424073	10558 EMILIE DR	1967606	ADU	R	May 02, 2022						1	1		0	No	No	No	Pending
65220045	3496 RIO BRAVO DR	1967281	ADU	R	May 02, 2022						1	1		0	No	No	No	Pending
46738008	139 S 20TH STREET	1961829	ADU	R	May 03, 2022						1	1		0	No	No	No	Pending
26437050	65 WILLOW ST	1968382	ADU	R	May 04, 2022						1	1		0	No	No	No	Pending
	211 CLEVELAND AV	1968725	ADU	R	May 05, 2022						1	1		0	No	No	No	Pending
69517001	718 LOS HUECOS DR	1966137	ADU	R	May 05, 2022						1	1		0	No	No	No	Pending
42939046	1441 GLENWOOD A	1968594	ADU	R	May 06, 2022						1	1		0	No	No	No	Pending
30703020	1440 SARATOGA AV	1969107	ADU	R	May 09, 2022						1	1		0	No	No	No	Pending
67016019	2912 BRADBURY DR	1968867	ADU	R	May 09, 2022						1	1		0	No	No	No	Pending
24412024	2002 FORGETREE CT	1969040	ADU	R	May 11, 2022						1	1		0	No	No	No	Pending
44711031	1777 LEDGEWOOD C	1969469	ADU	R	May 11, 2022						1	1		0	No	No	No	Pending
69218012	5725 LATHROP DR	1969482	ADU	R	May 12, 2022						1	1		0	No	No	No	Pending
48136077	854 SUNSET AV	1969923	ADU	R	May 13, 2022						1	1		0	No	No	No	Pending
59116047	1115 CLIPPER CT	1969533	ADU	R	May 13, 2022						1	1		0	No	No	No	Pending
37302010	1121 MILLER AVENU	1966482	ADU	R	May 16, 2022						1	1		0	No	No	No	Pending
26120001	1398 SINGLETARY A	1970484	ADU	R	May 17, 2022						1	1		0	No	No	No	Pending
49467027	1219 ALKAE COURT	1956449	ADU	R	May 17, 2022						1	1		0	No	No	No	Pending
59517025	1126 COLONIAL LN	1969979	ADU	R	May 18, 2022						1	1		0	No	No	No	Pending
58305005	6894 GLENVIEW DR	1969575	ADU	R	May 18, 2022						1	1		0	No	No	No	Pending
24522012	1496 DONOHUE DR	1968989	ADU	R	May 18, 2022						1	1		0	No	No	No	Pending
42927043	1128 DEAN AV	1970488	ADU	R	May 20, 2022						1	1		0	No	No	No	Pending
	1780 EL CODO WAY	1967030	ADU	R	May 23, 2022						1	1		0	No	No	No	Pending
49903048	2951 ERICA CT	1970854	ADU	R	May 23, 2022						1	1		0	No	No	No	Pending
	68 NORTON AV	1971176	ADU	R	May 24, 2022						1	1		0	No	No	No	Pending
24931034	617 15TH ST	1971550	ADU	R	May 24, 2022						1	1		0	No	No	No	Pending
26450058	546 SNYDER AV	1970297	ADU	R	May 25, 2022						1	1		0	No	No	No	Pending
45526084	3125 DAKAN CT	1971895	ADU	R	May 26, 2022						1	1		0	No	No	No	Pending
47703047	1144 9TH ST	1970955	ADU	R	May 26, 2022						1	1		0	No	No	No	Pending
48601089	1705 FOLEY AV	1970253	ADU	R	May 26, 2022						1	1		0	No	No	No	Pending
27903038	843 MONROE ST	1972115	ADU	R	May 31, 2022						1	1		0	No	No	No	Pending
59945036	378 GRIDLEY CT	1972087	ADU	R	May 31, 2022						1	1		0	No	No	No	Pending
28245039	657 CHAUNCEY WY	1971762	ADU	R	Jun 01, 2022						1	1		0	No	No	No	Pending
27715035	371 MENKER AV	1972647	ADU	R	Jun 03, 2022						1	1		0	No	No	No	Pending
24961041	440 20TH ST	1972497	ADU	R	Jun 03, 2022						1	1	1	0	No	No	No	Pending
45916015	1076 ROYAL ACRES C	1972518	ADU	R	Jun 03, 2022						1	1		0	No	No	No	Pending
45916015	1076 ROYAL ACRES C	1972539	ADU	R	Jun 03, 2022						1	1		0	No	No	No	Pending
09205056	2550 POPLARWOOD	1973049	ADU	R	Jun 03, 2022						1	1		0	No	No	No	Pending
24943026	566 2ND ST	1973033	ADU	R	Jun 03, 2022						1	1		0	No	No	No	Pending
26454021	1028 RIVEIDE DR	1972907	ADU	R	Jun 03, 2022						1	1		0	No	No	No	Pending
	2604 MELISSA CT	1972935	ADU	R	Jun 06, 2022						1	1		0	No	No	No	Pending
46719013	295 ST JOHN ST	1971181	ADU	R	Jun 06, 2022						1	1		0	No	No	No	Pending
46719013	295 ST JOHN ST	1971182	ADU	R	Jun 06, 2022						1	1		0	No	No	No	Pending
46702020	222 5TH ST	1972553	ADU	R	Jun 06, 2022						1	1		0	No	No	No	Pending
43928062	1462 DARLENE AV	1973441	ADU	R	Jun 07, 2022						1	1		0	No	No	No	Pending
30724090	1484 SAN TOMAS A	1973242	ADU	R	Jun 07, 2022						1	1		0	No	No	No	Pending

Calendar Year 2022 San José Housing Element Annual Progress Report

24958025	334 N 15TH STREET	1964726	ADU	R	Jun 07, 2022						1	1		0	No	No	No	Pending
26442094	529 GREGORY ST	1973123	ADU	R	Jun 07, 2022						1	1		0	No	No	No	Pending
44218061	1918 SOMEWORTH	1972044	ADU	R	Jun 07, 2022						1	1		0	No	No	No	Pending
40336045	2085 ARROWOOD L	1973597	ADU	R	Jun 08, 2022						1	1		0	No	No	No	Pending
	597 17TH ST	1973578	ADU	R	Jun 08, 2022						1	1		0	No	No	No	Pending
42902028	1348 CRISTINA AV	1973988	ADU	R	Jun 09, 2022						1	1		0	No	No	No	Pending
49121038	2101 PALM BEACH V	1974168	ADU	R	Jun 10, 2022						1	1		0	No	No	No	Pending
	1448 NORMAN AV	1973726	ADU	R	Jun 10, 2022						1	1		0	No	No	No	Pending
68731018	569 SHAWNEE LN	1974114	ADU	R	Jun 13, 2022						1	1		0	No	No	No	Pending
70147024	6911 VILLAGEWOOD	1973735	ADU	R	Jun 13, 2022						1	1		0	No	No	No	Pending
67623015	3913 CADWALLADE	1973799	ADU	R	Jun 13, 2022						1	1		0	No	No	No	Pending
24951029	409 N 10TH STREET	1954245	ADU	R	Jun 13, 2022						1	1		0	No	No	No	Pending
26107067	635 STOCKTON AVE	1944500	ADU	R	Jun 16, 2022						1	1		0	No	No	No	Pending
47714014	1288 LUCRETIA AV	1974200	ADU	R	Jun 16, 2022						1	1		0	No	No	No	Pending
67837053	5455 CENTURY PARK	1975093	ADU	R	Jun 17, 2022						1	1		0	No	No	No	Pending
48432035	10161 KENILWORTH	1974642	ADU	R	Jun 21, 2022						1	1		0	No	No	No	Pending
46739039	310 16TH ST	1974899	ADU	R	Jun 21, 2022						1	1		0	No	No	No	Pending
48612144	1398 KING RD	1974931	ADU	R	Jun 21, 2022						1	1		0	No	No	No	Pending
48821017	1837 S WHITE ROAD	1969880	ADU	R	Jun 21, 2022						1	1		0	No	No	No	Pending
30746013	1630 SAN TOMAS A	1975595	ADU	R	Jun 21, 2022						1	1		0	No	No	No	Pending
49725031	2996 SUNWOOD DR	1974049	ADU	R	Jun 23, 2022						1	1		0	No	No	No	Pending
49109024	1868 CUNNINGHAM	1974407	ADU	R	Jun 24, 2022						1	1		0	No	No	No	Pending
24931053	640 13TH ST	1975028	ADU	R	Jun 24, 2022						1	1		0	No	No	No	Pending
58902050	2693 PLAZA AMERIC	1975547	ADU	R	Jun 24, 2022						1	1		0	No	No	No	Pending
46747068	409 S 5TH STREET	1970893	ADU	R	Jun 27, 2022						1	1		0	No	No	No	Pending
64718046	3344 MT WILSON DR	1975932	ADU	R	Jun 27, 2022						1	1		0	No	No	No	Pending
61228013	15190 ROSEMAR AV	1976830	ADU	R	Jun 29, 2022						1	1		0	No	No	No	Pending
68411001	602 COYOTE RD	1976156	ADU	R	Jun 29, 2022						1	1		0	No	No	No	Pending
46734093	1400 WHITTON AVE	1970304	ADU	R	Jun 29, 2022						1	1		0	No	No	No	Pending
67646044	2082 CAMPERDOWN	1974820	ADU	R	Jun 29, 2022						1	1		0	No	No	No	Pending
49412041	4010 SAN YSIDRO W	1970069	ADU	R	Jun 29, 2022						1	1		0	No	No	No	Pending
42913079	1229 CAMINO PABL	1976624	ADU	R	Jun 30, 2022						1	1		0	No	No	No	Pending
49903030	2933 ROBERTA CT	1974445	ADU	R	Jun 30, 2022						1	1		0	No	No	No	Pending
48613023	1585 ORLANDO DR	1974363	ADU	R	Jun 30, 2022						1	1		0	No	No	No	Pending
66006012	6305 GRAND MEAD	1977064	ADU	R	Jun 30, 2022						1	1		0	No	No	No	Pending
67016002	2992 BRADBURY DR	1977030	ADU	R	Jun 30, 2022						1	1		0	No	No	No	Pending
65984050	3042 PELLIER PL	1977095	ADU	R	Jul 01, 2022						1	1		0	No	No	No	Pending
25448042	448 BATAAN CT	1975423	ADU	R	Jul 01, 2022						1	1		0	No	No	No	Pending
09211029	3080 POSTWOOD DR	1977051	ADU	R	Jul 05, 2022						1	1		0	No	No	No	Pending
26439141	823 LOCUST ST	1976675	ADU	R	Jul 05, 2022						1	1		0	No	No	No	Pending
65219002	2362 RENO DR	1975559	ADU	R	Jul 05, 2022						1	1		0	No	No	No	Pending
	1516 HEDDING ST	1977519	ADU	R	Jul 05, 2022						1	1		0	No	No	No	Pending
60133089	650 GIANT WY	1977325	ADU	R	Jul 07, 2022						1	1		0	No	No	No	Pending
24948058	384 6TH ST	1975641	ADU	R	Jul 07, 2022						1	1		0	No	No	No	Pending
24948058	384 6TH ST	1975644	ADU	R	Jul 07, 2022						1	1		0	No	No	No	Pending
69205012	208 HERLONG AV	1978027	ADU	R	Jul 07, 2022						1	1		0	No	No	No	Pending
43933068	2304 RICHLAND AV	1976421	ADU	R	Jul 07, 2022						1	1		0	No	No	No	Pending
38117087	4396 VENICE WY	1976569	ADU	R	Jul 07, 2022						1	1		0	No	No	No	Pending
26122039	1359 HANCHETT AV	1978168	ADU	R	Jul 08, 2022						1	1		0	No	No	No	Pending
42926060	964 LOUISE AVENUE	1966956	ADU	R	Jul 08, 2022						1	1		0	No	No	No	Pending
43916012	949 TERRA BELLA AV	1977286	ADU	R	Jul 11, 2022						1	1		0	No	No	No	Pending
												0		0	No	No	No	Pending
48620001	2173 MABEL AVENUE	1972710	ADU	R	Jul 11, 2022						1	1		0	No	No	No	Pending
	955 3RD ST	1978203	ADU	R	Jul 11, 2022						1	1		0	No	No	No	Pending
60103085	297 EASTSIDE DR	1978091	ADU	R	Jul 11, 2022						1	1		0	No	No	No	Pending
23035044	1316 KEONCREST AV	1978339	ADU	R	Jul 12, 2022						1	1		0	No	No	No	Pending
26946029	2433 NEWHALL ST	1978543	ADU	R	Jul 12, 2022						1	1		0	No	No	No	Pending
26461041	1043 GLEN ECHO AV	1978220	ADU	R	Jul 12, 2022						1	1		0	No	No	No	Pending
	1515 ENDICOTT DR	1977162	ADU	R	Jul 13, 2022						1	1		0	No	No	No	Pending
25404015	12360 MABURY RD	1978669	ADU	R	Jul 14, 2022						1	1		0	No	No	No	Pending
43406002	1072 LOCUST ST	1972386	ADU	R	Jul 14, 2022						1	1		0	No	No	No	Pending
27455043	2327 BOXWOOD DR	1977988	ADU	R	Jul 14, 2022						1	1		0	No	No	No	Pending
68921043	6079 LARCHMONT DR	1978987	ADU	R	Jul 15, 2022						1	1		0	No	No	No	Pending
	187 5TH ST	1978544	ADU	R	Jul 15, 2022						1	1		0	No	No	No	Pending
46731047	51 22ND ST	1979349	ADU	R	Jul 15, 2022						1	1		0	No	No	No	Pending
28827096	1771 MONTEMAR W	1975106	ADU	R	Jul 18, 2022						1	1		0	No	No	No	Pending
42931027	1242 MILDRED AV	1979231	ADU	R	Jul 18, 2022						1	1		0	No	No	No	Pending
43412100	1264 PALM ST	1979149	ADU	R	Jul 18, 2022						1	1		0	No	No	No	Pending
68715008	771 CALERO AVENUE	1973919	ADU	R	Jul 18, 2022						1	1		0	No	No	No	Pending
48424014	383 NANCY LN	1978605	ADU	R	Jul 19, 2022						1	1		0	No	No	No	Pending
48617038	1409 BAL HARBOR V	1979421	ADU	R	Jul 19, 2022						1	1		0	No	No	No	Pending
26445058	408 FULLER AV	1979599	ADU	R	Jul 19, 2022						1	1		0	No	No	No	Pending
30723045	1359 ROSALIA AV	1979678	ADU	R	Jul 19, 2022						1	1		0	No	No	No	Pending
49107004	2217 ORLANDO DR	1979424	ADU	R	Jul 20, 2022						1	1		0	No	No	No	Pending
65939056	3147 WHITESAND DR	1973240	ADU	R	Jul 20, 2022						1	1		0	No	No	No	Pending
46738014	219 20TH ST	1980022	ADU	R	Jul 20, 2022						1	1		0	No	No	No	Pending
29942039	687 BUNDY AVENUE	1968275	ADU	R	Jul 25, 2022						1	1		0	No	No	No	Pending
	4952 BEL ESCOU DR	1979827	ADU	R	Jul 25, 2022						1	1		0	No	No	No	Pending
44720063	3356 CORNING DRIVE	1960839	ADU	R	Jul 25, 2022						1	1		0	No	No	No	Pending



Calendar Year 2022 San José Housing Element Annual Progress Report

67645050	3628 HEATHCOT CT	1979779	ADU	R	Jul 25, 2022						1	1			0	No	No	No	Pending
70116038	1093 CAGGIANO CT	1979722	ADU	R	Jul 26, 2022						1	1			0	No	No	No	Pending
67619037	2585 ORINDA DR	1980520	ADU	R	Jul 26, 2022						1	1			0	No	No	No	Pending
49713013	3192 WELBY CT	1980604	ADU	R	Jul 26, 2022						1	1			0	No	No	No	Pending
67309011	2893 S WHITE ROAD	1963048	ADU	R	Jul 27, 2022						1	1			0	No	No	No	Pending
67309011	2893 S WHITE ROAD	1964704	ADU	R	Jul 27, 2022						1	1			0	No	No	No	Pending
49724013	2947 GARDEN AV	1978355	ADU	R	Jul 27, 2022						1	1			0	No	No	No	Pending
29924031	3190 VERDANT WY	1980545	ADU	R	Jul 27, 2022						1	1			0	No	No	No	Pending
24914026	874 N 15TH STREET	1963132	ADU	R	Jul 27, 2022						1	1			0	No	No	No	Pending
65230038	2739 KLEIN RD	1981182	ADU	R	Jul 28, 2022						1	1			0	No	No	No	Pending
43929013	2427 SHIBLEY AV	1980937	ADU	R	Jul 28, 2022						1	1			0	No	No	No	Pending
48112086	91 N KING RD	1968066	ADU	R	Jul 28, 2022						1	1			0	No	No	No	Pending
23045019	1372 DAVIS ST	1981510	ADU	R	Jul 31, 2022						1	1			0	No	No	No	Pending
65434063	3178 REMINGTON V	1981422	ADU	R	Aug 01, 2022						1	1			0	No	No	No	Pending
49710013	10341 HAGA WY	1970963	ADU	R	Aug 01, 2022						1	1			0	No	No	No	Pending
37702062	1060 HARLAN DR	1980759	ADU	R	Aug 01, 2022						1	1			0	No	No	No	Pending
49455043	1211 BRANDYBUCK	1980989	ADU	R	Aug 02, 2022						1	1			0	No	No	No	Pending
67014067	1533 ABORN RD	1981011	ADU	R	Aug 02, 2022						1	1			0	No	No	No	Pending
67616057	3505 DAHILL CT	1979021	ADU	R	Aug 03, 2022						1	1			0	No	No	No	Pending
48136017	2002 PACINA DR	1981151	ADU	R	Aug 03, 2022						1	1			0	No	No	No	Pending
23016028	0 SHERWOOD AV	1981537	ADU	R	Aug 03, 2022						1	1			0	No	No	No	Pending
23016028	0 SHERWOOD AV	1981541	ADU	R	Aug 03, 2022						1	1			0	No	No	No	Pending
43928047	1541 MARCIA AV	1981679	ADU	R	Aug 03, 2022						1	1			0	No	No	No	Pending
27717020	360 MAYELLEN AV	1981831	ADU	R	Aug 03, 2022						1	1			0	No	No	No	Pending
68435003	437 GREY GHOST AV	1981365	ADU	R	Aug 03, 2022						1	1			0	No	No	No	Pending
43424065	1538 FORD AV	1980510	ADU	R	Aug 03, 2022						1	1			0	No	No	No	Pending
0	336 GREY GHOST AV	1980723	ADU	R	Aug 04, 2022						1	1			0	No	No	No	Pending
47204076	1201 WILLIAM CT	1980844	ADU	R	Aug 04, 2022						1	1			0	No	No	No	Pending
65918018	3049 BRADSHAW DR	1981896	ADU	R	Aug 04, 2022						1	1			0	No	No	No	Pending
48633013	1580 LEEWARD DR	1965106	ADU	R	Aug 04, 2022						1	1			0	No	No	No	Pending
70427013	6552 PEMBA DR	1981137	ADU	R	Aug 04, 2022						1	1			0	No	No	No	Pending
47220004	874 9TH ST	1982144	ADU	R	Aug 04, 2022						1	1			0	No	No	No	Pending
58907047	2983 VALHALLA DR	1971313	ADU	R	Aug 05, 2022						1	1			0	No	No	No	Pending
37309017	6330 JANARY WY	1982167	ADU	R	Aug 08, 2022						1	1			0	No	No	No	Pending
41902069	1734 DEL PASO AV	1982161	ADU	R	Aug 08, 2022						1	1			0	No	No	No	Pending
	2758 SUSSEX DR	1982534	ADU	R	Aug 09, 2022						1	1			0	No	No	No	Pending
27420037	296 BROOKLYN AV	1982517	ADU	R	Aug 09, 2022						1	1			0	No	No	No	Pending
25904023	XXX SANTA CLARA S	1982943	ADU	R	Aug 09, 2022						1	1			0	No	No	No	Pending
67606035	3241 PINE SPRING C	1969688	ADU	R	Aug 10, 2022						1	1			0	No	No	No	Pending
24957027	451 16TH ST	1981705	ADU	R	Aug 10, 2022						1	1			0	No	No	No	Pending
59526040	1067 NOBLE LN	1981911	ADU	R	Aug 10, 2022						1	1			0	No	No	No	Pending
70844057	7219 SHEA CT	1974581	ADU	R	Aug 10, 2022						1	1			0	No	No	No	Pending
	1520 MT PLEASANT	1982089	ADU	R	Aug 10, 2022						1	1			0	No	No	No	Pending
26447022	388 VIRGINIA ST	1983201	ADU	R	Aug 11, 2022						1	1			0	No	No	No	Pending
46727020	69 S 15TH ST	1980734	ADU	R	Aug 11, 2022						1	1			0	No	No	No	Pending
26107050	890 VILLA AV	1981745	ADU	R	Aug 12, 2022						1	1			0	No	No	No	Pending
25904023	XXX SANTA CLARA S	1983512	ADU	R	Aug 13, 2022						1	1			0	No	No	No	Pending
30703036	17890 LOS ALAMOS	1983535	ADU	R	Aug 14, 2022						1	1			0	No	No	No	Pending
65917056	2915 REMINGTON V	1983023	ADU	R	Aug 15, 2022						1	1			0	No	No	No	Pending
44224026	2453 MERIDIAN AV	1968813	ADU	R	Aug 15, 2022						1	1			0	No	No	No	Pending
	1124 BELLINGHAM C	1982663	ADU	R	Aug 15, 2022						1	1			0	No	No	No	Pending
48410022	264 KETCHUM DR	1983384	ADU	R	Aug 15, 2022						1	1			0	No	No	No	Pending
26454069	1052 RAMONA AV	1982308	ADU	R	Aug 15, 2022						1	1			0	No	No	No	Pending
	4999 WESTDALE DR	1983531	ADU	R	Aug 16, 2022						1	1			0	No	No	No	Pending
26461032	1329 WILLOW ST	1983330	ADU	R	Aug 16, 2022						1	1			0	No	No	No	Pending
65932093	3208 THOUSAND PI	1983778	ADU	R	Aug 16, 2022						1	1			0	No	No	No	Pending
	3314 FLORESTA DR	1982521	ADU	R	Aug 16, 2022						1	1			0	No	No	No	Pending
43413026	452 GOODYEAR ST	1983408	ADU	R	Aug 16, 2022						1	1			0	No	No	No	Pending
56742048	5755 WALTRIP LN	1981552	ADU	R	Aug 17, 2022						1	1			0	No	No	No	Pending
	357 15TH ST	1983887	ADU	R	Aug 17, 2022						1	1			0	No	No	No	Pending
67849047	5882 SOUTHVIEW D	1968892	ADU	R	Aug 17, 2022						1	1			0	No	No	No	Pending
43423084	1430 SANBORN AV	1984396	ADU	R	Aug 19, 2022						1	1			0	No	No	No	Pending
43423085	1420 SANBORN AV	1984406	ADU	R	Aug 19, 2022						1	1			0	No	No	No	Pending
37323020	6765 CHARLENE CT	1984708	ADU	R	Aug 22, 2022						1	1			0	No	No	No	Pending
49460084	3912 TUE RD	1983527	ADU	R	Aug 22, 2022						1	1			0	No	No	No	Pending
24945029	482 4TH ST	1983598	ADU	R	Aug 22, 2022						1	1			0	No	No	No	Pending
47730100	1823 WALKER CT	1983925	ADU	R	Aug 22, 2022						1	1			0	No	No	No	Pending
70161008	735 SEAWOOD WY	1979504	ADU	R	Aug 22, 2022						1	1			0	No	No	No	Pending
67675010	3825 RAMIREZ CT	1984722	ADU	R	Aug 23, 2022						1	1			0	No	No	No	Pending
45603042	1679 GUADALUPE A	1984744	ADU	R	Aug 23, 2022						1	1			0	No	No	No	Pending
65207021	2672 LITTLE BOY LN	1974415	ADU	R	Aug 23, 2022						1	1			0	No	No	No	Pending
67010018	2701 ALVIN AV	1984678	ADU	R	Aug 23, 2022						1	1			0	No	No	No	Pending
44712060	3696 JUSTINE DR	1983719	ADU	R	Aug 24, 2022						1	1			0	No	No	No	Pending
44712060	3696 JUSTINE DR	1983732	ADU	R	Aug 24, 2022						1	1			0	No	No	No	Pending
69402031	1053 COLEMAN RD	1985226	ADU	R	Aug 24, 2022						1	1			0	No	No	No	Pending
24947001	404 5TH ST	1984950	ADU	R	Aug 24, 2022						1	1			0	No	No	No	Pending
69402031	1035 COLEMAN RD	1985354	ADU	R	Aug 25, 2022						1	1			0	No	No	No	Pending
25901069	533 UNIVEITY AV	1985200	ADU	R	Aug 26, 2022						1	1			0	No	No	No	Pending
47704003	1160 11TH ST	1984732	ADU	R	Aug 26, 2022						1	1			0	No	No	No	Pending

Calendar Year 2022 San José Housing Element Annual Progress Report

68431123	182 WHIRLAWAY ST	1981894	ADU	R	Aug 26, 2022						1	1		0	No	No	No	Pending
48609141	1640 MAH ST	1985076	ADU	R	Aug 26, 2022						1	1		0	No	No	No	Pending
48609141	1640 MAH ST	1985082	ADU	R	Aug 26, 2022						1	1		0	No	No	No	Pending
	2360 CARLTON AV	1985551	ADU	R	Aug 26, 2022						1	1		0	No	No	No	Pending
37723035	6041 ROYAL ANN DR	1985556	ADU	R	Aug 26, 2022						1	1		0	No	No	No	Pending
46736076	234 S 22ND ST	1982656	ADU	R	Aug 29, 2022						1	1		0	No	No	No	Pending
43429005	1737 CREEK DR	1985878	ADU	R	Aug 30, 2022						1	1		0	No	No	No	Pending
58924027	2599 PANTALIS DR	1981384	ADU	R	Aug 30, 2022						1	1		0	No	No	No	Pending
37301032	1036 CRAIG DR	1983045	ADU	R	Aug 30, 2022						1	1		0	No	No	No	Pending
	1338 BRITTON AV	1985891	ADU	R	Aug 30, 2022						1	1		0	No	No	No	Pending
25918002	664 N SAN PEDRO S	1982862	ADU	R	Aug 30, 2022						1	1		0	No	No	No	Pending
49726122	3025 SENTER RD	1986102	ADU	R	Sep 02, 2022						1	1		0	No	No	No	Pending
46726044	85 12TH ST	1985687	ADU	R	Sep 02, 2022						1	1		0	No	No	No	Pending
67610012	1959 LOCH NESS WY	1986387	ADU	R	Sep 02, 2022						1	1		0	No	No	No	Pending
43408047	90 GOODYEAR ST	1982099	ADU	R	Sep 02, 2022						1	1		0	No	No	No	Pending
	1569 HEARTHSTONE	1986579	ADU	R	Sep 02, 2022						1	1		0	No	No	No	Pending
69006051	5327 MANGO BLOSS	1986782	ADU	R	Sep 06, 2022						1	1		0	No	No	No	Pending
25409044	540 LOCHRIDGE DR	1986251	ADU	R	Sep 07, 2022						1	1		0	No	No	No	Pending
60126095	494 MCCOVEY LN	1986659	ADU	R	Sep 07, 2022						1	1		0	No	No	No	Pending
47224102	630 7TH ST	1986801	ADU	R	Sep 08, 2022						1	1		0	No	No	No	Pending
27718013	360 S BUENA VISTA	1980073	ADU	R	Sep 08, 2022						1	1		0	No	No	No	Pending
	MASTER FILE	1986395	ADU	R	Sep 08, 2022						1	1		0	No	No	No	Pending
43921070	888 PINE AV	1987415	ADU	R	Sep 09, 2022						1	1		0	No	No	No	Pending
43960027	1437 GERHARDT AV	1977395	ADU	R	Sep 09, 2022						1	1		0	No	No	No	Pending
26121007	1350 MAGNOLIA AV	1987516	ADU	R	Sep 09, 2022						1	1		0	No	No	No	Pending
37801004	5524 BOLLINGER RD	1987295	ADU	R	Sep 12, 2022						1	1		0	No	No	No	Pending
26116028	1325 FREMONT ST	1987128	ADU	R	Sep 12, 2022						1	1		0	No	No	No	Pending
58627067	1762 WICKHAM RD	1943040	ADU	R	Sep 12, 2022						1	1		0	No	No	No	Pending
26141066	211 LINCOLN AV	1987865	ADU	R	Sep 13, 2022						1	1		0	No	No	No	Pending
65439018	3624 SATINWOOD D	1987193	ADU	R	Sep 13, 2022						1	1		0	No	No	No	Pending
65220036	3438 RIO BRAVO DR	1987341	ADU	R	Sep 13, 2022						1	1		0	No	No	No	Pending
47735053	1446 DUNDEE CT	1987411	ADU	R	Sep 14, 2022						1	1		0	No	No	No	Pending
	3214 PERCIVALE DR	1986860	ADU	R	Sep 14, 2022						1	1		0	No	No	No	Pending
45517014	913 HUMMINGBIRD	1987480	ADU	R	Sep 15, 2022						1	1		0	No	No	No	Pending
49127006	1952 KING RD	1988458	ADU	R	Sep 16, 2022						1	1		0	No	No	No	Pending
	12763 CAMROSE AV	1988423	ADU	R	Sep 17, 2022						1	1		0	No	No	No	Pending
40403067	2034 NERO CT	1987534	ADU	R	Sep 17, 2022						1	1		0	No	No	No	Pending
49450053	1244 STAYNER RD	1988679	ADU	R	Sep 19, 2022						1	1		0	No	No	No	Pending
24950072	382 8TH ST	1988066	ADU	R	Sep 20, 2022						1	1		0	No	No	No	Pending
68438034	160 ROUNDTABLE D	1988051	ADU	R	Sep 23, 2022						1	1		0	No	No	No	Pending
70168032	991 HAMPSWOOD V	1989252	ADU	R	Sep 24, 2022						1	1		0	No	No	No	Pending
43927017	2266 SHIBLEY AV	1989687	ADU	R	Sep 27, 2022						1	1		0	No	No	No	Pending
42941052	1482 HAMILTON WY	1989897	ADU	R	Sep 27, 2022						1	1		0	No	No	No	Pending
67021058	2609 OTHELLO AV	1990154	ADU	R	Sep 28, 2022						1	1		0	No	No	No	Pending
67937062	4725 HILLTOP VIEW	1981316	ADU	R	Sep 28, 2022						1	1		0	No	No	No	Pending
26461037	1040 GLEN ECHO AV	1989919	ADU	R	Sep 28, 2022						1	1		0	No	No	No	Pending
70613026	12 FORTROSE CT	1989446	ADU	R	Sep 28, 2022						1	1		0	No	No	No	Pending
65452018	3089 ALLENWOOD D	1989952	ADU	R	Sep 28, 2022						1	1		0	No	No	No	Pending
	5067 ENGLEWOOD D	1989697	ADU	R	Sep 29, 2022						1	1		0	No	No	No	Pending
60126094	471 MAHONEY DR	1989375	ADU	R	Oct 03, 2022						1	1		0	No	No	No	Pending
	963 S 8TH ST	1985631	ADU	R	Oct 03, 2022						1	1		0	No	No	No	Pending
58910076	2794 AGUA VISTA D	1989803	ADU	R	Oct 03, 2022						1	1		0	No	No	No	Pending
44727025	3761 MERIDIAN AV	1989428	ADU	R	Oct 03, 2022						1	1		0	No	No	No	Pending
	1023 GLITHERO CT	1990709	ADU	R	Oct 03, 2022						1	1		0	No	No	No	Pending
27915024	3025 GREENTREE W	1990711	ADU	R	Oct 03, 2022						1	1		0	No	No	No	Pending
29914045	4169 PIPER DR	1989674	ADU	R	Oct 03, 2022						1	1		0	No	No	No	Pending
44232060	2689 LEIGH AV	1989370	ADU	R	Oct 03, 2022						1	1		0	No	No	No	Pending
24911054	756 12TH ST	1990913	ADU	R	Oct 04, 2022						1	1		0	No	No	No	Pending
48811050	1485 AMESBURY WY	1991089	ADU	R	Oct 04, 2022						1	1		0	No	No	No	Pending
49916044	1376 SALUDA CT	1982531	ADU	R	Oct 04, 2022						1	1		0	No	No	No	Pending
67011085	1601 JESSICA WY	1991168	ADU	R	Oct 04, 2022						1	1		0	No	No	No	Pending
59214041	2968 BETSY WY	1990234	ADU	R	Oct 05, 2022						1	1		0	No	No	No	Pending
30703034	17910 LOS ALAMOS	1990917	ADU	R	Oct 05, 2022						1	1		0	No	No	No	Pending
	MASTER FILE	1991397	ADU	R	Oct 06, 2022						1	1		0	No	No	No	Pending
25921145	199 HAWTHORNE W	1991181	ADU	R	Oct 07, 2022						1	1		0	No	No	No	Pending
45915091	1054 BROCKHAMPT	1991166	ADU	R	Oct 07, 2022						1	1		0	No	No	No	Pending
67911038	1411 COTTLESTONE	1991613	ADU	R	Oct 07, 2022						1	1		0	No	No	No	Pending
26105063	762 SCHIELE AV	1991469	ADU	R	Oct 07, 2022						1	1		0	No	No	No	Pending
26460042	1013 CAMINO PABL	1991302	ADU	R	Oct 07, 2022						1	1		0	No	No	No	Pending
25917058	163 ACACIA ST	1989444	ADU	R	Oct 11, 2022						1	1		0	No	No	No	Pending
57732046	6081 CRESTOAK CT	1966167	ADU	R	Oct 11, 2022						1	1		0	No	No	No	Pending
69529026	6290 GUNTER WY	1991557	ADU	R	Oct 11, 2022						1	1		0	No	No	No	Pending
64704023	10251 RYAN ST	1990721	ADU	R	Oct 12, 2022						1	1		0	No	No	No	Pending
46713036	134 N 18TH ST	1989377	ADU	R	Oct 12, 2022						1	1		0	No	No	No	Pending
48112086	91 N KING RD	1987015	ADU	R	Oct 12, 2022						1	1		0	No	No	No	Pending
48804077	1284 PADDINGTON	1991936	ADU	R	Oct 13, 2022						1	1		0	No	No	No	Pending
67609033	3367 BRIGADOON W	1992562	ADU	R	Oct 14, 2022						1	1		0	No	No	No	Pending
41225022	2087 LA CON CT	1990873	ADU	R	Oct 14, 2022						1	1		0	No	No	No	Pending
	2744 DUBLIN DR	1992108	ADU	R	Oct 14, 2022						1	1		0	No	No	No	Pending

Calendar Year 2022 San José Housing Element Annual Progress Report

27904023	761 DANIEL WY	1992473	ADU	R	Oct 14, 2022							1	1	0	No	No	No	Pending
26106013	931 PEHING AV	1991822	ADU	R	Oct 14, 2022							1	1	0	No	No	No	Pending
48631018	1507 ENDICOTT DR	1991911	ADU	R	Oct 17, 2022							1	1	0	No	No	No	Pending
24933064	631 12TH ST	1992696	ADU	R	Oct 17, 2022							1	1	0	No	No	No	Pending
	3801 MARFRANCE D	1992494	ADU	R	Oct 17, 2022							1	1	0	No	No	No	Pending
60132033	946 GERARD WY	1989879	ADU	R	Oct 17, 2022							1	1	0	No	No	No	Pending
49411017	4078 SAN RAMON V	1992335	ADU	R	Oct 17, 2022							1	1	0	No	No	No	Pending
26421064	416 JOSEFA ST	1969024	ADU	R	Oct 17, 2022							1	1	0	No	No	No	Pending
44737008	4443 HENDRIX CT	1992719	ADU	R	Oct 17, 2022							1	1	0	No	No	No	Pending
68708034	5965 PALM SPRINGS	1992706	ADU	R	Oct 17, 2022							1	1	0	No	No	No	Pending
70844059	7227 SHEA CT	1992932	ADU	R	Oct 18, 2022							1	1	0	No	No	No	Pending
49453046	1115 RAPOSA AV	1988438	ADU	R	Oct 18, 2022							1	1	0	No	No	No	Pending
49118007	1869 TERILYN AV	1992730	ADU	R	Oct 18, 2022							1	1	0	No	No	No	Pending
49118007	1869 TERILYN AV	1992734	ADU	R	Oct 18, 2022							1	1	0	No	No	No	Pending
57531049	1358 VIA DE LOS RE	1993222	ADU	R	Oct 19, 2022							1	1	0	No	No	No	Pending
46713046	878 E ST JAMES ST	1988851	ADU	R	Oct 19, 2022							1	1	0	No	No	No	Pending
46713046	878 E ST JAMES ST	1988853	ADU	R	Oct 19, 2022							1	1	0	No	No	No	Pending
26454043	1069 BROADWAY AV	1993461	ADU	R	Oct 20, 2022							1	1	0	No	No	No	Pending
37822040	5701 WALBROOK DR	1992506	ADU	R	Oct 20, 2022							1	1	0	No	No	No	Pending
43928093	1470 MARCIA AV	1993231	ADU	R	Oct 20, 2022							1	1	0	No	No	No	Pending
49131071	3032 BLUEWATER C	1993735	ADU	R	Oct 21, 2022							1	1	0	No	No	No	Pending
46739052	201 16TH ST	1993738	ADU	R	Oct 21, 2022							1	1	0	No	No	No	Pending
65938008	3166 OAKGATE WY	1989412	ADU	R	Oct 22, 2022							1	1	0	No	No	No	Pending
27734034	343 S BAYWOOD AV	1992326	ADU	R	Oct 24, 2022							1	1	0	No	No	No	Pending
40332122	1960 QUITO RD	1994017	ADU	R	Oct 24, 2022							1	1	0	No	No	No	Pending
29914021	4157 DE MILLE DR	1994089	ADU	R	Oct 25, 2022							1	1	0	No	No	No	Pending
44706008	3156 KIRK RD	1993014	ADU	R	Oct 25, 2022							1	1	0	No	No	No	Pending
43406058	1030 VINE ST	1993605	ADU	R	Oct 25, 2022							1	1	0	No	No	No	Pending
68708041	5999 PALM SPRINGS	1993882	ADU	R	Oct 25, 2022							1	1	0	No	No	No	Pending
68733053	550 TUSCARORA DR	1994157	ADU	R	Oct 25, 2022							1	1	0	No	No	No	Pending
59901077	375 GRIDLEY ST	1993477	ADU	R	Oct 25, 2022							1	1	0	No	No	No	Pending
27908009	2999 NEAL AVENUE	1991233	ADU	R	Oct 31, 2022							1	1	0	No	No	No	Pending
70615031	47 CHELTENHAM W	1994195	ADU	R	Oct 31, 2022							1	1	0	No	No	No	Pending
49411105	334 EL CAJON DR	1994399	ADU	R	Oct 31, 2022							1	1	0	No	No	No	Pending
37330004	6458 BOLLINGER RD	1990541	ADU	R	Oct 31, 2022							1	1	0	No	No	No	Pending
48428050	13645 MARMONT W	1994167	ADU	R	Oct 31, 2022							1	1	0	No	No	No	Pending
30737022	3670 PAYNE AV	1994171	ADU	R	Oct 31, 2022							1	1	0	No	No	No	Pending
47762035	902 GLENFINNAN W	1995168	ADU	R	Nov 01, 2022							1	1	0	No	No	No	Pending
44709042	1764 FOXWORTHY A	1994587	ADU	R	Nov 01, 2022							1	1	0	No	No	No	Pending
24955064	441 15TH ST	1994291	ADU	R	Nov 02, 2022							1	1	0	No	No	No	Pending
48643022	2504 BRENFORD DR	1983701	ADU	R	Nov 02, 2022							1	1	0	No	No	No	Pending
42101065	2371 SUNRISE DR	1990521	ADU	R	Nov 03, 2022							1	1	0	No	No	No	Pending
64702062	10221 GRIFFITH ST	1994132	ADU	R	Nov 04, 2022							1	1	0	No	No	No	Pending
27413041	1515 MARTIN AV	1995095	ADU	R	Nov 04, 2022							1	1	0	No	No	No	Pending
59917019	690 LINDA FLORA ST	1995048	ADU	R	Nov 04, 2022							1	1	0	No	No	No	Pending
56930076	1356 BOURET DR	1994868	ADU	R	Nov 04, 2022							1	1	0	No	No	No	Pending
44708043	1746 FOXWORTHY A	1995196	ADU	R	Nov 05, 2022							1	1	0	No	No	No	Pending
49741053	711 GIER CT	1994374	ADU	R	Nov 05, 2022							1	1	0	No	No	No	Pending
49462013	812 YERBA BUENA R	1992950	ADU	R	Nov 07, 2022							1	1	0	No	No	No	Pending
65223059	3365 SAN RIVAS DR	1995940	ADU	R	Nov 07, 2022							1	1	0	No	No	No	Pending
65223059	3365 SAN RIVAS DR	1996059	ADU	R	Nov 07, 2022							1	1	0	No	No	No	Pending
26455006	1042 BROADWAY AV	1995966	ADU	R	Nov 08, 2022							1	1	0	No	No	No	Pending
48116072	1618 WHITTON AV	1995171	ADU	R	Nov 08, 2022							1	1	0	No	No	No	Pending
68502045	5245 TOMAHAWK D	1995575	ADU	R	Nov 08, 2022							1	1	0	No	No	No	Pending
44738096	1656 TUPOLO DR	1996262	ADU	R	Nov 08, 2022							1	1	0	No	No	No	Pending
29908006	3860 RHODA DR	1996150	ADU	R	Nov 09, 2022							1	1	0	No	No	No	Pending
58703002	3136 HOSTETTER RD	1996194	ADU	R	Nov 09, 2022							1	1	0	No	No	No	Pending
67021054	2614 AIDA AV	1996093	ADU	R	Nov 09, 2022							1	1	0	No	No	No	Pending
46714025	132 16TH ST	1995308	ADU	R	Nov 09, 2022							1	1	0	No	No	No	Pending
46714025	132 16TH ST	1995322	ADU	R	Nov 09, 2022							1	1	0	No	No	No	Pending
40331199	4855 BUCKNALL RD	1996227	ADU	R	Nov 10, 2022							1	1	0	No	No	No	Pending
49913046	2573 LOOMIS DRIVE	1987857	ADU	R	Nov 10, 2022							1	1	0	No	No	No	Pending
49407050	454 SKALL DR	1997069	ADU	R	Nov 15, 2022							1	1	0	No	No	No	Pending
27413040	1505 MARTIN AV	1996814	ADU	R	Nov 15, 2022							1	1	0	No	No	No	Pending
56746063	5635 CROYDON AVE	1995182	ADU	R	Nov 15, 2022							1	1	0	No	No	No	Pending
45821032	5074 NEW TRIER AV	1996955	ADU	R	Nov 15, 2022							1	1	0	No	No	No	Pending
42108075	15105 ESTHER DR	1996902	ADU	R	Nov 16, 2022							1	1	0	No	No	No	Pending
48444053	158 SIERRA VISTA PL	1997105	ADU	R	Nov 16, 2022							1	1	0	No	No	No	Pending
67665002	3894 GLENGROVE W	1996970	ADU	R	Nov 16, 2022							1	1	0	No	No	No	Pending
48821065	1794 WOODRIDGE V	1997651	ADU	R	Nov 18, 2022							1	1	0	No	No	No	Pending
48444051	168 SIERRA VISTA PL	1996884	ADU	R	Nov 18, 2022							1	1	0	No	No	No	Pending
37303005	1157 MILLER AV	1997524	ADU	R	Nov 18, 2022							1	1	0	No	No	No	Pending
43427117	445 NORTHERN RD	1998419	ADU	R	Nov 27, 2022							1	1	0	No	No	No	Pending
27425030	1782 UNIVEITY AV	1998423	ADU	R	Nov 27, 2022							1	1	0	No	No	No	Pending
24901041	759 3RD ST	1997635	ADU	R	Nov 28, 2022							1	1	0	No	No	No	Pending
49747009	617 LEWIS ROAD	1996254	ADU	R	Nov 28, 2022							1	1	0	No	No	No	Pending
49421086	613 SYLVAN DALE AV	1997166	ADU	R	Nov 28, 2022							1	1	0	No	No	No	Pending
65468004	3524 PLEASANT CRE	1997276	ADU	R	Nov 28, 2022							1	1	0	No	No	No	Pending
65468004	3524 PLEASANT CRE	1997282	ADU	R	Nov 28, 2022							1	1	0	No	No	No	Pending



Jurisdiction	San Jose
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/31/2015 - 01/31/2023

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

**Table A2  
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement								Streamlining		Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25								
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	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	Entitlement Date Approved	# of Units Issued Entitlements	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter "1000")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*		
Summary Row: Start Data Entry Below							72	132	1192	135	29	235	5636		7431	337		4					2		0							
	46422032	605 BLOSSOM HILL RD		SP20-012	5+	R		62		27			239	2/9/2022	328	0	N	Y		DB		55				0.0%	3	Development Standards Modification	Yes			
	28805045	2350 BASCOM AV		H21-004	5+	R		122					1	2/9/2022	123	58	Y			DB		55	0			0%	1	Development Standard	Yes	deed restriction also SB 35		
	46712002	995 SANTA CLARA ST		H21-029	5+	R		73					1	2/4/2022	74	0	N	Y		DB		55	0			0.0%	4	Development Standards Modification	Yes	deed restriction also AB 2162		
	25429026	905 CAPITOL AV		H21-015	5+	R							8	8/23/2022	8	0	N	Y														
	25429026	905 CAPITOL AV		H21-015	5+	R							345	6/29/2022	345	0	N	Y														
	70158048	511912 TRACT		H21-016	SFD	O							15	6/29/2022	15	24	N	Y														
	70158048	511912 TRACT		H21-016	ADU	O							6	2/16/2022	6	0	N	Y														
	27406025	1945 PARK AV		H21-037	SFA	O							3	2/16/2022	3	0	N	Y														
	46714076	124 N 15TH STREET		MP21-002	5+	R		102					1	7/13/2022	103	0	Y	Y		DB		55	0			3.3%	2	Development Standards Modification	No	deed restriction also SB 35		
	26102062	950 JULIAN ST		H21-044	5+	R		299					1	9/2/2022	300	0	N	Y				55	0			0.0%	6	Development Standards Modification	No	deed restriction also sb 35		
	26415024	740 SAN CARLOS ST		MP21-003	5+	R		68					68	8/17/2022	136	0	N	Y														
	41908012	14200 UNION AVENUR		PD20-007	5+	R							305	11/4/2022	305	0	N	Y														
	41908012	14200 UNION AVENUR		PD20-007	SFD	O							48	11/2/2022	48	0	N	Y				55	0									
	41908012	14200 UNION AVENUR		PD20-007	ADU	O							27	11/2/2022	27	0	N	Y				55	0									
	41908012	14200 UNION AVENUR		PD20-007	SFA	O							25	11/2/2022	25	0	N	Y				55	0									
	46747097	409 S 2ND STREET		H20-038	5+	R							540	11/2/2022	540	0	N	Y														
	26420064	500 W SAN CARLOS ST		SP18-053	5+	R							18	11/29/2022	18	0	N	Y														
	25429019	967 CAPITOL AV		H18-051	SFA	O							6	3/11/2022	6	0	N	Y														
	61288017	802 ROSEMAR CT		PD410-021-03	SFD	O							3	9/9/2022	3	0	N	Y														
	46717044	484 E ST JOHN ST		HA20-007-01	5+	R							12	6/29/2022	12	0	N	Y														
	24966051	1319 TRIPP AV		H21-031	5+	R		1						12/7/2022	1	0	N	Y		DB		55	0			28.0%	2	Development Standards Modification	No	deed restriction also AB 2162		
	26438042	771 ALMADEN		H21-013	5+	R		98					1	11/10/2022	99	2	N	Y		DB		55	2	Demolished	R	209.0%	4	Development Standards Modification	No	deed restriction also AB 2162		
	26108040	670 MYRTLE ST		SF21-022	SFD	O							1	1/28/2022	1	0	N	Y														
	26420079	486 W SAN CARLOS ST		SPA20-019-01	5+	R	14						74	19-Jan-22	88	0	N	Y														
	25947068	565 LORRAINE AVE		H21-027	5+	R		30					93	12/14/2022	123	0	N	Y														
	25947069	543 LORRAINE AVE		H21-028	5+	R		63					201	12/14/2022	264	0	N	Y														
	46747041	420 S SECOND STR		SP21-019	5+	R							299	12/14/2022	299	0	N	Y														
	25528001	32 STOCKTON AVE		H21-048	5+	R							471	12/14/2022	471	0	N	Y														
	29925037	1085 WINCHESTER BL		SP21-006	SFA	O							70	11/9/2022	70	0	N	Y														
	46720060	95 4TH ST		SP21-031	5+	R							415	9/14/2022	415	0	N	Y														
	29638013	4380 STEVENS CREEK BL		PD20-012	5+	R	58		29		29		464	11/29/2022	580	0	N	Y														
	23018028	0 SHERWOOD AV		H21-046	2 to 4	R							2	8/30/2022	2	0	N	Y														
	58725014	0 CAMDEN AV		PD21-006	SFD	O							7	5/11/2022	7	0	N	Y														
	47217005	838 1ST ST		PD21-011	5+	R		33					133	12/7/2022	166	0	N	Y														
	45814022	1007 BLOSSOM HILL RD		H21-020	5+	R		270					1	10/12/2022	271	0	N	Y		DB		55				0.0%	4	Development Standards Modification	Yes			
	40333014	1312 EL PASEO DE SARATOGA		PD20-006	5+	R							994	8/3/2022	994	0	N	Y														
	26138037	244 MCEVOY STREET		PD20-011	5+	R		70		70		235	314	6/21/2022	689	0	N	Y														
	46721024	17 E SANTA CLARA ST		H20-026	5+	R					38		154	5/10/2022	192	0	N	Y														
	46722121	35 S SECOND STREET		H20-037	5+	R							194	8/24/2022	194	0	N	Y														
	46723102	10 S THIRD STREET		HA17-059-01	5+	O							41	11/16/2022	41	0	N	Y														
	98445006	1975 CAMBRIANNA DR		PD21-012	SFD	O						21	4/21/2022	21	0	N	Y															
	98445006	1975 CAMBRIANNA DR		PD21-012	ADU	O		4				10	8/9/2022	14	0	N	Y															
	45226007	829 HILLSDALE AV		CP18-019	SFA	O							4	2/9/2022	4	0	N	Y														











Calendar Year 2022 San José Housing Element Annual Progress Report

Jurisdiction	San Jose
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/01/2015 - 01/31/2023

mary - New Construction, E																																				
Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			Notes								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25												
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,HH)	Tenure R=Renters O=Owner	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished/Destroyed Units	Demolished/Destroyed Units	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the Incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*						
Summary Row: Start Data Entry Below																																				
							214	0	0	0	0	0	1496		1710	337	4						2		0											
70169025	7166	ALMADEN RD		2015 033112 000 00	SFD	O								2/16/2022	1	0	N	Y																		
70169021	1028	SKYBO CT		2015 033118 000 00	SFD	O								2/16/2022	1	0	N	Y																		
70169022	1028	SKYBO CT		2015 033129 000 00	SFD	O								1/27/2022	1	0	N	Y																		
70169020	1016	SKYBO CT		2015 033178 000 00	SFD	O								2/16/2022	1	0	N	Y																		
70169019	1020	SKYBO CT		2015 033181 000 00	SFD	O								2/16/2022	1	0	N	Y																		
70169018	1010	SKYBO CT		2015 033206 000 00	SFD	O								2/16/2022	1	0	N	Y																		
70169024	1038	SKYBO CT		2015 034022 000 00	SFD	O								2/20/2022	1	0	N	Y																		
70169023	1032	SKYBO CT		2015 034032 000 00	SFD	O								2/23/2022	1	0	N	Y																		
46460007	479	AGORA CT		2016 108538 000 00	SFD	O								12/19/2022	1	0	N	Y																		
46460008	476	AGORA CT		2016 108545 000 00	SFD	O								12/19/2022	1	0	N	Y																		
46460005	473	AGORA CT		2016 108601 000 00	SFD	O								12/19/2022	1	0	N	Y																		
46460006	470	AGORA CT		2016 108605 000 00	SFD	O								12/19/2022	1	0	N	Y																		
46460001	488	AGORA CT		2016 108612 000 00	SFD	O								12/20/2022	1	0	N	Y																		
46460003	491	AGORA CT		2016 108617 000 00	SFD	O								12/20/2022	1	0	N	Y																		
68066002	2062	BIARRITZ PL		2016 142186 000 00	SFD	O								7/8/2022	1	0	N	Y																		
0 10321	TRACT			2016 146340 000 00	SFD	O								10/7/2022	1	0	N	Y																		
0 0 127H	ST			2017 021874 000 00	SFD	O								3/3/2022	1	0	N	Y																		
0 0 127H	ST			2017 022885 000 00	ADU	O								3/3/2022	1	0	N	Y																		
27450021	2470	WOODLAND AV		2017 034175 000 00	ADU	O								4/21/2022	1	0	N	Y																		
48145010	1591	VIRGINIA PL		2017 039416 000 00	ADU	O								8/4/2022	1	0	N	Y																		
68723014	5789	PONTIAC DR		2018 103286 000 00	ADU	O								7/14/2022	1	0	N	Y																		
46732046	150	22ND ST		2018 107425 000 00	ADU	O								3/9/2022	1	0	N	Y																		
58146010	7165	RED HOLLY CT		2018 111489 000 00	SFD	O								3/24/2022	1	0	N	Y																		
37301001, more...	6394	BOLLINGER RD		2018 113042 000 00	ADU	O								12/1/2022	1	0	N	Y																		
37717048	1176	MILLER AV		2018 119390 000 00	ADU	O								4/27/2022	1	0	N	Y																		
37239005	7160	SHARON PL		2018 127441 000 00	SFD	O								9/27/2022	1	0	N	Y																		
37321024	1137	ALDERBROOK LN		2018 127507 000 00	ADU	O								2/28/2022	1	0	N	Y																		
41226026	803	DRY CREEK RD		2018 129706 000 00	SFD	O								4/19/2022	1	0	N	Y																		
45908016	1235	BECKET DR		2018 132981 000 00	ADU	O								5/26/2022	1	0	N	Y																		
26447016	830	DELMAS AV		2018 142288 000 00	ADU	O								10/12/2022	1	0	N	Y																		
41424073	1963	BERNICE WY		2018 143091 000 00	ADU	O								8/24/2022	1	0	N	Y																		
25902042	3192	CIRCLE DR		2018 145978 000 00	ADU	O								4/23/2022	1	0	N	Y																		
49916046	1370	CARTERWOOD PL		2018 147372 000 00	ADU	O								3/17/2022	1	0	N	Y																		
24953053	564	EMPIRE ST		2019 101292 000 00	ADU	O								9/15/2022	1	0	N	Y																		
58370011	7209	GLENVIEW DR		2019 101419 000 00	SFD	O								4/27/2022	1	0	N	Y																		
42902066, more...	1302	CURTISS AV		2019 103165 000 00	ADU	O								7/26/2022	1	0	N	Y																		
43401027	1155	DELMAS AV		2019 103623 000 00	ADU	O								8/19/2022	1	0	N	Y																		
45598054	196	MANLY TR		2019 103872 000 00	SFA	O								3/22/2022	6	0	N	Y																		
58311073	7253	GOLD CREEK WY		2019 105541 000 00	SFD	O								4/15/2022	1	0	N	Y																		
1505049	1298	MICHIGAN AV		2019 109753 000 00	ADU	O								8/9/2022	1	0	N	Y																		
48148026	267	SAN ANTONIO CT		2019 110214 000 00	ADU	O								7/6/2022	1	0	N	Y																		
58621053	3156	KINGHTS BRIDGE RD		2019 113447 000 00	ADU	O								5/19/2022	1	0	N	Y																		
42108094	15049	UNION AV		2019 113654 000 00	ADU	O								10/27/2022	1	0	N	Y																		
48416007	2730	AVENUE C NA		2019 113746 000 00	ADU	O								3/8/2022	1	0	N	Y																		
45120036, more...	3786	CHERRY AV		2019 114917 000 00	ADU	O</																														





Jurisdiction	San Jose	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	9,233	275	70	314	190	146	134	396	414	211	-	2,150	7,083
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	5,428	231	-	-	-	-	-	105	51	227	-	614	4,814
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	6,188	-	-	-	-	-	-	33	-	26	-	2,757	3,431
	Non-Deed Restricted		-	-	-	285	1,300	719	129	265	-	-		
Above Moderate		14,231	3,946	1,951	1,774	2,622	1,527	1,572	717	941	1,327	-	16,377	-
Total RHNA		35,080												
Total Units			4,452	2,021	2,088	3,097	2,973	2,425	1,380	1,671	1,791	-	21,898	15,328
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
		Extremely low-Income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		4,617	-	67	68	62	-	125	243	175	-	740	3,877	

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

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

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



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		San Jose	
Reporting Year		2022 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Continue Predevelopment Loan and Project Development Loan Programs.	A. Review City's existing Income Allocation Policy and update as necessary to provide a funding framework for income categories.	2015-16	Completed. In fall 2020, the City Council approved the Housing Department's Affordable Housing Investment Plan which defined uses for its funds. Priorities include both creation of new permanent supportive apartments for the homeless, non-homeless units in mixed-population projects, and traditional tax credit projects. The Department issued a \$100 million Notice of Funding Availability which defined target affordability levels. Given that the vast majority of the Department's funding is governed by specific State law on the restrictions associated with the reuse of program income from former 20% redevelopment funds, a new Income Allocation Policy is not anticipated. Rather, periodic Housing Investment Plans will define Council-approved priorities for expenditures.
1. Continue Predevelopment Loan and Project Development Loan Programs.	B. Continue to provide predevelopment loans to assist nonprofit housing developers with funds necessary to explore feasibility of proposed affordable multifamily housing.	Annual, ongoing	The Housing Department is encouraging affordable housing developers seeking predevelopment funds to work with the Housing Trust of Silicon Valley and Destination: Home to receive funds for this purpose. In limited circumstances, City funding will be made available for predevelopment activities.
1. Continue Predevelopment Loan and Project Development Loan Programs.	C. Continue to provide land acquisition, construction, and permanent financing for the development of new affordable homes and the acquisition/rehabilitation of existing rental housing for affordable homes pending availability of funds.	Annual, ongoing	In 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).

<p>2. Maximize revenues from the City's loan portfolio.</p>	<p>Maximize City revenues and residual receipts when senior loans mature or are refinanced/restructured.</p>	<p>Ongoing</p>	<p>Residual receipts in 2022 was \$16M, declined by \$1.8M from \$17.9M in 2021. Rising utility, insurance, and overall operational expenses reduced cash flows at the properties. Interest rates has increased after a few years of historically low interest rates in 2021, as such, borrowers did not refinance/pay of City loans in 2022..</p>
<p>3. Facilitate affordable housing deals that require no City subsidies.</p>	<p>Facilitate mixed income deals. Facilitate 9% and 4% tax credit/bond developments.</p>	<p>Ongoing</p>	<p>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.</p>
<p>4. Implement the City's Housing Impact Fee Program.</p>	<p>A. Develop and implement the Housing Impact Fee Program by the effective date.</p>	<p>2016</p>	<p>Following the passing of State Legislation (AB 1505) in 2017, the San Jose City Council took specific actions to clarify the transition from the Affordable Housing Impact Fee (AHIF) to the Inclusionary Housing Ordinance (IHO) on May 8, 2018. As a result rental development projects with 20 or more units that were subjected after June 30, 2018 will be considered under the IHO. The AHIF Program is still applicable to rental developments with 3-19 units. AHIF implementation is currently underway with: - 4 projects (3-19 rental units) also known as small rental projects, have submitted their Affordable Housing Compliance Plans and plan to pay AHIF prior to issuance of their building permits. Under the AHIF program, in FY 2021-2022,\$8,830,505 was added to the fund account. The City collected this revenue from one development that moved forward with their construction process and paid their AHIF obligations. These projects must obtain approved building plans by February 13, 2023 (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 \$21,002,287 to fund affordable housing for extremely low-, very low-, low- and moderate-income households. Currently, the AHIF fund has \$5,400,000 encumbered for future affordable housing developments that will develop 113 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 2022-2023. One project has paid their AHIF totaling \$8,830,505 based on 69 market rate units, of those funds \$8,830,505 were received in 2022.</p>
<p>4. Implement the City's Housing Impact Fee Program.</p>	<p>B. Utilize the fees generated to finance the development of housing that is affordable to the workforce.</p>	<p>2016</p>	<p>To date, approximately \$21,255,755 million in Affordable Housing Impact Fees have been paid. The AHIF resolution provided a grandfathering provision (Pipeline Exemption) open to projects with approvals completed before June 30, 2016. A development will be exempted from the fee if the development receives its Certificate of Occupancy for buildings containing at least 50% of the declared units prior to January 31, 2020. - 13 developments met the pipeline exemption from 2018, revising the estimated value of the exempted fee revenue for these developments to total \$55 million.</p>



<p>5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.</p>	<p>A. Utilize resources to acquire land</p>	<p>Annual, ongoing</p>	<p>The Housing Department purchased the Vista Montana site in June 2020 for the future development of affordable housing. Additionally, the Housing Department purchased three City-owned sites in fall 2020 located at 3707 Williams Road, 1749 Mount Pleasant Road, and 430 Park Avenue for the purposes of future affordable housing development. In 2021, the City also entered into several agreements with Google to have three sites transferred to the City in the next coming years in order to develop all affordable housing apartments.</p>
<p>5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.</p>	<p>B. Partner with transit agencies such as VTA and BART to explore and facilitate transit-oriented development (See workplan item #15)</p>	<p>Annual, ongoing</p>	<p>In, 2021, VTA selected a developer to build up to 569 housing units and commercial at the Tamien Light Rail and Caltrain Station. One-hundred and thirty-five of the apartments will be affordable. In 2022, the City has committed funding and will be the tax-exempt bond issuer for this project. The City will also be working with EAH Housing on funding the construction of eighty-nine apartments, located on VTA owned land, which is currently referred to as 605 Blossom Hill. VTA continues to engage with the community and the City on several other TOD projects.</p>
<p>5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.</p>	<p>C. Explore the creation of a land bank to ensure the creation of affordable housing within Urban Villages.</p>	<p>2016-17</p>	<p>Completed. Staff conducted a feasibility analysis, including market analysis and discussions with local affordable housing acquisition funders. Staff had reported back to City Council 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.</p>
<p>5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.</p>	<p>D. Explore partnerships such as Community Land Trusts to facilitate acquisition of land.</p>	<p>2016-17</p>	<p>Completed. In 2020, the Housing Department supported the start-up of the South Bay Community Land Trust (SBCLT) through the provision of extensive technical assistance through weekly meetings, help with its charter, and connections with other organizations. Since 2020, the SBCLT and Housing Department staff have together participated in a regional Preservation Network hosted by the Silicon Valley Community Foundation and CCHO in San Francisco. The City also partnered with the SBCLT on submission of an application to the Silicon Valley Community Foundation, which awarded the South Bay team with \$20,000 in predevelopment funding to do an initial preservation pilot program. SBCLT is participating in a Community Vision year-long capacity-building program and the City continues to maintain regular contact with the SBCLT about other capacity-building opportunities and forthcoming preservation NOFAs. In fall 2023, the SBCLT entered into a site control agreement for an apartment building in the City and received an acquisition loan commitment from the Local Initiatives Support Corporation.</p>
<p>6. Advance Inclusionary Housing Programs</p>	<p>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.</p>	<p>Ongoing</p>	<p>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. Revenue has been collected as of the end of Fiscal year 2021-2022.</p>

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 2022, the City has committed funding for 197 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 \$20M in acquisition/rehabilitation funding using Measure E funds. A Notice of Funding Availability is expected to be released for preservation activities in 2023.
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 two developments with 116 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.
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	Completed. The Housing Department staffs a Policy Team which tracks national, state, and regional policy development and leads Department policy work. As an example, 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 applications in the upcoming AHSC round to build affordable housing, bike and pedestrian infrastructure, and urban greening improvements.

<p>10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.</p>	<p>C. Shape permanent source to replace lost State bond funding that was depleted.</p>	<p>Ongoing</p>	<p>Completed. Staff provided input to industry advocates that informed the formula for SB 2 (The Building Homes and Jobs Act) that was successfully passed as part of the Housing Legislation package in 2017. The new law uses a CDBG-based funding formula for the funding that was directed to local governments starting in 2019. This is consistent with the City's input.</p>
<p>10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.</p>	<p>D. Support new tools that replace Redevelopment Agency Low/Moderate Income Housing Funds including Infrastructure Financing Districts.</p>	<p>Ongoing</p>	<p>In 2022, no major tax increment bills for affordable housing made it through the State's legislative process. Staff will continue to monitor upcoming legislation so as to support those that create tax increment for affordable housing.</p>
<p>11. Advance collaborative solutions to address housing needs.</p>	<p>Work collaboratively with other City departments, local jurisdictions and working groups such as the Santa Clara CDBG Grants Management Group, Regional Housing Working Group, ABAG/MTC's One Bay Area Plan, Regional Prosperity Plan, Santa Clara Association of Planning Officials, and other initiatives.</p>	<p>Ongoing</p>	<p>Completed. For example, the Housing Department staff collaborated extremely closely with the County and community nonprofits in 2022 in devising a response to COVID community needs, including the creation of strategies to address homelessness, rental assistance, and eviction moratoriums. The Countywide CDBG Grants Management group became an important forum for sharing information across communities during this stressful time. As usual, the Department's Homelessness Response and Grants teams regularly coordinated homeless funding strategies with the County of Santa Clara staff and other members of the local Continuum of Care. The City's Housing Director met quarterly with Housing Directors from Oakland and San Francisco. Staff also continued to interface with many regionally-focused housing organizations including Destination: Home, VTA Land Use and Transportation Initiatives Working Group, NPH Legislative Committee, SV@Home, Santa Clara County Office of Supportive Housing, Santa Clara County Housing Authority, the Cities Association of Santa Clara County, the League of California Cities, Working Partnerships, the County Office of Education, and the Law Foundation of Silicon Valley. Finally, Housing and Planning staff met regularly with technical assistance providers through the Santa Clara Association of Planning Officials to help plan for the upcoming Housing Element cycle.</p>
<p>12. Advance regional solutions to address housing needs.</p>	<p>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.</p>	<p>Ongoing</p>	<p>Completed. 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 2022 to advocate for its role in facilitating housing production and preservation funding, as well as tenant protection strategies such as regional implementation of tenant preferences. Staff coordinated with BAHFA staff on preservation strategies as well as a regional effort to create affordable housing application portals, Doorway.</p>
<p>12. Advance regional solutions to address housing needs.</p>	<p>B. Explore strategies to facilitate a more balanced regional distribution of affordable housing production.</p>	<p>Ongoing</p>	<p>Completed. The Bay Area Housing Finance Authority (BAHFA) was established to create and administer regional sources of funding, such as a regional commercial linkage fee. The Housing Department's Director continued to serve on the BAHFA technical advisory committee in 2022. (See above for more BAHFA coordination).</p>

<p>13. Coordinate and implement housing policies and goals contained in the City's housing plans.</p>	<p>Develop a Housing Element, Consolidated Plan and 5-Year Investment Plan with goals and measurable actions that are consistent with each other.</p>	<p>2015</p>	<p>Completed. 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.</p>
<p>14. Coordinate with Valley Transportation Authority (VTA) on transit-oriented development activities.</p>	<p>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.</p>	<p>Ongoing</p>	<p>Completed. 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.</p>
<p>15. Develop and Implement Urban Village Plans</p>	<p>A. Explore various funding mechanisms and programs to help finance infrastructure and amenities for Urban Villages.</p>	<p>Annual, ongoing</p>	<p>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 &amp; 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.</p>
<p>15. Develop and Implement Urban Village Plans</p>	<p>B. Complete and/or implement Urban Village plans for The Alameda, West San Carlos, South Bascom, and Diridon Station.</p>	<p>2015-16, ongoing</p>	<p>The Alameda Urban Village Plan was adopted by the City Council in December 2016. The West San Carlos and the South Bascom Urban Village plans were adopted on May 8, 2018. The amended Diridon Station Area Plan was adopted on May 25, 2021.</p>
<p>15. Develop and Implement Urban Village Plans</p>	<p>C. Develop and implement additional Horizon 1 and other Horizon Urban Village Plans as appropriate.</p>	<p>2016-23</p>	<p>In 2018, the City Council adopted Urban Village Plans for South Bascom, West San Carlos, and East Santa Clara Urban Villages. The City Council also approved shifting North 1st St., Race St. Light Rail, Southwest Expressway, Alum Rock Ave., Stevens Creek Blvd., Santana Row/Valley Fair, Winchester Blvd., and South Bascom Ave. (North) Urban Villages from Horizons 2 and 3 into Horizon I. City Council adopted North 1st Street Urban Village Plan in Spring 2022. Capitol Station and Five Wounds Urban village plans currently underway.</p>

<p>15. Develop and Implement Urban Village Plans</p>	<p>D. Annually and as part of the Four Year Major Review of the General Plan evaluate the Urban Village Strategy and modify the Strategy as appropriate and needed, to facilitate its successful implementation, and to evaluate and address constraints.</p>	<p>Annual, 2015-16 &amp; 2019-20 (4 Year Major Review)</p>	<p>In late 2016, the City completed its first Four-Year Major Review of the General Plan. Changes included a goal that 25% of new housing in Urban Villages be affordable, allowing affordable housing to move forward ahead of market rate housing in Urban Villages, and allowing selected 1.5 acre commercial sites outside of Urban Villages to convert to mixed use affordable housing. In 2018, the City updated the criteria for affordable housing projects on selected 1.5-acre commercial sites outside of Urban Villages to be less restrictive. The City began the second Four-Year Review of the General Plan in fall 2019 and the City Council considered the Four-Year Review Task Force's recommendations in fall 2021. City Council finished approvals of the second Four-Year Review of the General Plan in December 2021, which included modifications to urban village strategies to better facilitate development in these areas.</p>
<p>16. Maximize the City's competitiveness for external infrastructure funding to create complete, high quality living environments.</p>	<p>Continue to explore new funding sources for parks, transportation, and other types of infrastructure that favor cities with a demonstrated commitment to building affordable housing. Such programs include OBAG, Cap and Trade and other regional, state, and Federal programs.</p>	<p>Ongoing</p>	<p>Completed. Ongoing eligibility for State funding to plan and build parks, transportation infrastructure, and affordable housing would not be possible had the City not had a certified Housing Element and regularly submitted Annual Reports to HCD. As an example, the City has partnered since 2017 on AHSC applications with developers and the VTA, and has helped to obtain almost \$73 million in funding to support 4 housing developments. In January 2018, San Jose also applied to Cal OES for nearly \$5M to retrofit soft story multifamily buildings and received final notice of the award in 2021. This award will support a Citywide Ordinance and a pilot program to incent owners to make safety improvements to their properties.</p>
<p>17. Work with the private sector to help facilitate the development of affordable homes.</p>	<p>A. Adopt City-wide density bonus ordinance in compliance with updated State law offering specific incentives and concessions to encourage the construction of affordable homes while remaining sufficiently flexible to respond to market conditions across the City.</p>	<p>2015, ongoing</p>	<p>The City Council approved a citywide Density Bonus Ordinance in May 2018 to implement State housing density bonuses and incentives law and to provide affordable housing incentives consistent with the San José General Plan. In May 2020, the Ordinance was updated to reflect the changes to the density bonus, incentives or concessions, and parking requirements made by AB 1763. The City continues to see an interest in the use of DBL incentives and waivers and processes these requests accordingly.</p>
<p>17. Work with the private sector to help facilitate the development of affordable homes.</p>	<p>B. Continue to negotiate developer agreements in exchange for "extraordinary benefits" including affordable housing.</p>	<p>Ongoing</p>	<p>As part of the Diridon Station Area Plan and the associated Downtown West Mixed-Use Plan and the Diridon Affordable Housing Implementation Plan, all approved by City Council in May 2021, there is an extensive community benefits plan, including 25% of all new housing units (i.e., of up to 12,900 new units based on potential development sites) in the Diridon Station Area to be restricted affordable.</p>

<p>18. Protect mobile home parks as a source of naturally affordable housing.</p>	<p>Explore the efficacy of the existing mobilehome conversion requirements and potential updates/responses in order to protect an appropriate supply of mobilehomes.</p>	<p>2015-16</p>	<p>Zoning Code amendments, and a new City Council Policy to enhance protection of existing mobilehome park residents were approved by Council in February 2016. In 2017, the City Council approved General Plan text amendments to enhance goals and policies to protect mobilehome parks. In 2018, the Council approved additional General Plan text amendments related to housing preservation and rehabilitation. In 2020, the Council approved changing the land use designations of two mobile homeparks and directed staff to work on changing the designations of all remaining mobilehome parks and further amending the General Plan to ensure that residents receive just compensation in the event of a conversion. Due to inadequate staff resources in 2021, this work on changing designations for parks at lower risk of conversion was deferred to 2024.</p>
<p>19. Facilitate the increase of the supply of legal secondary units.</p>	<p>A. Consider amending the existing secondary unit ordinance to facilitate a larger supply of compact "naturally affordable" homes.</p>	<p>2015, ongoing</p>	<p>In 2016, the City Council approved a secondary unit ordinance to loosen Zoning Code regulations and incorporate 2016 changes made to state law. The Council approved further changes to the Zoning Code in 2018 to enable more properties to qualify for secondary units and to ease requirements. In December 2019, the Council voted to update the ordinance to bring the City in compliance with AB 68, AB 881, and SB 13. In 2021, the City Council voted to amend various sections of Zoning Code to make minor clarifying text alterations and updates consistent with state law.</p>
<p>19. Facilitate the increase of the supply of legal secondary units.</p>	<p>B. Develop and provide informational materials to inform homeowners of the development standards and the process for secondary unit approval and construction.</p>	<p>2015-16</p>	<p>Existing materials have been updated or replaced with new informational materials to reflect changes to inform homeowners of the development standards and the process for secondary unit approval and construction. A new webpage has been posted with the following URL: <a href="http://www.sanjoseca.gov/ADUs">www.sanjoseca.gov/ADUs</a>. The City's ADU Ally staff has continued to edify the public, and instructed them on how to use tools like the ADU checklist and a list of preapproved ADUs to help applicants and increase production.</p>
<p>20. Continue to ensure that existing redevelopment-assisted housing remains in compliance with long-term restrictions on rents and tenant incomes.</p>	<p>Continue to monitor redevelopment assisted homes for compliance with restrictions and other regulations.</p>	<p>Ongoing</p>	<p>Ongoing. The City currently monitors over 15,000 units of affordable housing for compliance with affordability restrictions. System capacity to measure non-compliance corrections has been developed and implemented to allow more effective and efficient compliance monitoring.</p>
<p>21. Continue to update the City's Zoning Code to facilitate housing at urban densities.</p>	<p>A. Evaluate and revise as appropriate Zoning Code to reduce parking ratios for Emergency Shelters, such as from 1 space for every 4 residents to 1 space for every 10 residents.</p>	<p>2015-16</p>	<p>Completed. Revisions to the Zoning Code were made in 2016 for parking ratios for Emergency Shelters to allow up to 100% reduction with approval of a Development Permit.</p>

<p>21. Continue to update the City's Zoning Code to facilitate housing at urban densities.</p>	<p>B. Evaluate and modify existing or develop new Zoning Code to set appropriate parking ratios for developments in transit-rich or in urban/infill locations.</p>	<p>2015-17</p>	<p>Revisions to the Zoning Code were made in 2016 for Secondary Dwelling/Accessory Dwelling unit requirements to allow up to 100% reduction in proximity to transit or car-sharing in urban/infill locations. Additional changes to the Zoning Code were approved by the City Council in 2018 and 2019 to ease and clarify parking requirements for Secondary/Accessory Dwelling Units. In 2021, the City continued its work to reevaluate its parking policies to improve consistency with Climate Smart and the Envision San José 2040 General Plan. In Dec.2022 City Council adopted a new ordinance eliminating minimum parking requirements for new development citywide and established transportation demand management (TDM) requirements for new development.</p>
<p>22. Assess development application and review process. Consider improvements as needed</p>	<p>Conduct an annual Customer Satisfaction Survey Study to measure satisfaction and to provide insight into how services can be improved.</p>	<p>Annual, ongoing</p>	<p>Ongoing. Based on customer feedback, staff has revised the Planning, Building and Code Enforcement Department's webpage, simplified applications, and expanded public information hours to make services more user-friendly.</p>
<p>23. Facilitate the development of Single Room Occupancy (SRO) buildings.</p>	<p>Modernize development standards for Single Room Occupancy (SRO) housing.</p>	<p>2015</p>	<p>Work on this item is in progress.</p>
<p>24. Minimize the impacts of condo-conversions on households.</p>	<p>A. Assess the rate of apartment to condominium conversions and impacts on the rental housing stock to determine if displacement is an issue.</p>	<p>2016-17</p>	<p>Few condo conversions are occurring in our market at this time, thus changes to the Condo Conversion ordinance is lower priority than some other ordinances. In September 2020, City Council approved staff's recommendation to review all City ordinances for relocation benefits and displacement risk as part of its Citywide Residential Anti-Displacement Strategy. This work is expected to commence by 2023-24.</p>
<p>24. Minimize the impacts of condo-conversions on households.</p>	<p>B. If displacement is identified as an issue, explore and establish policies and programs as appropriate to mitigate the potential impact on renters in the event of a condo-conversion.</p>	<p>2017-18</p>	<p>In September 2020, City Council approved staff's recommendation to review all City ordinances for relocation benefits and displacement risk as part of its Citywide Residential Anti-Displacement Strategy. This work is lower-priority than other anti-displacement initiatives, so is expected to commence by 2023-24.</p>
<p>25. Design, fund, and evaluate outreach, rapid rehousing, and supportive service programs for homeless individuals and families.</p>	<p>Continue to fund various nonprofit agencies that provide services to people who are homeless or at risk of becoming homeless. Funding includes but is not limited to programs geared toward preventing and ending homelessness, programs that permanently house homeless households with case management, one-time purchase of capital needs and equipment.</p>	<p>2017, Ongoing, Assess Annually</p>	<p>In 2022, the City continued to focus on housing based solutions, including prevention, rental subsidies, interim housing, and supportive services, as well as crisis response interventions, including homeless outreach, emergency shelter, motel vouchers, and basic needs, such as meals and hygiene, to serve over 6,000 individuals experiencing homelessness in San Jose.</p>

<p>26. Implement master-lease program to provide transitional housing for homeless people in existing under-occupied hotels.</p>	<p>A. Revise Zoning Code to allow Hotel Supportive Housing as an incidental use to commercial hotels in non-residential zoning districts.</p>	<p>2014</p>	<p>Completed in 2014.</p>
<p>26. Implement master-lease program to provide transitional housing for homeless people in existing under-occupied hotels.</p>	<p>B. Seek funding to begin implementation.</p>	<p>Completed 2016</p>	<p>In 2022, the City continued to operate a commercial motel property acquired through the first round of State-funded Project HomeKey. This hotel continued to operate as non-congregate shelter for those vulnerable to COVID-19. Two additional hotels are in process of acquisition through the second round of Project HomeKey and will also be used as non-congregate shelter (increasing capacity by 161 units). All three hotels are intended to be redeveloped to deeply affordable housing. Lastly, the City continues to operate the Plaza Hotel as non-congregate shelter.</p>
<p>27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.</p>	<p>A. In cooperation with the County Destination: Home, and other community partners prepare and implement the new Community Plan to End Homelessness in Santa Clara County that focuses both on chronic homelessness as well as family and youth homelessness.</p>	<p>Ongoing</p>	<p>In August 2020, the City Council endorsed the 2020-2025 Santa Clara County Community Plan to End Homelessness. The Plan contains three focus areas: 1) Address the root causes of homelessness through system and policy change; 2) Expand homelessness prevention and housing programs to meet the need; and 3) Improve the quality of life for unsheltered individuals and create healthy neighborhoods for all. The five-year Community Plan is a County-wide roadmap guiding government, private sector, nonprofit organizations, and other community members as they make decisions about funding, priorities, and needs. Two years into the plan, significant progress has been made, including approximately 8,000 people housed and an additional 400 temporary beds added to the system of care.</p>
<p>27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.</p>	<p>B. Continue work with the County - as the COC applicant - to develop and implement new community-wide standards to ensure compliance for funding associated with the Federal HEARTH Act.</p>	<p>Ongoing</p>	<p>All service contracts from the City included community-wide quality assurance 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.</p>
<p>28. Provide an encampment response to abate, prevent, or deter significant encampments that impact the health and safety of the community and homeless individuals.</p>	<p>Partner with the Water District and other interested parties to implement a plan to consistently clean up encampments, prevent re-encampments, and responsibly address with the housing needs and belongings of homeless residents.</p>	<p>Ongoing</p>	<p>In 2022, the Housing Department prioritized providing enhanced services in homeless encampments while supporting the Department of Parks, Recreation, and Neighborhood Services in their encampment abatement activities. 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. Further, residents living in targeted encampments were prioritized for placement in the City's interim housing programs. In addition, the Housing Department launched a new State-funded Safe Encampment Resolution (SER) program to serve up to 100 individuals residing at an encampment in downtown San José along the Guadalupe River Trail. The primary goal of the program is to transition individuals residing at the encampment to permanent housing and restore the trail to its intended use. As a result, positively impacting the health and safety of the community at large.</p>



<p>29. Research and explore potential alternative homeless housing and services options.</p>	<p>A. Examine an array of alternative housing options, including: tiny homes and other best practice or new housing and service models.</p>	<p>Ongoing</p>	<p>In 2022, the City continued to prioritize alternative housing options for individuals experiencing homelessness. Most notably, operations continued in two bridge housing communities (private sleeping cabins with communal restrooms, showers and kitchen facilities) and three emergency interim housing programs. These five programs offer approximately 400 beds. Emergency interim housing provides prefabricated modular communities with private bathrooms and communal kitchens and serve individuals, couples, and families experiencing homelessness. In 2022, City Council approved expanding the emergency interim housing system. One existing program will increase capacity by 100 units. Two additional sites were approved to begin construction and add up to 200 units for individuals experiencing homelessness.</p>
<p>29. Research and explore potential alternative homeless housing and services options.</p>	<p>B. Implement overnight safe parking program.</p>	<p>2018</p>	<p>In 2022, the City worked to identify sites for safe parking for both car dwellers and RV dwellers. After lease negotiations with partners, two sites were identified and preparation to those sites have begun. Operators have been identified and efforts are underway to execute contracts and open the sites in early 2023 serving up to a combined 100 vehicles each night at the two sites.</p>
<p>29. Research and explore potential alternative homeless housing and services options.</p>	<p>C. Implement hotel/motel master leasing and conversion - see goal #26 also</p>	<p>2017</p>	<p>In 2022, the City continued to operate a commercial motel property acquired through the first round of State-funded Project HomeKey. This hotel continued to operate as non-congregate shelter for those vulnerable to COVID-19. Two additional hotels are in process of acquisition through the second round of Project HomeKey and will also be used as non-congregate shelter (increasing capacity by 161 units). All three hotels are intended to be redeveloped to deeply affordable housing. The City continues to fund multiple motel voucher programs, which master lease rooms for up to 200 individuals, families and those experiencing gender-based violence each night.</p>
<p>30. Inform and engage the community around the issue of homelessness and how it impacts the City and its residents.</p>	<p>Develop ongoing community outreach through social and print media to provide comprehensive and consistent messaging on current services, outcomes, challenges, and long-term goals.</p>	<p>Ongoing</p>	<p>In 2022, the Housing Department worked more closely with the City Manager's Office on the issue of homelessness thus expanding the reach in media and increased education. The Homelessness Response Team 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.</p>
<p>31. Facilitate equal access to housing.</p>	<p>A. Update the Assessment of Impediments to Fair Housing.</p>	<p>2015</p>	<p>Complete. The Analysis of Impediments update was completed in April 2017. In addition, a robust process to gauge community fair housing needs per federal and State law through an Assessment of Fair Housing was performed in late 2019 through spring 2020. This Assessment formed the basis for funding priorities of the City's 2020- 2025 Consolidated Plan, submitted to HUD in spring 2020 and was presented to City Council in June 2021.</p>
<p>31. Facilitate equal access to housing.</p>	<p>B. Continue to partner with nonprofit organizations to affirmatively further Fair Housing throughout the City.</p>	<p>Ongoing</p>	<p>The City provides CDBG funding to support the Fair Housing Consortium, a collaborative of five nonprofit agencies. In 2021-22, the Law Foundation served 393 individuals. All complainants received legal services to improve access or availability of housing for their protected category. 100% of complainants received legal services to improve access or availability of housing for their protected category. 100% of attendees at fair housing presentations are more educated and familiar with the laws governing housing.</p>

<p>31. Facilitate equal access to housing.</p>	<p>C. Explore opportunities to increase public awareness of and access to fair housing information and resources.</p>	<p>2015-16</p>	<p>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). Provided 21 educational workshops, 153 legal consultations, 31 legal representations for eviction proceedings, and one legal representation for enforcement. 100% of eligible clients represented by attorneys were able to stay in their housing or had additional time to bridge them into housing.</p>
<p>31. Facilitate equal access to housing.</p>	<p>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.</p>	<p>2015</p>	<p>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.</p>
<p>32. Update the City's dispersion policy to align with the Envision 2040 General Plan.</p>	<p>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.</p>	<p>2016</p>	<p>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. The Siting Policy was approved by Council in December 2022.</p>
<p>33. Protect the affordability of rental homes.</p>	<p>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.</p>	<p>2015-16</p>	<p>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.</p>
<p>33. Protect the affordability of rental homes.</p>	<p>B. Review Rent Stabilization Program to determine opportunities for improvement.</p>	<p>2015-16</p>	<p>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.</p>
<p>33. Protect the affordability of rental homes.</p>	<p>C. Secure voluntary agreements for at least 75% of petitions within ordinance-required 30-day period.</p>	<p>Ongoing</p>	<p>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. In the 2021-2022 FY, the Program received a total of 98 petitions with a 37% outcome of voluntary agreements.</p>

<p>33. Protect the affordability of rental homes.</p>	<p>D. Explore and establish other preservation policies, programs, or tools as appropriate.</p>	<p>Annual, ongoing</p>	<p>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 spring of 2023.</p>
<p>34. Consider proposed policies or ordinances to protect low and moderate income residents in market-rate and deed-restricted affordable housing from displacement.</p>	<p>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.</p>	<p>2017-18 &amp; Ongoing</p>	<p>In May 2017, the City Council approved an Ellis Act Ordinance. This Ordinance requires extended noticing, relocation benefits, and reconrol 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 reconrol provisions and extending noticing protections to tenants living in apartments built after 1979.</p>
<p>34. Consider proposed policies or ordinances to protect low and moderate income residents in market-rate and deed-restricted affordable housing from displacement.</p>	<p>B. Explore other anti-displacement policies or programs, including financing, land use, and acquisition strategies.</p>	<p>Ongoing</p>	<p>Staff completed two years of work on a Citywide Residential Anti-Displacement Strategy, which the City Council approved in September 2020. In late 2020, staff started work on the top 3 recommendations: 1) COVID response and equitable recovery strategies, including anti-eviction strategies for vulnerable community members; 2) Neighborhood and Anti-Displacement Tenant Preferences; and 3) Community Opportunity to Purchase Program, a preservation strategy for smaller buildings that will need to be complimented by creation of a Preservation Loan Fund. In addition, the City's Diridon Station Affordable Housing Implementation Plan approved in May 2021 identifies a Preservation Pilot in an area surrounding the Station Area in the Downtown. Finally, since 2020, the Housing staff have participated in a South Bay and Peninsula Preservation Network and have given extensive technical assistance to the newly-formed South Bay Community Land Trust, which has received \$20,000 in predevelopment funds to do its first preservation deal targeted for Downtown or East San Jose. Finally, the Housing Department's upcoming Preservation NOFA is expected to offer \$5M of Measure E money for an acquisition, rehabilitation and perm financing of existing buildings.</p>
<p>35. Increase the health and resilience of communities.</p>	<p>A. Develop partnerships, policies, and programs to increase access to healthy foods and health care resources, especially for lower-income and at-risk communities.</p>	<p>2015-17</p>	<p>Ongoing. The City's CDBG funding was used in 2021-22 to help address urgent food insecurity. Meals on Wheels delivered 20,000 home meals, and conducted 2,905 social visits together with wellness checks to 100 unduplicated low-income seniors. 99% of participants stated that Meals On Wheels important to their daily well-being. POSSO, Portugese Community Center provided 465 transportation trips, and delivered 4,657 meals. 92% of senior participants receiving home delivered meals reported improved health because of improved nutrition and nutrition knowledge. 93% of participant stated that the phone calls, driver visits, and other staff visits are helpful in making them feel socially connected.</p>

<p>35. Increase the health and resilience of communities.</p>	<p>B. Explore and establish as appropriate strategies to increase economic opportunities, self-sufficiency, and asset-building for households and communities.</p>	<p>Ongoing</p>	<p>In 2021-22, Somos Mayfair provided safety net services to 132 people; 79 sessions of leadership development training; 23 sessions of nonprofit/community leaders training; 28 sessions of training for childcare owners and providers; and 26 sessions of urban agriculture entrepreneurs training. The program survey reported a 90% success rate in helping individuals seeking assistance to receive basic needs. The program survey also showed 100% of participants reported gaining the skills necessary to successfully run a business caring</p>
<p>35. Increase the health and resilience of communities.</p>	<p>C. Explore a "soft story" rehabilitation program to facilitate seismic retrofits of at-risk buildings.</p>	<p>2015-16</p>	<p>Staff applied for a CalOES HMPG Project Grant in January 2018 to assist with developing the program and to create a partial reimbursement to help offset the cost of future retrofit projects. On June 28, 2018, staff received direction from the City Council to develop a mandatory multifamily soft story retrofit program. In 2020, staff responded to CalOES questions and submitted an amended application budget. In 2021, the City received formal award of these funds, and the Building Department has begun development of a mandatory Ordinance. Future pilot program to incent owners to do safety improvements is expected to be developed in 2023.</p>
<p>36. Enhance San Jose's place-based neighborhood strategies.</p>	<p>A. Develop a strategic framework for neighborhood strategies that establishes investment criteria, priorities, goals, and metrics.</p>	<p>2015-16</p>	<p>The Department established new funding priorities for neighborhoods in 2020 in its 2020-25 Consolidated Plan. The fourth priority is to Strengthen and Stabilize Communities' condition, and help to improve residents' ability to increase their employment prospects and grow their assets. Performance of programs under that category are reported each fall under the City's CAPER report to HUD. In 2021, the City's work on the Assessment of Fair Housing presented that investment in neighborhoods that are racially/ ethnically concentrated with high poverty as a basis for draft strategies. This work will continue into 2022 and 2023 with the finalization of next-cycle Housing Element strategies.</p>
<p>36. Enhance San Jose's place-based neighborhood strategies.</p>	<p>B. Implement the Community Improvement Program to provide enhanced inspection services to multifamily rental properties to arrest the decline and deterioration of aging housing stock and reduce blighted conditions within lower-income neighborhoods within CDBG areas.</p>	<p>Ongoing</p>	<p>The Department continues to fund enhanced code enforcement inspections for multifamily buildings in targeted LMI neighborhoods. In 2021-22, it committed more than \$1.1M to complete enhanced code enforcement</p> <p>Code Enforcement, like much of the City, has been challenged with hiring and retaining staff for inspection projects. At the end of June 2022, Code Enforcement had completed 344 inspections resulted in 250 code violations corrected.</p>

<p>37. Educate rental property owners on ways to better manage tenants and prevent crime.</p>	<p>A. Multiple Housing Inspection Program: this program issues permits of occupancy for all apartments, hotels/motels, guesthouses, residential care facilities, and fraternity/sorority houses. Code Enforcement Inspectors investigate complaints about substandard housing and conduct inspections.</p>	<p>Ongoing</p>	<p>Code Enforcement issues a quarterly Code Connection Newsletter which offers building safety and code compliance tips to Multiple Housing property owners and managers. Printed newsletters are also included in the Residential Occupancy Permit annual renewal mailing. An electronic version of the newsletter is sent quarterly to subscribers. Code Enforcement holds work shops as needed for property owners and managers focusing on code updates and other program information. The Code Enforcement Multiple Housing webpage provides resources for property owners, managers, and tenants such as tenant resources, recent workshops and webinars, and tips for preparing for an inspection (website: <a href="https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/code-enforcement/multiple-housing-inspection-program">https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/code-enforcement/multiple-housing-inspection-program</a>). Lastly, Code Enforcement is part of Project Hope which are interdepartmental efforts to reduce crime and improve neighborhoods in Community Development Block Grant (CDBG) areas.</p>
<p>38. Continue robust code enforcement.</p>	<p>A. Multiple Housing Inspection Program: this program issues permits of occupancy for all apartments, hotels/motels, guesthouses, residential care facilities, and fraternity/sorority houses. Code Enforcement Inspectors investigate complaints about substandard housing and conduct inspections.</p>	<p>Ongoing</p>	<p>Code Enforcement’s Multiple Housing Program is a 3-tier service delivery model which conducts more frequent proactive inspections of buildings with higher risk profiles. Inspections are conducted on a 3-year, 5-year or 6-year inspection cycle. Code Enforcement Inspectors also investigate complaints and ensure that identified violations are corrected. As of FY21-22 the Multiple Housing Program included 6,700+ buildings and 103,000+ units.</p>
<p>38. Continue robust code enforcement.</p>	<p>B. Vacant Neglected Building Program: this program monitors all identified vacant or neglected buildings so that they remain safe and secure until such time as they are rehabilitated and reoccupied. This proactive program reduces potential risks and impacts to the community such as blight, loitering, illegal occupancy, and fire hazards.</p>	<p>Ongoing</p>	<p>The Neglected Vacant Building and Storefronts Program was expanded in June 2018 to include vacant storefronts and to create a Mandatory Registration Program for vacant building and storefronts in the Downtown. The Neglected Vacant Building and Storefronts Program registers buildings that meet the standards of SJMC 17.38. into either the Downtown Mandatory Registration Program or city-wide Monitoring program and conducts either monthly or quarterly monitoring inspections depending on registration. Staff performs summary and proposed abatements as needed to secure vacant buildings and storefronts or address hazardous conditions, conducts monthly or quarterly monitoring inspections or more frequent inspections as needed, investigates complaints, and conducts enforcement.</p>
<p>39. Continue to partner with the Responsible Landlord Engagement Initiative (RLEI).</p>	<p>A. Continue to support the collaboration of landlords, tenants, community leaders, elected officials, service providers and social justice advocates to identify solutions for longstanding issues with crime, safety, nuisance, gang activities, graffiti, abandoned cars, trash and more at residential properties.</p>	<p>Ongoing</p>	<p>The Housing Department secured funding to re-launch the RLEI program in fiscal year 2022-2023. This program works with development owners and property management to identify onsite problems and strategize workable solutions to address concerns raised by the tenant community.</p>

<p>39. Continue to partner with the Responsible Landlord Engagement Initiative (RLEI).</p>	<p>B. Staff from the Housing Department's Rent Stabilization Program will continue to attend RLEI meetings.</p>	<p>Ongoing</p>	<p>The Housing Department secured funding to re-launch the RLEI program in fiscal year 2022-2023. This program works with development owners and property management to identify onsite problems and strategize workable solutions to address concerns raised by the tenant community.</p>
<p>40. Facilitate residential development that minimizes environmental impacts and operating costs.</p>	<p>A. Monitor availability of funding sources for energy and water efficiency measures.</p>	<p>Ongoing</p>	<p>The City's Environmental Services Department created a building energy benchmarking program that was approved by City Council in late 2018. This requires medium and large commercial and residential building owners to obtain and provide data about energy usage. The program enables the City to track the data, identify high energy consumers, and provide information on available programs to help fund energy improvements. A high percentage of the City's stock of restricted affordable and rent stabilized apartments will be subject to these requirements in the future. In 2021, Housing staff worked actively to help convene stakeholders and to advise on the City's Building Electrification Strategy and a Zero Net Energy Neighborhoods pilot. Housing staff continue to serve on the Climate Smart Technical Advisory Committee and regularly gets updates on information about available resources for green retrofits, electric vehicle purchase specials for low-income residents, and EV charging stations for affordable housing properties.</p>
<p>40. Facilitate residential development that minimizes environmental impacts and operating costs.</p>	<p>B. Explore alternate bulk energy procurement mechanisms</p>	<p>Ongoing</p>	<p>In May 2017, the City Council voted to create a Community Energy agency to deliver locally controlled clean carbon-free electricity options to residents and businesses. San José Clean Energy staff continue to serve on the Climate Smart Technical Advisory Committee. As of 2020, discussion of this potential strategy is on hold due to other priority implementation steps under SJCE's plan.</p>
<p>41. Maintain the stock of existing owner-occupied homes.</p>	<p>A. Continue to work with nonprofit partners to provide low cost loans for emergency home repairs.</p>	<p>Ongoing</p>	<p>Ongoing. The Housing Department funds nonprofit partners to perform repairs, as explained below.</p>
<p>41. Maintain the stock of existing owner-occupied homes.</p>	<p>B. Continue to provide minor grants and low cost loans for urgent repair needs as funds remain available.</p>	<p>Ongoing</p>	<p>In 2021-22, Rebuilding Together Silicon Valley provided 981 units of minor repairs, and 101 units of limited repairs. Of these households, 119 had female heads of household. 100% of households have improved safety conditions in their home, and Habitat for Humanity Silicon Valley provided 72 units of minor repairs and provided 53 units of limited repairs. Of these households, 24 had female heads of household. 100% of households have improved safety conditions in their home. 100% of the target response time from initial inquiry to initial intake phone call for non-emergencies was one week. They continue to assist just over 222 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.</p>
<p>42. Continue to support financial literacy programs for potential homebuyers as funds remain available.</p>	<p>Continue to work with nonprofit organizations to educate homebuyers.</p>	<p>Ongoing</p>	<p>Effective July 2018, the City is no longer funding financial literacy or homebuyer training due to program availability and inadequate budget.</p>

<p>43. Continue to assist low- and moderate-income first-time homebuyers as funds remain available.</p>	<p>Originate 5 BEGIN second mortgages per year pending funding availability.</p>	<p>Ongoing</p>	<p>In 2022, no new second mortgages were provided due to lack of staffing capacity and inadequate budget</p>
<p>44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.</p>	<p>A. Explore utilization of existing accessible homes.</p>	<p>Ongoing</p>	<p>Staff has not yet begun work on this item.</p>
<p>44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.</p>	<p>B. Explore partnership with organizations that provide outreach to disabled persons.</p>	<p>Ongoing</p>	<p>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. In the latest 2021-22 Notice of Funding Availability, the City included new selection criteria for projects that hosted workshops, or would commit to hosting workshops, that discussed how to include the best accessibility features for future residents.</p>
<p>44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.</p>	<p>C. Explore ways to encourage site accessibility design in residential development.</p>	<p>Annual, ongoing</p>	<p>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 received a funding commitment and is now under construction.</p>
<b>General Comments</b>			





## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

<b>Jurisdiction</b>	San Jose	
<b>Reporting Period</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

**Table F**

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

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

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk	7	109		116					
Acquisition of Units									
Mobilehome Park Preservation									
<b>Total Units by Income</b>	7	109		116					





<b>Jurisdiction</b>	San Jose
<b>Reporting Period</b>	2022 (Jan. 1 - Dec. 31)

**NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**

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

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

For Santa Clara County jurisdictions, please format the APN's as follows:999-99-999

**Table H**

**Locally Owned Surplus Sites**

Parcel Identifier							Designation	Size	Notes
1	2	3	4	5	6	7			
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes			
Summary Row: Start Data Entry Below									
015-32-042, 015-32-043	0 LAND ONLY	Public Facilities		Exempt Surplus Land	828	Water treatment facility			
587-12-059	Zion Lane	Other		Surplus Land	0.5	Right of way			
264-43-078	Bird Avenue	Vacant		Surplus Land	0.539				
472-11-003, 472-11-009, 472-11-062	Story Road	Other		Surplus Land	29.03	Mostly vacant with KVVN Towers;(former landfill)			
499-26-003	Between McLaughlin and Sherlock	Vacant		Surplus Land	0.959				
235-02-034	1488 N 1st Street	Housing		Exempt Surplus Land	1.51	Supportive housing			
Adjacent to 472-17-034	Block 64 alleyway between E. Virginia Street and Martha Street	Vacant		Exempt Surplus Land	0.09	Right of way			
Adjacent to 259-35-055	Almaden Boulevard, between Carlisle Street and W. Santa Clara Street	Vacant		Exempt Surplus Land	0.02	Right of way			

Jurisdiction	San Jose	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

**NOTE: SB 9 PROJECTS ONLY.** This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21. **Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.**

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

NOTE: \* indicates an optional field  
Cells in grey contain auto-calculation formulas

Table I									
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)									
Project Identifier				Project Type	Date	Unit Constructed			
1				2	3	4			
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Summary Row: Start Data Entry Below									
59534022	1044 PIEDMONT RD		2022 672114 000	Application for Parcel Map for Lot Split					
24923039	577 N 22ND ST		2022 673399 000	Application for Parcel Map for Lot Split					
30728018	1346 ROSALIA AV		2022 675645 000	Application for Parcel Map for Lot Split					
45902014	3969 WELLINGTON SQ		2022 675883 000	Application for Parcel Map for Lot Split	12/15/2022				
66006089	3007 HIGH MEADOW LN		2022 675884 000	Application for Parcel Map for Lot Split	11/27/2022				
43917121	974 FRANQUETTE AV		2022 676246 000	Application for Parcel Map for Lot Split					
61262033	3419 KAYLENE DR		2022 677714 000	Application for Parcel Map for Lot Split					
38131054	1476 CONSTANSO WY		2022 684188 000	Application for Parcel Map for Lot Split					
49710013	10341 HAGA WY		2022 689039 000	Application for Parcel Map for Lot Split					
59526040	1067 NOBLE LN		2022 689454 000	Application for Parcel Map for Lot Split					
41427018	15415 WOODARD RD		2022 689466 000	Application for Parcel Map for Lot Split					
68059008	2572 BENTLEY RIDGE DR		2022 691967 000	Application for Parcel Map for Lot Split					
43908006	1118 LINCOLN CT		2022 697748 000	Application for Parcel Map for Lot Split					



Jurisdiction	San Jose	
Reporting Year	2022	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

*Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.*

<b>Total Award Amount</b>	\$ 1,499,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element-Task 1-Site Inventory & Analysis	\$91,512.00	\$27,025.80	In Progress	None	
Housing Element-Task 4-Site Inventory & Analysis	\$280,000.00	\$11,731.50	In Progress	None	
Capital Caltrain Station Area Plan-Task 1 &2	\$25,000.00	\$5,717.50	In Progress	None	
Capital Caltrain Station Area Plan-Task 3 & 4	\$45,000.00	\$8,725.00	In Progress	None	
Capital Caltrain Station Area Plan-Task 1 &4	\$6,000.00	\$4,455.00	In Progress	None	
Five Wounds - Project Task 1	\$15,000.00	\$2,244.01	In Progress	None	

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	72
	Non-Deed Restricted	132
Low	Deed Restricted	1192
	Non-Deed Restricted	135
Moderate	Deed Restricted	29
	Non-Deed Restricted	235
Above Moderate		5636
<b>Total Units</b>		<b>7431</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	211
	Non-Deed Restricted	0
Low	Deed Restricted	227
	Non-Deed Restricted	0
Moderate	Deed Restricted	26
	Non-Deed Restricted	0
Above Moderate		1327
<b>Total Units</b>		<b>1791</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	214
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1496
Total Units		1710



<b>Jurisdiction</b>	San Jose	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	211
	Non-Deed Restricted	0
Low	Deed Restricted	227
	Non-Deed Restricted	0
Moderate	Deed Restricted	26
	Non-Deed Restricted	0
Above Moderate		1327
<b>Total Units</b>		<b>1791</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	116	67	54
SFD	95	24	30
2 to 4	2	1	0
5+	7171	1251	1314
ADU	47	448	312
MH	0	0	0
<b>Total</b>	<b>7431</b>	<b>1791</b>	<b>1710</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	608
Number of Proposed Units in All Applications Received:	4,356
Total Housing Units Approved:	19
Total Housing Units Disapproved:	0

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

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	65	0	65
Low	22	0	22
Moderate	26	0	26
Above Moderate	2	0	2
<b>Total</b>	<b>115</b>	<b>0</b>	<b>115</b>

Cells in grey contain auto-calculation formulas

**ANNUAL REPORT**  
**OF THE HOUSING SUCCESSOR TO THE SAN JOSÉ REDEVELOPMENT AGENCY**  
**REGARDING THE**  
**LOW- AND MODERATE-INCOME HOUSING ASSET FUND**  
**FOR FISCAL YEAR 2021-22**  
**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, 2022.

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 2021-22. 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).<sup>1</sup>

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 2021-22 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.

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<sup>1</sup> All references to state law herein are to the California Health and Safety Code unless otherwise noted.

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

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

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

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

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

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

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

**XI. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former Redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency, and its host jurisdiction within the same time period. For this Report, the 10-year reviewed period is July 1, 2012 to June 30, 2022.

**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, 2023. In addition, this Report and the former Redevelopment Agency's pre-dissolution Implementation Plans are made available to the public on the City's website at <https://www.sanjoseca.gov/your-government/departments/housing/memos-reports-plans/housing-element>

## I. LOAN REPAYMENTS

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

## II. AMOUNT DEPOSITED IN TO LMIHAF

A total of **\$59,040,939** was deposited into the LMIHAF during the Fiscal Year which includes program income from loan repayments, and interest earnings. Of the total funds deposited into the LMIHAF, **\$0** (zero) dollars were held for items listed on the ROPS.

## III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was **\$174,041,076** of which **\$0** (zero) dollars are held for items listed on the ROPS.

## IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

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

<b>Expenditures</b>	<b>Amount Spent in FY</b>
Monitoring & Administration Expenditures	\$14,302,932
Homeless Prevention and Rapid Rehousing Services Expenditures	\$250,000
Housing Development Expenditures	
- Expenditures on Extremely Low-Income Units (0-30% AMI)	\$13,409,550
- Expenditures on Very Low-Income Units (31-50% AMI)	\$16,100,621
- Expenditures on Low-Income Units (51-60% AMI)	\$5,833,832
- Expenditures on Low-Income Units (61-80% AMI)	\$0
- Expenditures on Unrestricted Units (Manager's unit)	\$470,930
- Expenditures on Acquisition and Predevelopment	
Total Housing Development Expenditures	\$35,814,933
<b>Total LMIHAF Expenditures in Fiscal Year</b>	<b>\$50,367,865</b>

California Health and Safety Code Section 34176.1 allows for 5% of the total \$715,960,429 gross value of Housing Successor assets, or \$35,798,021, to be used on monitoring and administrative expenditures. As the Housing Successor's expenditure for monitoring and administrative expenditures of \$14,302,932 million is well under the allowable cap, that requirement is **met**.

The Housing Department released a Notice of Funding Availability in December 2021 which made available \$150 million in funding for new affordable housing developments. The process was oversubscribed with 19 new developments requesting funding. As developments are ready to move forward, they will be brought to the City Council for funding commitments. As this pipeline of NOFA commitments progresses, the developments close construction and draw funds, LMIHAF expenditures will continue to increase.

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

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

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

<b>Assets of Housing Successor</b>	<b>Value as of End of Fiscal Year</b>
Statutory Value of Real Property Owned by Housing Successor	\$73,801,308
Value of Loans and Grants Receivable	\$468,118,045
Cash Balance	\$174,041,076
<b>Total Value of Housing Successor Assets</b>	<b>\$715,960,429</b>

#### **VI. DESCRIPTION OF TRANSFERS**

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

#### **VII. PROJECT DESCRIPTIONS**

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

#### **VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16**

With respect to interests in real property acquired by the former Redevelopment Agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Finance Department approved the property as a housing asset in the LMIHAF; thus,

as to real property acquired by the former Redevelopment Agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset. For San José, the date of Finance's approval was March 14, 2013.

Therefore, for all properties acquired by the former Redevelopment Agency prior to February 1, 2012, the Deadline to Initiate Development Activity was March 13, 2018.

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

<b>PROPERTIES ACQUIRED PRIOR TO FEBRUARY 1, 2012</b>			
<b>Address/Name of Property</b>	<b>Date of Acquisition</b>	<b>Deadline to Initiate Development Activity</b>	<b>Status of Housing Successor Activity</b>
North Fourth Street	05/21/2010	3/13/2018	Construction on this 100-unit development started in July 2010 and completed in June 2012. The City owns the site in 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 owns the site in fee simple and the developer has a ground lease with the City for the site.
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 owns the site in fee simple.
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 owns the site in fee simple and the developer has a ground lease with the City for the site. 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 in fee simple and the developer has a ground lease with the City for the site. 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. The city owns this site in fee simple.
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 in fee simple and the developers of both projects have ground leases with the City for each respective site. The projects are both 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 below.
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



			<p>development and proceed with creating a new affordable development plan. That effort is ongoing.</p> <p>With the dual crisis of increased homelessness in the region and the COVID-19 pandemic in early 2020, the City took urgent action to develop new emergency shelter and temporary housing opportunities to allow the City's unhoused residents to safely shelter in place, protecting those residents and the larger community. In early April 2020, the San José City Council directed the City's administration to expeditiously construct three temporary Emergency Interim Housing (EIH) communities modeled from earlier Bridge Housing Communities also known as "tiny homes." One of the three new EIH communities is located on the City's Evans Lane site. Approximately 2.5 acres of the 5.5-acre site has been developed to accommodate 49 modular sleeping units along with two common buildings to support resident services and daily needs. The Evans Lane property is being operated by PATH serving 48 low-income families exiting from homelessness. Construction was completed in Summer 2021.</p>
Playa Almaden (aka Sycamore Terrace)	02/16/1996	3/13/2018	The Housing Department obtained City Council approval to sell the property to the City's Parks Department. In May 2018, the City Council approved a resolution authorizing the sale and the property was sold per authority under Health and Safety Code Section 33334.16 for the 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 and owns it in fee simple. 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 and owns it in fee simple. 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 and owns it in fee simple. 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 owns the land in fee simple, 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 owns the fee interest in the site.
226 Balbach Street	08/26/2016	08/26/2021	The City owns the site in fee simple and entered into a ground lease on February 15, 2018 to support construction of this development. On January 30, 2019, the project received its planning permits and on September 19, 2020, was awarded funding from TCAC and received funding commitments from all parties. The project received its building permit on October 31, 2020 and is under construction of 87 income-restricted apartments. Construction is estimated to complete in early 2023.

## IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

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

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

## X. INCOME TESTS

### Extremely Low-income Test

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

Section 34176.1(a)(3)(B) states that if the Housing Successor fails to comply with the Extremely Low-Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year (following the report on households earning 30% or less of AMI) until the Housing Successor demonstrates compliance with the Extremely Low-Income requirement.

Compliance with this test was last required in 2019. Per California Health & Safety Code Section 34176.1(a)(3)(B), compliance needs to be demonstrated every five years – next in 2024. In 2019, the City **satisfied** the extremely low-income test per Section 34176.1(a)(3)(A) by expending 40% of LMIHAF for ELI housing.

### 60-80% AMI Test

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

Section 34176.1(a)(3)(C) states that if the Housing Successor exceeds the expenditure limit for households earning between 60% and 80% AMI in any five-year report, the Housing Successor shall not expend any of the remaining funds for this income cohort until the Housing Successor demonstrates compliance with this limit.

Compliance with this test was last required in 2019. Per California Health & Safety Code Section 34176.1(a)(3)(C), compliance needs to be demonstrated every five years – next in 2024. In 2019, the City **satisfied** the 60-80% AMI income test per Section 34176.1(a)(3)(A)

## XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of deed-restricted rental housing units restricted to seniors and 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, 2012 to June 30, 2022.

<b>Senior Housing Test</b>	<b>July 1, 2012 – June 30, 2022</b>
# of Assisted Senior Rental Units	823
# of Total Assisted Rental Units	1,782
Senior Housing Percentage in Past 10 Years	46%
Maximum Allowable Percentage	50%
Test Outcome	<b>Met</b>

The percentage of assisted affordable rental units for seniors constituted 46% of all assisted affordable rental units in the past 10 years. This is 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):

	<b>FY 18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Total deposited in preceding 4 years (FY 18/19 – 21/22)</b>
Beginning Balance	\$121.1	\$148.8	\$152.7	\$164.7	
Add: Deposits	41.0	42.4	51.3	59.0	\$193.8

(Less) Expenditures	(13.3)	(38.6)	(39.6)	(49.7)	
(Less) Encumbrances				(53.6)	
Unencumbered Balance	\$148.8	\$152.7	\$164.7	\$120.40	

The LMIHAF **does not have** an Excess Surplus. The aggregate amount deposited into the account during the four Fiscal Years is \$193.8 million. The current fiscal year cash balance is \$174.0 million with \$53.6 million in encumbrances. The unencumbered amount of \$120.4 million does not exceed the aggregate amount deposited in the preceding four fiscal years of \$193.8 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 6/30/22

Number of Homeownership Units	326
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#### B. Number of Assisted Homeownership Units Lost in Fiscal Year 2021-22

Reason for Loss	Units Lost
Loans paid off	46
Loans written off due to foreclosure or short sale	0

C. **\$2,261,225** 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.

## Costar Multi-family Class Definitions

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

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

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

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

## Costar Multi-family Star Rating Definitions

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

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



## **Methodology for Counting Non Deed Restricted Moderate-Income Units – 2022 Housing Element Annual Report**

The purpose of this analysis is to determine if market rate apartments can reasonably be categorized as moderate income for RHNA reporting purposes. Our hypothesis is that some class A rental units that pulled building permits in 2022 will be affordable to moderate-income households in approximately 2023-24, 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 (2022) City of San Jose published rent limits for 110% of Area Median Income as the affordability standard for rent plus a reasonable utility allowance, per the California Health and Safety Code.
  - b. Convert rent range from household size to rents by # bedrooms, using HCD Occupancy Guidelines of one per bedroom plus one. Assign rent maximum by unit type (studio, 1BR, 2 BR etc.)
  - c. Based on a 2019 survey of a small number of new apartment buildings in a variety of zip codes, we determined set of utilities typically paid by tenants. Using the Santa Clara County Housing Authority current (2021) utility allowance schedule for multifamily buildings, determine the cost of the typical set of utilities for each unit size by bedroom, and deduct it from the allowable maximum rent plus utility payments for each unit size determined in step 1b, per HCD guidance, to get the maximum rent payment for each unit size.
  - d. Adjust these rent ranges to approximate what they would be in 2 years when these units are built and occupied by applying the average % change that HCD Income limits have experienced over the last 2 annual cycles (2020 to 2021 and 2021 to 2022).
  
- 2. Identify 2022 Permitted Housing Projects > = 10 units:**
  - a. Obtain CY2022 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 2022 Class A average effective rents (by bedroom size) for market-rate projects in SJ, for the zip codes identified in #2 above.
  - b. Adjust average effective market rate rents to approximate what they will be in 2 years when these units are occupied by applying the % change in average effective rent observed in each zip code over the last 2 years.
  - c. Identify target zip codes where adjusted average effective rents, by bedroom count, are at or below the rent ranges calculated in step 1.

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

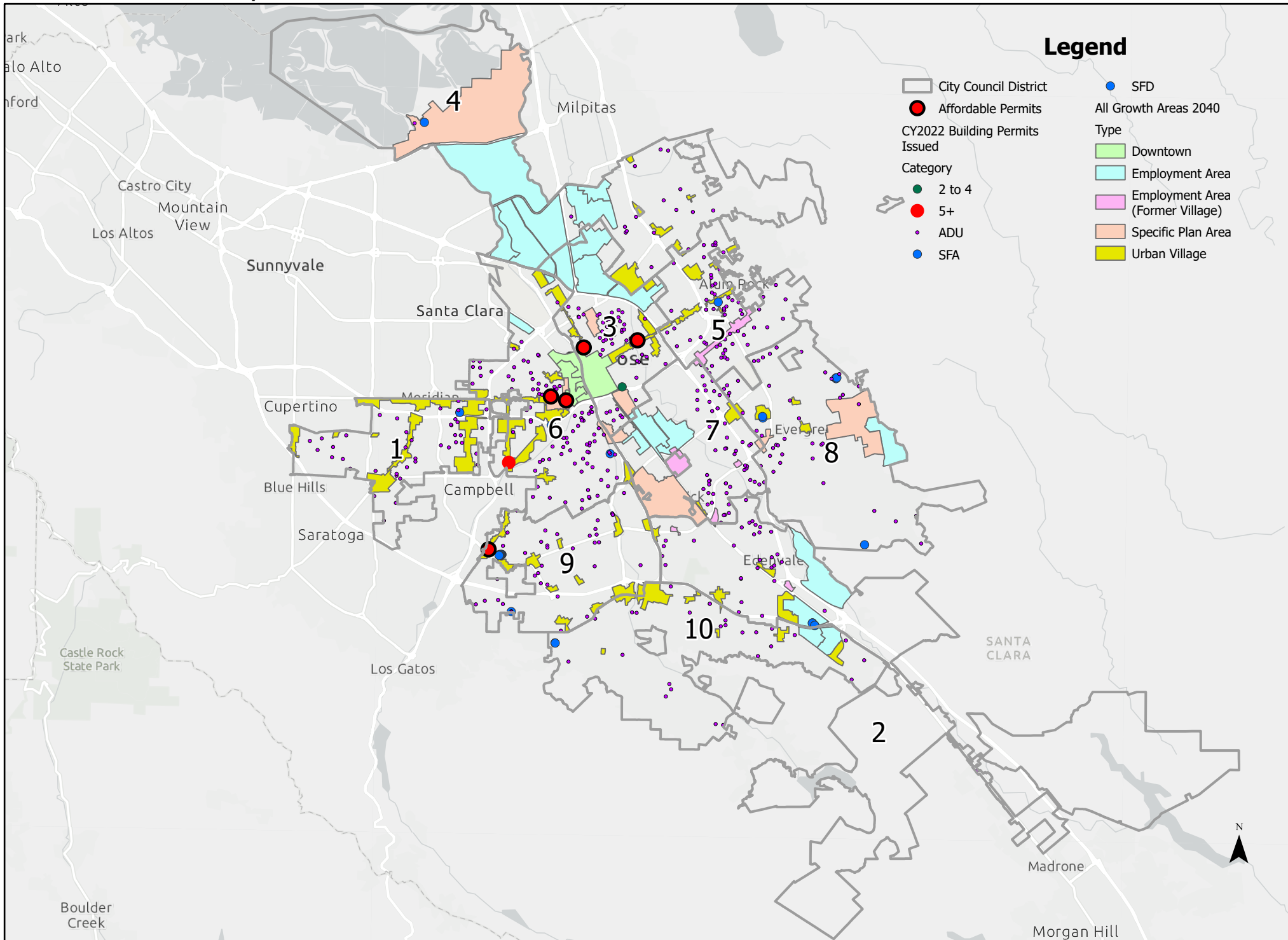
#### **Method B: Current Rents & Incomes**

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

1. **Determine rent ranges affordable to 110% AMI households:**
  - a. Calculate rent ranges that would be affordable to moderate-income households using current (2022) City of San Jose published rent limits for 110% of Area Median Income as the affordability standard for rent plus a reasonable utility allowance, per the California Health and Safety Code.
  - b. Convert rent range from household size to rents by # bedrooms, using HCD Occupancy Guidelines of one per bedroom plus one. Assign rent maximum by unit type (studio, 1BR, 2 BR etc.)
  - c. Based on a 2019 survey of a small number of new apartment buildings in a variety of zip codes, we determined set of utilities typically paid by tenants. Using the Santa Clara County Housing Authority current (2022) 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 2022 Permitted Housing Projects > = 10 units:**
  - a. Obtain CY2022 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 2022 Class A average effective rents (by bedroom size) for market-rate projects in SJ, for the zip codes identified in #2 above.
4. **Collect unit mix data and identify the units affordable to moderate-income households:**
  - a. Identify the # of units by bedroom size, in each of the qualifying projects, per 3 above.
  - b. Count only those units, by bedroom size, that are equal to or less than the HCD rent ranges calculated and extrapolated in step 1.

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

# New Residential Building Permits Issued in San José, Calendar Year 2022



## Legend

- City Council District
- Affordable Permits
- CY2022 Building Permits Issued**
- Category**
- 2 to 4
- 5+
- ADU
- SFA
- SFD
- All Growth Areas 2040**
- Type**
- Downtown
- Employment Area
- Employment Area (Former Village)
- Specific Plan Area
- Urban Village