

## 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.		

Jurisdiction	San Jose
Reporting Year	2025
Planning Period	6th Cycle

**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	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	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						
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)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	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.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below							0	0	27	0	105	0	354	0	104	0	3596	4186	1166	0									
	47236017	0 Herald Ave		H24-063	5+	R	1/22/2025											12	12		NONE	No	Yes	Yes	Pending	Discretionary			
	24947025	445 N 6th St		H25-005	2 to 4	R	2/19/2025											4	4	4	NONE	Yes - Local	No	N/A	Approved	Discretionary			
	24947025	445 N 6th St		H25-005	SFD	O	2/19/2025											2	2	2	NONE	Yes - Local	No	N/A	Approved	Discretionary			
	N/A	488 Doma Dr, San Jose, CA		H25-003	SFA	O	2/19/2025											2	2		NONE	No	No	N/A	Pending	Discretionary			
	30325060	3896 Stevens Creek Boulevard		MP25-003	5+	R	2/20/2025				27							513	540	540	NONE	No	Yes	Yes	Approved	Ministerial	Local ministerial permit		
	419-04-034	1803 Bradford Way		H25-006	5+	R	3/12/2025						4					12	16	16	NONE	No	Yes	Yes	Approved	Ministerial			
	264-38-068	906 Vine St, San Jose		H25-002	SFD	O	3/20/2025											1	1		NONE	Yes - Local	No	N/A	Pending	Discretionary			
	26110065	752 Laurel St		H25-009	SFA	O	3/28/2025											2	2		NONE	No	No	N/A	Pending	Discretionary			
	25924041	323 Terraine St		PD25-011	5+	R	4/9/2025											345	345		NONE	No	No	N/A	Pending	Discretionary			
	49717015	200 Southside Dr.		H25-010	2 to 4	O	4/16/2025											6	6		NONE	No	No	N/A	Pending	Discretionary			
	24103025	1655 Berryessa Rd		PD25-008	5+	R	4/23/2025				26			130		101		3	260	260	NONE	No	Yes	Yes	Approved	Discretionary			
	30348020	479 Boynton Ave		H25-011	SFA	O	5/5/2025											8	8		NONE	No	No	N/A	Pending	Discretionary			
	64923001	2079 S White Rd		PD25-007	5+	R	5/5/2025											64	64		NONE	No	No	N/A	Pending	Discretionary			
	N/A	620 N 6th St		PDA15-055-02	5+	R	5/27/2025											11	11		NONE	No	No	No	Pending	Discretionary			
	43413042	1325 Lick Ave, San Jose, CA 95110		PD25-009	5+	R	6/3/2025											65	65	65	NONE	No	No	No	Approved	Discretionary			
	43411011	1274 Vine Street		H25-013	SFA	O	6/10/2025											2	2		NONE	No	No	N/A	Pending	Discretionary			
	43407012	147 Goodyear Street		H25-014	SFA	O	6/12/2025											2	2		NONE	No	No	No	Pending	Discretionary			
	26438053	905 Almaden Avenue		H25-017	5+	O	6/23/2025											5	5		NONE	Yes - Local	Yes	Yes	Pending	Discretionary			
	27720034, -035	326 South Willard Avenue		H25-018	5+	O	6/24/2025				11							202	213		NONE	No	Yes	Yes	Pending	Discretionary			
	46737030	374 S 21st St, San Jose 95116		H25-024	SFA	O	7/9/2025											2	2	2	NONE	No	No	N/A	Approved	Discretionary			
	N/A	415 East Empire Street		H25-016	5+	R	7/9/2025							1				5	6		NONE	No	Yes	Yes	Pending	Discretionary			
	43906042	1295 Curtner Avenue		H25-021	5+	O	7/10/2025											12	12		NONE	No	No	No	Pending	Discretionary			
	27719034, -035	529 Page Street		H25-026	5+	R	8/11/2025										3	18	21		NONE	No	Yes	N/A	Pending	Discretionary			
	25942085	180 Park Avenue		PD25-015	5+	R	8/12/2025											391	391		NONE	Yes - Local	No	N/A	Pending	Discretionary			
	46733035	1239 East San Fernando Street		H25-028	SFA	O	9/15/2025											2	2		NONE	No	No	N/A	Pending	Discretionary			
	26420133	323 Gifford Avenue		H25-039	5+	R	10/29/2025				14							262	276		NONE	No	Yes	Yes	Pending	Discretionary			
	42937003	1425 Cherry Avenue		H25-040	SFD	O	10/29/2025											2	2		NONE	No	Yes	N/A	Pending	Discretionary			
	42937003	1425 Cherry Avenue		H25-040	2 to 4	O	10/29/2025						4					4	4		NONE	No	Yes	N/A	Pending	Discretionary			
	26112084	0 Emory St		H26-006	SFA	O	11/7/2025											18	18		NONE	No	No	No	Pending	Discretionary			
	23042014	1030 McKendrie St		H25-043	5+	O	11/24/2025											12	12		NONE	No	Yes	N/A	Pending	Discretionary			
	46720079	147 E Santa Clara St		H25-041	5+	R	12/3/2025											415	415		NONE	No	Yes	N/A	Pending	Discretionary			
	N/A	860 W San Carlos St		H25-045	5+	R	12/22/2025			27		27		215				3	272		NONE	No	Yes	N/A	Pending	Discretionary			
	28211029	1099 S Bascom Ave		H25-044	5+	R	12/23/2025											476	476		NONE	No	Yes	N/A	Pending	Discretionary			
	26446077	515 Coe Ave		SF25-010	SFD	O	4/25/2025											1	1		NONE	Yes - Local	No	N/A	Pending	Discretionary			
	30723023	4173 Moreland Way		2024 117449 000 00 RS	SFD	O	2/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	46405019	4812 Birmingham Dr		2025 095837 000 00 RS	SFD	O	2/19/2025											1	1		NONE	No	No	N/A	Pending	Ministerial			
	68432139	320 Battle Dance Dr		2025 099873 000 00 RS	SFD	O	5/7/2025											1	1		NONE	No	No	N/A	Pending	Ministerial			
	49465046	3281 Lantern Way		2025 108026 000 00 RS	SFD	O	5/15/2025											1	1		NONE	No	No	N/A	Pending	Ministerial			
	67916002	4793 Whitetail Lane		2024 117901 000 00 RS	SFD	O	5/30/2025											0	0		NONE	No	No	N/A	Pending	Ministerial			
	N/A	1148 Palm St		2025 107609 000 00 RS	SFD	O	6/13/2025											1	1		NONE	No	No	N/A	Pending	Ministerial			
	48120005	117 Scharff Avenue		2025 119589 000 00 RS	SFD	O	7/21/2025											2	2		NONE	No	No	N/A	Pending	Ministerial			
																		0											

	N/A	1212 Brace Ave		2025 121209 000 00 RS	SFD	O	10/10/2025													1	1				SB 9 (2021) - Duplex in SF Zone	No	No	N/A	Pending	Ministerial	
	N/A	2703 Gilham Way		2025 132595 000 00 RS	SFD	O	10/21/2025														1	1				SB 9 (2021) - Duplex in SF Zone	No	No	N/A	Pending	Ministerial
	42906092	0 Minnesota Avenue		2025 105399 000 00 RS	SFD	O	12/5/2025														2	2				SB 9 (2021) - Duplex in SF Zone	No	No	N/A	Pending	Ministerial
	43932064	2265 Mazzaglia Ave, San Jose, CA 95125		2025 094896 000 00 RS	SFD	O	2/11/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	41919077	1772 Barcelona Ave, San Jose, CA		2025 098065 000 00 RS	SFD	O	3/6/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	42949082	1544 De Anza Way, San Jose, CA 95125		2025 108134 000 00 RS	SFD	O	5/2/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	43951015	929 Pascoe Ave, San Jose, CA		2025 108345 000 00 RS	SFD	O	5/13/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	61235039	10330 Clayton Rd, San Jose, CA		3-11805	SFD	O	1/13/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	66006008	2922 Meadowlands Ln, San Jose, CA		3-18712	SFD	O	1/15/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	66002061	7010 San Felipe Rd, San Jose, CA 95135		3-16390	SFD	O	1/27/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	N/A	1581 Minnesota Ave, San Jose, CA		3-02701	SFD	O	2/14/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	49709011	13014 Pfeiffe Ave, San Jose, CA 95111		3-27312	SFD	O	3/19/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	29915027	4180 Williams Rd, San Jose, CA		3-08679	SFD	O	3/25/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	48423016	2797 FLORENCE AVENUE San Jose, CA		3-27326	SFD	O	4/8/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	45609010	2132 CANOAS GARDEN AVENUE SAN JOSE, CA, 95125		3-27325	SFD	O	4/10/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	66002060	7008 SAN FELIPE ROAD San Jose, CA 95135		3-16390	SFD	O	4/21/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	65207010	2890 Klein Rd, San Jose, CA 95148		3-07022	SFD	O	5/8/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	30723014	1303 Flora Ave, San Jose, CA 95130		3-27344	SFD	O	5/19/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	27459032	2540 Bailey Ave, San Jose, CA 95128		3-27360	SFD	O	6/9/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	68003024	2352 Glen Creek Ct, San Jose, CA 95138		3-27374	SFD	O	6/23/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	59207062	652 N Capitol Ave, San Jose, CA 95133		3-19620	SFD	O	6/27/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	58143017	6803 Leyland Park Dr, San Jose, CA		3-27058	SFD	O	7/1/2025														0	0	1			SB 9 (2021) - Residential Lot Split	No	No	N/A	Approved	Ministerial
	60115083	145 Fleming Avenue, San Jose, CA 95127		3-27333	SFD	O	7/29/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	59217021	2971 Bell Avenue, San Jose, CA 95133		3-27286	SFD	O	7/29/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	48147035	1658 E San Antonio St, San Jose, CA 95116		3-27438	SFD	O	10/2/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	42906092	0 Minnesota Ave, San Jose, CA 95125		3-27446	SFD	O	10/8/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	49735125	2738 Cramer Circle, San Jose, CA 95111		3-27449	SFD	O	10/15/2025														0	0				SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial
	65450082	2818 Brightwood Dr		2024 108147 000 00 RS	SFD	O	2/3/2025														1	1				NONE	No	No	N/A	Pending	Ministerial
	N/A	1585 Minnesota Ave		2025 093436 000 00 RS	SFD	O	2/18/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	47230049	551 S 15th St		2025 096574 000 00 RS	SFD	O	2/21/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	65207016	3535 Norwood Ave		2025 097895 000 00 RS	SFD	O	3/4/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	57754014	5827 Brasilia Way		2025 098415 000 00 RS	SFD	O	3/4/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	57754012	5831 Brasilia Hill Ct		2025 101364 000 00 RS	SFD	O	3/21/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	57754012	5835 Brasilia Hill Ct		2025 101371 000 00 RS	SFD	O	3/21/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	57754012	5839 Brasilia Hill Ct		2025 101380 000 00 RS	SFD	O	3/21/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	57754012	5843 Brasilia Hill Ct		2025 101384 000 00 RS	SFD	O	3/21/2025														1	1	1			NONE	No	No	N/A	Approved	Ministerial
	57713085	6138 Mancuso St		2025 098535 000 00 RS	SFD	O	3/27/2025														1	1				NONE	No	No	N/A	Pending	Ministerial
	N/A	2174 Old Piedmont Rd		2025 098497 000 00 RS	SFA	O	4/24/2025														2	2				NONE	No	No	N/A	Pending	Ministerial

42927137	1111 Pine Ave	2025 104751 000 00 RS	SFD	O	5/5/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial	
N/A	697 Altino Blvd	2025 110550 000 00 RS	SFD	O	5/17/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	703 Altino Blvd	2025 110554 000 00 RS	SFD	O	5/17/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	709 Altino Blvd	2025 110556 000 00 RS	SFD	O	5/17/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
23042060	931 McKendrie St	2025 102789 000 00 RS	SFA	O	5/19/2025													2	2		SB 9 (2021) - Duplex in SF Zone	No	No	N/A	Pending	Ministerial
65214014	0 Ruby Ave	2024 074753 000 00 RS	SFD	O	6/2/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
47205010	1307 Peach Ct	2025 105838 000 00 RS	SFD	O	6/3/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
59527027	819 Boulder Dr	2025 107066 000 00 RS	SFD	O	6/6/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
43917010	911 Franquette Ave	2025 105906 000 00 RS	SFD	O	7/1/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
59120033	1028 Wilsham Dr	2025 111493 000 00 RS	SFD	O	7/21/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
N/A	3543 Kettman Rd	2025 114735 000 00 RS	SFD	O	7/24/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
N/A	3543 Kettman Rd	2025 114728 000 00 RS	SFD	O	7/24/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
N/A	3543 Kettman Rd	2025 116871 000 00 RS	SFD	O	7/24/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
23021042	1079 Myrtle St	2025 106385 000 00 RS	SFA	O	7/24/2025													2	2		NONE	No	No	N/A	Pending	Ministerial
N/A	16 Silver Elm Ct	2025 122660 000 00 RS	SFD	O	8/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	18 Silver Elm Ct	2025 122664 000 00 RS	SFD	O	8/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	20 Silver Elm Ct	2025 122665 000 00 RS	SFD	O	8/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	22 Silver Elm Ct	2025 122668 000 00 RS	SFD	O	8/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	24 Silver Elm Ct	2025 122670 000 00 RS	SFD	O	8/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	42 Still Water Ct	2025 122672 000 00 RS	SFD	O	8/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	40 Still Water Ct	2025 122673 000 00 RS	SFD	O	8/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	38 Still Water Ct	2025 122675 000 00 RS	SFD	O	8/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	36 Still Water Ct	2025 122687 000 00 RS	SFD	O	8/1/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	35 Silver Elm Ct	2025 122993 000 00 RS	SFD	O	8/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	33 Silver Elm Ct	2025 122994 000 00 RS	SFD	O	8/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	31 Silver Elm Ct	2025 122999 000 00 RS	SFD	O	8/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	29 Silver Elm Ct	2025 123001 000 00 RS	SFD	O	8/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	10 Silver Elm Ct	2025 123662 000 00 RS	SFD	O	8/7/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	27 Silver Elm Ct	2025 123667 000 00 RS	SFD	O	8/7/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	25 Silver Elm Ct	2025 123673 000 00 RS	SFD	O	8/7/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	3543 Kettmann Rd	2025 104705 000 00 RS	SFD	O	8/11/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
46737030	374 S 21st St	2025 117532 000 00 RS	SFA	O	8/11/2025													2	2		NONE	No	No	N/A	Pending	Ministerial
N/A	3543 Kettmann Rd	2025 114879 000 00 RS	SFD	O	8/11/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
69503049	0 Rolling Glen Ct	2025 122288 000 00 RS	SFD	O	8/21/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
N/A	5863 Brasilia Hill Ct	2025 126860 000 00 RS	SFD	O	8/26/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
57713086	6146 Mancuso St	2025 097536 000 00 RS	SFD	O	8/26/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	5859 Brasilia Hill Ct	2025 127033 000 00 RS	SFD	O	8/27/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	5855 Brasilia Hill Ct	2025 127044 000 00 RS	SFD	O	8/27/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	5851 Brasilia Hill Ct	2025 127050 000 00 RS	SFD	O	8/27/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	5847 Brasilia Hill Ct	2025 127052 000 00 RS	SFD	O	8/27/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	12 Silver Elm Ct	2025 122593 000 00 RS	SFD	O	8/27/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	715 Altino Blvd	2025 128319 000 00 RS	SFD	O	9/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	721 Altino Blvd	2025 128385 000 00 RS	SFD	O	9/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	727 Altino Blvd	2025 128405 000 00 RS	SFD	O	9/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	733 Altino Blvd	2025 128415 000 00 RS	SFD	O	9/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	739 Altino Blvd	2025 128420 000 00 RS	SFD	O	9/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	745 Altino Blvd	2025 128425 000 00 RS	SFD	O	9/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	751 Altino Blvd	2025 128430 000 00 RS	SFD	O	9/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	757 Altino Blvd	2025 128439 000 00 RS	SFD	O	9/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	763 Altino Blvd	2025 128443 000 00 RS	SFD	O	9/4/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	14 Silver Elm Ct	2025 122594 000 00 RS	SFD	O	9/8/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
69511045	808 Colleen Dr	2025 130805 000 00 RS	SFD	O	9/29/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
37321047	6757 Devonshire Dr	2025 124064 000 00 RS	SFD	O	9/29/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
38131056	1489 Saratoga Ave	2025 136541 000 00 RS	SFD	O	11/3/2025													1	1		NONE	No	No	N/A	Pending	Ministerial
N/A	1199 Piedmont Rd	2025 140615 000 00 RS	SFD	O	11/14/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	1201 Piedmont Rd	2025 140633 000 00 RS	SFD	O	11/14/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	1203 Piedmont Rd	2025 140642 000 00 RS	SFD	O	11/14/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	0 Del Norte Dr	2025 140649 000 00 RS	SFD	O	11/14/2025													1	1		NONE	No	No	N/A	Pending	Ministerial

23016025	1194 Sherwood Ave	2025 132399 000 00 RS	SFD	O	11/20/2025															1	1				NONE	No	No	N/A	Pending	Ministerial		
41934004	15385 Warwick Rd	2025 140513 000 00 RS	SFA	O	12/2/2025																2	2				NONE	No	No	N/A	Pending	Ministerial	
49711043	13080 Haga Dr, San Jose, CA	2024 115257 000 00 RS	ADU	O	1/2/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
41902036	4412 JAN WY, SAN JOSE, CA 95124	2024 116610 000 00 RS	ADU	O	1/2/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
59916030	840 Selby Ln, San Jose, CA	2024 115868 000 00 RS	ADU	O	1/6/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
44730028	4196 PALADIN DR, SAN JOSE, CA 95124	2024 103757 000 00 RS	ADU	O	1/6/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
29928073	828 Onyx Ct, San Jose, CA	2024 112372 000 00 RS	ADU	O	1/6/2025																	1	1				NONE	No	No	N/A	Pending	Ministerial
28222016	650 PAMLAR AV, SAN JOSE, CA 95128	2024 115685 000 00 RS	ADU	O	1/6/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
43427050	1686 Mackey Ave, San Jose, CA	2024 116788 000 00 RS	ADU	O	1/7/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
67657062	1559 Yerba Buena Rd, San Jose, CA	2024 114597 000 00 RS	ADU	O	1/7/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
59904074	3148 TRISTIAN AV, SAN JOSE, CA 95127	2024 095117 000 00 RS	ADU	O	1/8/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
67821080	7236 Clear Vista Ct, San Jose, CA	2024 094968 000 00 RS	ADU	O	1/9/2025																	1	1				NONE	No	No	N/A	Pending	Ministerial
48443080	2591 SIERRA GRANDE WY, SAN JOSE, CA 95116	2024 101205 000 00 RS	ADU	O	1/9/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
N/A	1253 SETTLE AV, SAN JOSE, CA 95125	2024 117433 000 00 RS	ADU	O	1/9/2025																	1	1				NONE	No	No	N/A	Approved	Ministerial
37803005	1033 HUNTINGDON DR, SAN JOSE, CA 95129	2024 116780 000 00 RS	ADU	O	1/10/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
65934015	2851 Riedel Rd, San Jose, CA	2024 108407 000 00 RS	ADU	O	1/13/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
26438032	829 Vine St, San Jose, CA	2024 117280 000 00 RS	ADU	O	1/13/2025																	1	1			Yes - Local	No	No	N/A	Pending	Ministerial	
48121040	2203 Lausett Ave, San Jose, CA	2024 111905 000 00 RS	ADU	O	1/13/2025																	1	1				NONE	No	No	N/A	Pending	Ministerial
N/A	203 N 5th St Unit 4, San Jose, CA	2025 090816 000 00 RS	ADU	O	1/13/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
27426006	1825 UNIVERSITY WY, SAN JOSE, CA 95126	2024 107376 000 00 RS	ADU	O	1/13/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
64701031	10141 TORRANCE AV, SAN JOSE, CA 95127	2024 075074 000 00 RS	ADU	O	1/21/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
44714014	3440 Manda Dr, San Jose, CA	2024 109072 000 00 RS	ADU	O	1/22/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
56712094	5511 Camden Ave, San Jose, CA	2024 117617 000 00 RS	ADU	O	1/23/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
59218014	2942 Edison Dr, San Jose, CA	2024 112980 000 00 RS	ADU	O	1/23/2025																	1	1				NONE	No	No	N/A	Pending	Ministerial
48416072	108 Birch Ln, San Jose, CA	2024 110746 000 00 RS	ADU	O	1/23/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
44245033	1722 DON AV, SAN JOSE, CA 95124	2024 113645 000 00 RS	ADU	O	1/23/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
56947051	5376 GREENBANK CT, SAN JOSE, CA 95118	2024 118992 000 00 RS	ADU	O	1/24/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
47743098	1408 TAPER CT, SAN JOSE, CA 95122	2024 114276 000 00 RS	ADU	O	1/24/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
26460051	1067 CAMINO PABLO, SAN JOSE, CA 95125	2024 111958 000 00 RS	ADU	O	1/27/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
66040050	3333 Meadowlands Ln, San Jose, CA	2024 107484 000 00 RS	ADU	O	1/27/2025																	1	1				NONE	No	No	N/A	Pending	Ministerial
68057018	5356 Laurel Canyon Dr, San Jose, CA	2024 118200 000 00 RS	ADU	O	1/28/2025																	1	1				NONE	No	No	N/A	Pending	Ministerial
26403005	1271 FRUITDALE AV, SAN JOSE, CA 95126	2024 105474 000 00 RS	ADU	O	1/30/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
67606061	3282 MAPLE LEAF CT, SAN JOSE, CA 95121	2024 119191 000 00 RS	ADU	O	1/30/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
45123046	4168 EL CORAL WY, SAN JOSE, CA 95118	2024 113355 000 00 RS	ADU	O	1/30/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial
65915027	2982 Castleton Dr, San Jose, CA	2024 117645 000 00 RS	ADU	O	1/30/2025																	1	1	1			NONE	No	No	N/A	Approved	Ministerial

24923039	577 N 22nd St, San Jose, CA	2024 117708 000 00 RS	ADU	O	1/30/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
42940013	1460 GLENWOOD AV, SAN JOSE, CA 95125	2024 117757 000 00 RS	ADU	O	1/30/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
38141072	5088 WILLIAMS RD, SAN JOSE, CA 95129	2024 117995 000 00 RS	ADU	O	1/30/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
61257007	15158 Rosemar Ave, San Jose, CA	2024 092633 000 00 RS	ADU	O	1/30/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
44614048	1534 ALTAMONT AV, SAN JOSE, CA 95125	2024 118014 000 00 RS	ADU	O	1/30/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	11751 Southwood Dr Unit 2, San Jose, CA	2025 093108 000 00 RS	ADU	O	2/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
41413051	2047 Foxworthy Ave, San Jose, CA	2025 089402 000 00 RS	ADU	O	2/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
64927058	3284 FLINTMONT DR, SAN JOSE, CA 95148	2024 110305 000 00 RS	ADU	O	2/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
49103138	2698 Tagart Dr, San Jose, CA	2024 117533 000 00 RS	ADU	O	2/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
65450082	2818 Brightwood Dr, San Jose, CA	2024 103148 000 00 RS	ADU	O	2/3/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
68435095	392 Indian Broom Dr, San Jose, CA	2024 116848 000 00 RS	ADU	O	2/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
42119079	4960 Bel Escou Dr, San Jose, CA	2025 092810 000 00 RS	ADU	O	2/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
58904003	1891 Camargo Dr, San Jose, CA	2024 118577 000 00 RS	ADU	O	2/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
67010031	1624 SARALYNN DR, SAN JOSE, CA 95121	2024 118302 000 00 RS	ADU	O	2/4/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
24917008	761 N 19th St, San Jose, CA	2024 117875 000 00 RS	ADU	O	2/4/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
59912010	3356 San Mardo Ave, San Jose, CA	2024 114927 000 00 RS	ADU	O	2/5/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
67612033	4561 Pacific Rim Way, San Jose, CA	2025 090176 000 00 RS	ADU	O	2/5/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
24959029	449 N 18TH ST, SAN JOSE, CA 95112	2024 117986 000 00 RS	ADU	O	2/5/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
24959028	451 N 18th St, San Jose, CA	2024 117989 000 00 RS	ADU	O	2/5/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
43424046	1526 Sanborn Ave, San Jose, CA	2024 116895 000 00 RS	ADU	O	2/5/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
68065011	2362 Bentley Ridge Dr, San Jose, CA	2024 087560 000 00 RS	ADU	O	2/7/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
26453028	1033 Ramona Ave, San Jose, CA	2024 107440 000 00 RS	ADU	O	2/10/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
68513066	78 Park Sharon Dr, San Jose, CA	2024 119160 000 00 RS	ADU	O	2/10/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
67604058	2102 Chisin Ct, San Jose, CA	2024 116558 000 00 RS	ADU	O	2/11/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
37714018	6074 Alcante Dr, San Jose, CA 95129	2025 095127 000 00 RS	ADU	O	2/10/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
67604058	2102 Chisin Ct, San Jose, CA	2024 116558 000 00 RS	ADU	O	2/11/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
37814015	1203 Lynbrook Way, San Jose, CA	2024 117436 000 00 RS	ADU	O	2/11/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
N/A	996 Faris Dr, San Jose, CA 95111	2025 094898 000 00 RS	ADU	O	2/11/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	2873 Sweetleaf Ct Unit 2, San Jose, CA	2025 094900 000 00 RS	ADU	O	2/11/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
N/A	931 McKendrie St Unit 2, San Jose, CA	2025 094895 000 00 RS	ADU	O	2/11/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
41941036	5143 Leigh Ave, San Jose, CA	2025 091842 000 00 RS	ADU	O	2/11/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
26105022	846 HARDING AV, SAN JOSE, CA 95126	2024 119155 000 00 RS	ADU	O	2/11/2025											1	1	1	NONE	Yes - Local	No	N/A	Approved	Ministerial
42941023	1471 Cherrydale Dr, San Jose, CA	2024 105159 000 00 RS	ADU	O	2/13/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
49461019	4345 Houndsbrook Way, San Jose, CA	2024 101412 000 00 RS	ADU	O	2/13/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
43920084	1763 Jonathon Ave, San Jose, CA	2024 119237 000 00 RS	ADU	O	2/13/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial



37720077	1207 JOHNSON AV, SAN JOSE, CA 95129	2025 092974 000 00 RS	ADU	O	2/26/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
46737030	374 S 21st St, San Jose, CA	2025 094008 000 00 RS	ADU	O	2/27/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
43422082	1555 Pomona Ave, San Jose, CA	2024 118378 000 00 RS	ADU	O	2/28/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
27450019	2480 Woodland Ave, San Jose, CA	2025 094848 000 00 RS	ADU	O	2/28/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
57740020	1446 KEW GARDENS CT, SAN JOSE, CA 95120	2025 093155 000 00 RS	ADU	O	2/28/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
49905030	2838 Aetna Way, San Jose, CA	2025 094462 000 00 RS	ADU	O	2/28/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
48613002	1726 S King Rd, San Jose, CA	2024 116458 000 00 RS	ADU	O	3/3/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
26123053	1289 Shasta Ave, San Jose, CA	2025 090926 000 00 RS	ADU	O	3/3/2025											1	1	1	NONE	Yes - Local	No	N/A	Approved	Ministerial
27455060	2382 Newhall St, San Jose, CA	2024 116989 000 00 RS	ADU	O	3/3/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
48435047	2376 Sleepy Hollow Ln, San Jose, CA 95116	2024 098194 000 00 RS	ADU	O	3/3/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
65445029	3307 Ingersoll Ct, San Jose, CA	2025 089280 000 00 RS	ADU	O	3/3/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
48142009	1914 LAVONNE AV, SAN JOSE, CA 95116	2025 098196 000 00 RS	ADU	O	3/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
27457026	2490 BAILEY AV, SAN JOSE, CA 95128	2025 093748 000 00 RS	ADU	O	3/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
49441009	815 HIAWATHA DR, SAN JOSE, CA 95111	2024 106784 000 00 RS	ADU	O	3/4/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
49747046	682 Oldham Way, San Jose, CA	2024 085966 000 00 RS	ADU	O	3/5/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
56752016	1141 Carlsbad Dr, San Jose, CA	2025 093674 000 00 RS	ADU	O	3/6/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
48621059	1217 Edith St, San Jose, CA	2024 087100 000 00 RS	ADU	O	3/6/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
49707003	13099 Pfeifle Ave, San Jose, CA	2024 083130 000 00 RS	ADU	O	3/6/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
43942062	2970 Lansford Ave, San Jose, CA	2024 113043 000 00 RS	ADU	O	3/6/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
24901008	745 N 2nd St, San Jose, CA	2024 115895 000 00 RS	ADU	O	3/7/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
24941020	612 N 4th St, San Jose, CA	2024 114415 000 00 RS	ADU	O	3/7/2025											1	1		NONE	Yes - Local	No	N/A	Pending	Ministerial
24941021	618 N 4th St, San Jose, CA	2024 114429 000 00 RS	ADU	O	3/7/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
67306035	2810 Burdick Way, San Jose, CA	2025 096584 000 00 RS	ADU	O	3/7/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
59208075	2787 Rainview Dr, San Jose, CA	2024 109084 000 00 RS	ADU	O	3/7/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
68460030	5022 Impatiens Dr, San Jose, CA	2025 094375 000 00 RS	ADU	O	3/7/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
27413005	1580 HANCHETT AV, SAN JOSE, CA 95126	2025 092282 000 00 RS	ADU	O	3/7/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
43410028	1366 Mastic St, San Jose, CA	2025 095568 000 00 RS	ADU	O	3/10/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
58907064	2946 TOBIN DR, SAN JOSE, CA 95132	2025 096947 000 00 RS	ADU	O	3/10/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
48811081	1570 BERKSFORD WY, SAN JOSE, CA 95127	2025 095522 000 00 RS	ADU	O	3/10/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
26451026	465 Snyder Ave, San Jose, CA	2025 093081 000 00 RS	ADU	O	3/11/2025											1	1		NONE	Yes - Local	No	N/A	Pending	Ministerial
27435025	2112 Cherrystone Dr, San Jose, CA	2025 093092 000 00 RS	ADU	O	3/11/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
68923018	6056 Cotton Ct, San Jose, CA	2025 097216 000 00 RS	ADU	O	3/11/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
30704081	11870 Vallejo Dr, San Jose, CA	2025 097467 000 00 RS	ADU	O	3/12/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
48429038	10261 SHOREHAM CT, SAN JOSE, CA 95127	2025 095040 000 00 RS	ADU	O	3/12/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
44207034	1906 Shulman Ave, San Jose, CA	2025 089652 000 00 RS	ADU	O	3/12/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial







56920027	1598 STAPLETON CT, SAN JOSE, CA 95118	2025 100418 000 00 RS	ADU	O	5/8/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
44735069	4009 RONDEAU DR, SAN JOSE, CA 95124	2025 103504 000 00 RS	ADU	O	5/8/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
46741060	333 S 12TH ST, SAN JOSE, CA 95112	2025 106316 000 00 RS	ADU	O	5/8/2025										1	1	1		NONE	Yes - Local	No	N/A	Approved	Ministerial
56703035	4959 RAFTON DR, SAN JOSE, CA 95124	2025 100414 000 00 RS	ADU	O	5/12/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
26449102	633 WILLOW ST, SAN JOSE, CA 95125	2024 108744 000 00 RS	ADU	O	5/13/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
59208041	597 ROUGH AND READY RD, SAN JOSE, CA 95133	2025 092308 000 00 RS	ADU	O	5/13/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
65458062	3152 BIMBER CT, SAN JOSE, CA 95148	2025 105807 000 00 RS	ADU	O	5/13/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial
46211039	4365 INDIGO DR, SAN JOSE, CA 95136	2025 107274 000 00 RS	ADU	O	5/13/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial
N/A	3244 Riddle Rd, San Jose, CA 95117	2025 107223 000 00 RS	ADU	O	5/13/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial
57521036	1451 CORTE DE ROSA, SAN JOSE, CA 95120	2025 107233 000 00 RS	ADU	O	5/14/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
48112075	44 N 34TH ST, SAN JOSE, CA 95116	2025 097383 000 00 RS	ADU	O	5/15/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial
49465046	3281 LANTERN WY, SAN JOSE, CA 95111	2025 103492 000 00 RS	ADU	O	5/15/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
68454006	4505 THORNHAVEN WY, SAN JOSE, CA 95111	2025 107167 000 00 RS	ADU	O	5/15/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial
59951082	3171 MABURY RD, SAN JOSE, CA 95127	2025 104958 000 00 RS	ADU	O	5/19/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
26132060	33 SUNOL ST, SAN JOSE, CA 95126	2025 107979 000 00 RS	ADU	O	5/19/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial
26446008	441 ATLANTA AV, SAN JOSE, CA 95125	2025 105506 000 00 RS	ADU	O	5/20/2025										1	1			NONE	Yes - Local	No	N/A	Pending	Ministerial
65932030	3230 FALLEN OAK CT, SAN JOSE, CA 95148	2025 107246 000 00 RS	ADU	O	5/20/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
57521036	1451 CORTE DE ROSA, SAN JOSE, CA 95120	2025 107362 000 00 RS	ADU	O	5/20/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
70844053	7203 SHEA CT, SAN JOSE, CA 95139	2025 102660 000 00 RS	ADU	O	5/22/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
59526034	3491 GROSSMONT DR, SAN JOSE, CA 95132	2025 107001 000 00 RS	ADU	O	5/22/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
67612031	4549 PACIFIC RIM WY, SAN JOSE, CA 95121	2025 107365 000 00 RS	ADU	O	5/22/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
29908148	3778 CARAVELLA DR, SAN JOSE, CA 95117	2025 106333 000 00 RS	ADU	O	5/23/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
9241080	2629 AUTUMNVALE DR, SAN JOSE, CA 95132	2025 107162 000 00 RS	ADU	O	5/23/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
40304222	4575 NORWICH WY, SAN JOSE, CA 95130	2024 106818 000 00 RS	ADU	O	5/27/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial
44616026	1563 WAWONA DR, SAN JOSE, CA 95125	2025 096794 000 00 RS	ADU	O	5/28/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial
49456028	1239 CLAYBURN LN, SAN JOSE, CA 95121	2023 126020 000 00 RS	ADU	O	5/29/2025										1	1			NONE	No	No	N/A	Pending	Ministerial
66040150	3426 ROYAL MEADOW LN, SAN JOSE, CA 95135	2025 105624 000 00 RS	ADU	O	5/30/2025										1	1	1		NONE	No	No	N/A	Approved	Ministerial

48811111	1460 BERKSFORD WY, SAN JOSE, CA 95127	2025 108825 000 00 RS	ADU	O	5/30/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
68508037	5137 POSTON DR, SAN JOSE, CA 95136	2025 106068 000 00 RS	ADU	O	6/2/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
43917161	1060 FRANQUETTE AV, SAN JOSE, CA 95125	2025 108906 000 00 RS	ADU	O	6/2/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
24952005	373 N 10TH ST, SAN JOSE, CA 95112	2024 090405 000 00 RS	ADU	O	6/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
58103065	6453 LITTLE FALLS DR, SAN JOSE, CA 95120	2025 105002 000 00 RS	ADU	O	6/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
68431145	67 AZUCAR AV, SAN JOSE, CA 95111	2025 106951 000 00 RS	ADU	O	6/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
28412039	1837 BLACKFORD LN, SAN JOSE, CA 95125	2025 108859 000 00 RS	ADU	O	6/3/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
49710028	12986 WOOL AV, SAN JOSE, CA 95111	2025 109304 000 00 RS	ADU	O	6/4/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
47754020	878 LE COMPTE PL, SAN JOSE, CA 95122	2025 109673 000 00 RS	ADU	O	6/4/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
43954051	1747 CHERRY AV, SAN JOSE, CA 95125	2025 109963 000 00 RS	ADU	O	6/4/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
49710028	12986 WOOL AV, SAN JOSE, CA 95111	2025 112292 000 00 RS	ADU	O	6/4/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
49710028	12986 WOOL AV, SAN JOSE, CA 95111	2025 112294 000 00 RS	ADU	O	6/4/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
24409027	1701 CORALTREE PL, SAN JOSE, CA 95131	2025 105877 000 00 RS	ADU	O	6/5/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
N/A	577 DUNCAN ST, SAN JOSE, CA 95127	2025 113630 000 00 RS	ADU	O	6/5/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
46407008	329 AVENIDA PINOS, SAN JOSE, CA 95123	2025 104619 000 00 RS	ADU	O	6/6/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
44626033	1430 CALLECITA ST, SAN JOSE, CA 95125	2025 107216 000 00 RS	ADU	O	6/9/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
49926041	1149 MALOTT DR, SAN JOSE, CA 95121	2024 114067 000 00 RS	ADU	O	6/11/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
42125078	2194 BARRETT AV, SAN JOSE, CA 95124	2025 106713 000 00 RS	ADU	O	6/11/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
30723026	4179 MORELAND WY, SAN JOSE, CA 95130	2025 114676 000 00 RS	ADU	O	6/11/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
66040151	3428 ROYAL MEADOW LN, SAN JOSE, CA 95135	2025 105498 000 00 RS	ADU	O	6/13/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
26432038	76 PIERCE AV, SAN JOSE, CA 95110	2025 105682 000 00 RS	ADU	O	6/13/2025											1	1		NONE	Yes - Local	No	N/A	Pending	Ministerial
27437042	2111 W HEDDING ST, SAN JOSE, CA 95128	2025 107419 000 00 RS	ADU	O	6/13/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
44701040	1523 HILLSDALE AV, SAN JOSE, CA 95118	2025 108596 000 00 RS	ADU	O	6/13/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
N/A	1148 PALM ST, SAN JOSE, CA 95110	2025 113468 000 00 RS	ADU	O	6/13/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
67615031	3255 HEBRON CT, SAN JOSE, CA 95121	2025 114784 000 00 RS	ADU	O	6/13/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial
45603038	1653 GUADALUPE AV, SAN JOSE, CA 95125	2025 099437 000 00 RS	ADU	O	6/16/2025											1	1		NONE	No	No	N/A	Pending	Ministerial
69225021	5661 ENNING AV, SAN JOSE, CA 95123	2025 110846 000 00 RS	ADU	O	6/16/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial



67620073	3404 Woodtree Ct, San Jose, CA 95121	2025 109803 000 00 RS	ADU	O	7/15/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
69215014	5821 Paddon Cir, San Jose, CA 95123	2025 109968 000 00 RS	ADU	O	7/15/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
49121091	2075 Tampa Way, San Jose, CA 95122	2025 111062 000 00 RS	ADU	O	7/15/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
24136030	1436 Leafree Cir, San Jose, CA 95131	2025 112785 000 00 RS	ADU	O	7/15/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
47203075	1163 Spiro Dr, San Jose, CA 95116	2025 113717 000 00 RS	ADU	O	7/15/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
25430039	688 Anvil Ct, San Jose, CA 95133	2025 114572 000 00 RS	ADU	O	7/15/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
23515035	928 N 7th St, San Jose, CA 95112	2025 115027 000 00 RS	ADU	O	7/15/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
47731008	1625 Pearson Ct, San Jose, CA 95122	2025 115696 000 00 RS	ADU	O	7/15/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
N/A	6932 Serenity Wy, San Jose, CA 95120	2025 116662 000 00 RS	ADU	O	7/15/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
N/A	590 Minnesota Ave, San Jose, CA 95125	2025 116992 000 00 RS	ADU	O	7/15/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
38141106	5189 Doyle Rd, San Jose, CA 95129	2025 092358 000 00 RS	ADU	O	7/16/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
48802033	1199 Sundown Ln, San Jose, CA 95127	2025 108380 000 00 RS	ADU	O	7/16/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
46716058	199 N 12th St, San Jose, CA 95112	2025 115146 000 00 RS	ADU	O	7/16/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
42933026	1655 Cottle Ave, San Jose, CA 95125	2025 112058 000 00 RS	ADU	O	7/17/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
29935048	963 Orchard Wy, San Jose, CA 95117	2025 114015 000 00 RS	ADU	O	7/17/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
48120005	117 Scharff Ave, San Jose, CA 95116	2025 112981 000 00 RS	ADU	O	7/18/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
24412011	2032 Autumnree Ct, San Jose, CA 95131	2025 115404 000 00 RS	ADU	O	7/18/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
65919029	3046 Lynview Dr, San Jose, CA 95148	2025 115547 000 00 RS	ADU	O	7/18/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
52735036	5491 Mary Jo Wy, San Jose CA 95124	2025 109386 000 00 RS	ADU	O	7/21/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
59120033	1028 Wilsham Dr, San Jose, CA 95132	2025 111485 000 00 RS	ADU	O	7/21/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
24407034	1688 Ridgetree Wy, San Jose, CA 95131	2025 113384 000 00 RS	ADU	O	7/21/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
67850137	40 Southcreek Ct, San Jose, CA 95138	2025 115294 000 00 RS	ADU	O	7/21/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
42919029	909 California Ave, San Jose, CA 95125	2025 115954 000 00 RS	ADU	O	7/21/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
48120025	117 Scharff Ave, San Jose, CA 95116	2025 119592 000 00 RS	ADU	O	7/21/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
46404052	4928 Barron Park Dr, San Jose, CA 95136	2025 111906 000 00 RS	ADU	O	7/22/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
48603036	1748 Tampa Wy, San Jose, CA 95122	2025 114597 000 00 RS	ADU	O	7/22/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
28827049	1710 Marina Wy, San Jose, CA 95125	2025 114829 000 00 RS	ADU	O	7/22/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
41420038	2969 Vivian Ln, San Jose, CA 95124	2025 105999 000 00 RS	ADU	O	7/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
70616001	15 Kent Ct, San Jose, CA 95139	2025 111335 000 00 RS	ADU	O	7/23/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
38125037	5089 Amondo Dr, San Jose, CA 95129	2025 114019 000 00 RS	ADU	O	7/23/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
27422073	1803 Cleveland Ave, San Jose, CA 95126	2025 114881 000 00 RS	ADU	O	7/23/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
49108074	2167 Jamaica Wy, San Jose, CA 95122	2025 116194 000 00 RS	ADU	O	7/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial
70616001	15 Kent Ct, San Jose, CA 95139	2025 120716 000 00 RS	ADU	O	7/23/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
N/A	1644 Tartarian Way, San Jose, CA 95129	2025 112136 000 00 RS	ADU	O	7/23/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
38129016	4622 Clarendon Dr, San Jose, CA 95129	2025 115103 000 00 RS	ADU	O	7/24/2025											1	1			NONE	No	No	N/A	Pending	Ministerial
67616020	3543 Kettman Rd, San Jose, CA 95121	2025 119091 000 00 RS	ADU	O	7/24/2025											1	1			NONE	No	No	N/A	Pending	Ministerial

67616020	3543 Kettman Rd, San Jose, CA 95121	2025 119106 000 00 RS	ADU	O	7/24/2025																NONE	No	No	N/A	Pending	Ministerial	
67616020	3543 Kettman Rd, San Jose, CA 95121	2025 119395 000 00 RS	ADU	O	7/24/2025																	NONE	No	No	N/A	Pending	Ministerial
45106002	1218 Foxworthy Ave, San Jose, CA 95118	2025 110416 000 00 RS	ADU	O	7/25/2025																	NONE	No	No	N/A	Pending	Ministerial
43922044	1961 Johnston Ave, San Jose, CA 95125	2025 111407 000 00 RS	ADU	O	7/25/2025																	NONE	No	No	N/A	Pending	Ministerial
N/A	1676 Mackey Ave, San Jose, CA 95125	2025 117397 000 00 RS	ADU	O	7/25/2025																	NONE	No	No	N/A	Pending	Ministerial
56937101	5139 Sutcliff Ave, San Jose, CA 95118	2025 117491 000 00 RS	ADU	O	7/25/2025																	NONE	No	No	N/A	Pending	Ministerial
57525042	1544 Guadalupe Dr, San Jose, CA 95120	2025 117752 000 00 RS	ADU	O	7/25/2025																	NONE	No	No	N/A	Approved	Ministerial
65919029	3046 Lynview Dr, San Jose, CA 95148	2025 121013 000 00 RS	ADU	O	7/25/2025																	NONE	No	No	N/A	Pending	Ministerial
49905025	1319 Sylvia Dr, San Jose, CA 95121	2025 111876 000 00 RS	ADU	O	7/28/2025																	NONE	No	No	N/A	Approved	Ministerial
67614063	2560 Aborn Rd, San Jose, CA 95121	2025 118491 000 00 RS	ADU	O	7/28/2025																	NONE	No	No	N/A	Approved	Ministerial
65987008	3740 Darshan Ct, San Jose, CA 95148	2024 113200 000 00 RS	ADU	O	7/29/2025																	NONE	No	No	N/A	Pending	Ministerial
67855021	7384 Prindville Dr, San Jose 95138	2025 106812 000 00 RS	ADU	O	7/29/2025																	NONE	No	No	N/A	Pending	Ministerial
60102093	3137 Barletta Ln, San Jose, CA 95127	2025 116226 000 00 RS	ADU	O	7/29/2025																	NONE	No	No	N/A	Pending	Ministerial
49724009	2925 Garden Ave, San Jose, CA 95111	2025 117929 000 00 RS	ADU	O	7/29/2025																	NONE	No	No	N/A	Pending	Ministerial
48140011	939 Tennyson Ln, San Jose, CA 95116	2025 118003 000 00 RS	ADU	O	7/29/2025																	NONE	No	No	N/A	Approved	Ministerial
24912055	871 N 15th St, San Jose, CA 95112	2025 118055 000 00 RS	ADU	O	7/29/2025																	NONE	No	No	N/A	Approved	Ministerial
37215068	1378 Longfellow Way, San Jose, CA 95129	2025 112653 000 00 RS	ADU	O	7/31/2025																	NONE	No	No	N/A	Pending	Ministerial
49726099	3085 Senter Rd, San Jose, CA 95111	2025 117612 000 00 RS	ADU	O	7/31/2025																	NONE	No	No	N/A	Pending	Ministerial
24914090	771 E Hedding St, San Jose, CA 95112	2025 118210 000 00 RS	ADU	O	7/31/2025																	NONE	No	No	N/A	Pending	Ministerial
70627040	113 AVENIDA ESPANA, SAN JOSE, CA 95139	2025 098814 000 00 RS	ADU	O	8/1/2025																	NONE	No	No	N/A	Approved	Ministerial
24540033	1884 SEVILLE WY, SAN JOSE, CA 95131	2025 103255 000 00 RS	ADU	O	8/1/2025																	NONE	No	No	N/A	Pending	Ministerial
37316038	1274 DAPHNE DR, SAN JOSE, CA 95129	2025 109577 000 00 RS	ADU	O	8/1/2025																	NONE	No	No	N/A	Approved	Ministerial
43417029	1510 CARMEL DR, SAN JOSE, CA 95125	2025 111508 000 00 RS	ADU	O	8/1/2025																	NONE	No	No	N/A	Pending	Ministerial
42902065	1310 CURTISS AV, SAN JOSE, CA 95125	2025 117014 000 00 RS	ADU	O	8/1/2025																	NONE	No	No	N/A	Approved	Ministerial
48116087	1670 WHITTON AV, SAN JOSE, CA 95116	2025 117474 000 00 RS	ADU	O	8/1/2025																	NONE	No	No	N/A	Pending	Ministerial
46730045	45 S 20TH ST, SAN JOSE, CA 95116	2025 118884 000 00 RS	ADU	O	8/1/2025																	NONE	No	No	N/A	Pending	Ministerial
70633063	7042 AVENIDA ROTELLA, SAN JOSE, CA 95139	2025 119067 000 00 RS	ADU	O	8/1/2025																	NONE	No	No	N/A	Approved	Ministerial
28420021	1549 ST FRANCIS DR, SAN JOSE, CA 95125	2025 119981 000 00 RS	ADU	O	8/1/2025																	NONE	No	No	N/A	Pending	Ministerial
46727046	75 S 14TH ST, SAN JOSE, CA 95112	2025 119827 000 00 RS	ADU	O	8/4/2025																	NONE	Yes - Local	No	N/A	Approved	Ministerial
24916045	899 N 19TH ST, SAN JOSE, CA 95112	2025 120076 000 00 RS	ADU	O	8/5/2025																	NONE	No	No	N/A	Approved	Ministerial
68501017	5280 WATERFALL CT, SAN JOSE, CA 95136	2025 120266 000 00 RS	ADU	O	8/5/2025																	NONE	No	No	N/A	Pending	Ministerial
67619026	3489 HILLSBOROUGH WY, SAN JOSE, CA 95121	2025 120500 000 00 RS	ADU	O	8/5/2025																	NONE	No	No	N/A	Approved	Ministerial

38131034	1510 TERESITA DR, SAN JOSE, CA 95129	2025 114263 000 00 RS	ADU	O	8/6/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
48134027	996 DIADEM DR, SAN JOSE, CA 95116	2025 120400 000 00 RS	ADU	O	8/6/2025														1	1	NONE	No	No	N/A	Approved	Ministerial	
41917031	4794 SALLY DR, SAN JOSE, CA 95124	2025 120886 000 00 RS	ADU	O	8/6/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
30705038	17930 LOS OLIVOS DR, SAN JOSE, CA 95130	2025 120926 000 00 RS	ADU	O	8/6/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
69632024	1073 CROSSWIND CT, SAN JOSE, CA 95120	2025 121982 000 00 RS	ADU	O	8/6/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
26437090	157 WILLOW ST, SAN JOSE, CA 95110	2025 117628 000 00 RS	ADU	O	8/7/2025														1	1	NONE	Yes - Local	No	N/A	Pending	Ministerial	
49722011	3080 WATER ST, SAN JOSE, CA 95111	2025 120006 000 00 RS	ADU	O	8/7/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
24116014	1216 BRIARCREEK CT, SAN JOSE, CA 95131	2025 117936 000 00 RS	ADU	O	8/8/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
46735074	166 S 24TH ST, SAN JOSE, CA 95116	2025 116738 000 00 RS	ADU	O	8/11/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
60102083	3177 BARLETTA LN, SAN JOSE, CA 95127	2025 118005 000 00 RS	ADU	O	8/11/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
24956039	397 15TH ST, SAN JOSE, CA 95112	2025 121307 000 00 RS	ADU	O	8/11/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
67616020	3543 KETTMANN RD, SAN JOSE, CA 95121	2025 123778 000 00 RS	ADU	O	8/11/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
40358023	2415 VERWOOD DR, SAN JOSE, CA 95130	2025 104717 000 00 RS	ADU	O	8/12/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
23716058	824 CREEK DR, SAN JOSE, CA 95125	2025 116130 000 00 RS	ADU	O	8/12/2025														1	1	1	NONE	No	No	N/A	Approved	Ministerial
9752037	338 BATTLE DANCE DR, SAN JOSE, CA 95111	2025 119947 000 00 RS	ADU	O	8/12/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
48107009	60 JOSE FIGUERES AV, SAN JOSE, CA 95116	2025 105629 000 00 RS	ADU	O	8/13/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
27413072	1438 MARTIN AV, SAN JOSE, CA 95126	2025 122145 000 00 RS	ADU	O	8/13/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
24931044	631 JACKSON STREET SAN JOSE, CA 95112	2025 123739 000 00 RS	ADU	O	8/13/2025														1	1	1	NONE	No	No	N/A	Approved	Ministerial
26103048	1318 THE ALAMEDA, SAN JOSE, CA 95126	2025 111326 000 00 RS	ADU	O	8/14/2025														1	1	1	NONE	No	No	N/A	Approved	Ministerial
26103048	1318 THE ALAMEDA, SAN JOSE, CA 95126	2025 111327 000 00 RS	ADU	O	8/14/2025														1	1	1	NONE	No	No	N/A	Approved	Ministerial
38101059	971 RIVIERA CT, SAN JOSE, CA 95129	2025 114736 000 00 RS	ADU	O	8/14/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
67031033	1822 TUSTIN DR, SAN JOSE, CA 95122	2025 115842 000 00 RS	ADU	O	8/14/2025														1	1	1	NONE	No	No	N/A	Approved	Ministerial
45123014	1429 GAUCHO CT, SAN JOSE, CA 95118	2025 116950 000 00 RS	ADU	O	8/14/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
65424042	3574 CLAYTON RD, SAN JOSE, CA 95127	2025 122044 000 00 RS	ADU	O	8/14/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
45128099	4001 RIVOIR DR, SAN JOSE, CA 95118	2025 115105 000 00 RS	ADU	O	8/15/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
58342061	1118 QUAIL CREEK CL, SAN JOSE, CA 95120	2025 110111 000 00 RS	ADU	O	8/18/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
48618042	1944 MANDARIN WY, SAN JOSE, CA 95122	2025 116980 000 00 RS	ADU	O	8/18/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	







48424087	13541 EMILIE DR, SAN JOSE, CA 95127	2025 110122 000 00 RS	ADU	O	9/29/2025														1	1	NONE	No	No	N/A	Pending	Ministerial		
42926053	1034 LOUISE AV, SAN JOSE, CA 95125	2025 118913 000 00 RS	ADU	O	9/29/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
46710025	173 N 25TH ST, SAN JOSE, CA 95116	2025 125499 000 00 RS	ADU	O	9/29/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
67837085	1110 COYOTE RD, SAN JOSE, CA 95111	2025 127205 000 00 RS	ADU	O	9/29/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
27917030	1247 REDOAKS DR, SAN JOSE, CA 95128	2025 127375 000 00 RS	ADU	O	9/29/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
48817050	2777 TWIN OAKS LN, SAN JOSE, CA 95127	2025 115239 000 00 RS	ADU	O	9/30/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
37321047	6757 DEVONSHIRE DR, SAN JOSE, CA 95129	2025 132247 000 00 RS	ADU	O	10/1/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
49730009	2896 GARDEN AV, SAN JOSE, CA 95111	2025 112737 000 00 RS	ADU	O	10/3/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
43928067	1465 HUSTED AV, SAN JOSE, CA 95125	2025 125711 000 00 RS	ADU	O	10/3/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
48416113	147 CEDAR LN, SAN JOSE, CA 95127	2025 126598 000 00 RS	ADU	O	10/3/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
65458013	3274 PINKERTON DR, SAN JOSE, CA 95148	2025 127960 000 00 RS	ADU	O	10/3/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
48613066	1593 BERMUDA WY, SAN JOSE, CA 95122	2025 128337 000 00 RS	ADU	O	10/3/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
65441092	3092 ALLENWOOD DR, SAN JOSE, CA 95148	2025 130149 000 00 RS	ADU	O	10/3/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
42117064	15180 COOPER AV, SAN JOSE, CA 95124	2025 121584 000 00 RS	ADU	O	10/6/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
49142033	2914 GLEN DARBY CT, SAN JOSE, CA 95148	2025 129496 000 00 RS	ADU	O	10/6/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
28415035	1772 ISABEL DR, SAN JOSE, CA 95125	2025 130229 000 00 RS	ADU	O	10/6/2025															1	1	1	NONE	No	No	N/A	Approved	Ministerial
24510025	1280 TURRETT DR, SAN JOSE, CA 95131	2025 133642 000 00 RS	ADU	O	10/6/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
43950018	2281 CELESTINE AV, SAN JOSE, CA 95125	2025 125805 000 00 RS	ADU	O	10/7/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
70444020	6958 DEL RIO DR, SAN JOSE, CA 95119	2025 127875 000 00 RS	ADU	O	10/7/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
49725061	3012 SUNBURST DR, SAN JOSE, CA 95111	2025 132513 000 00 RS	ADU	O	10/7/2025															1	1	1	NONE	No	No	N/A	Approved	Ministerial
49128057	2303 PALMIRA WY, SAN JOSE, CA 95122	2025 127196 000 00 RS	ADU	O	10/8/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
N/A	MASTER FILE, SAN JOSE, CA	2025 134333 000 00 RS	ADU	O	10/9/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
64722002	1582 MT FRAZIER DR, SAN JOSE, CA 95127	2025 105095 000 00 RS	ADU	O	10/10/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
56711069	5526 FERN DR, SAN JOSE, CA 95124	2025 123210 000 00 RS	ADU	O	10/10/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
64722002	1582 MT FRAZIER DR, SAN JOSE, CA 95127	2025 129464 000 00 RS	ADU	O	10/10/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
66006009	2942 MEADOWLAND S LN, SAN JOSE, CA 95135	2025 129371 000 00 RS	ADU	O	10/14/2025															1	1	NONE	No	No	N/A	Pending	Ministerial	
49420067	699 SWALLOW DR, SAN JOSE, CA 95111	2025 130331 000 00 RS	ADU	O	10/14/2025															1	1	1	NONE	No	No	N/A	Approved	Ministerial



68015026	5611 Algonquin Way, San Jose, CA 95138	2025 129938 000 00 RS	ADU	O	11/4/2025													1	1	NONE	No	No	N/A	Pending	Ministerial	
46704030	249 N 15th St, San Jose, CA 95112	2025 134551 000 00 RS	ADU	O	11/4/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
48135142	2024 Cinderella Ln, San Jose, CA 95116	2025 136115 000 00 RS	ADU	O	11/4/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
49108033	2107 Orlando Dr, San Jose, CA 95122	2025 133575 000 00 RS	ADU	O	11/5/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
49451010	3935 Sark Way, San Jose 95111	2025 133754 000 00 RS	ADU	O	11/5/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
23508006	58 E Younger Ave, San Jose, CA 95112	2025 136174 000 00 RS	ADU	O	11/5/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
37317039	1391 Bretmoor Way, San Jose, CA 95129	2025 120222 000 00 RS	ADU	O	11/6/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
48160015	1709 Arroyo de Oro, San Jose, CA 95116	2025 133917 000 00 RS	ADU	O	11/6/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
24409079	1667 Four Oaks Rd, San Jose, CA 95131	2024 087520 000 00 RS	ADU	O	11/10/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
49712003	10511 Potts Way, San Jose, CA 95111	2025 124804 000 00 RS	ADU	O	11/10/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
30722064	1421 Vallejo Dr, San Jose, CA 95130	2025 138450 000 00 RS	ADU	O	11/10/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
47227019	503 S 5th St, San Jose, CA 95112	2025 139715 000 00 RS	ADU	O	11/10/2025														1	1	NONE	Yes - Local	No	N/A	Pending	Ministerial
69214076	5821 Chris Dr, San Jose, CA 95123	2025 139962 000 00 RS	ADU	O	11/11/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
48618072	1933 Everglade Ave, San Jose, CA 95122	2025 134472 000 00 RS	ADU	O	11/12/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
46737106	965 E Williams St, San Jose, CA 95116	2025 135630 000 00 RS	ADU	O	11/12/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
9231047	3588 Behler Dr, San Jose, CA 95132	2025 136396 000 00 RS	ADU	O	11/12/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
57737030	5986 Colorview Ct, San Jose, CA 95120	2025 135635 000 00 RS	ADU	O	11/13/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
45110007	1143 Pembroke Dr, San Jose, CA 95118	2025 131976 000 00 RS	ADU	O	11/17/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
30337032	373 Rosewood Ave, San Jose, CA 95117	2025 115482 000 00 RS	ADU	O	11/18/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
40330071	4833 Grimsby Dr, San Jose, CA 95130	2025 139067 000 00 RS	ADU	O	11/18/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
49750007	692 Santee River Ct, San Jose, CA 95111	2025 114928 000 00 RS	ADU	O	11/20/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
48121095	61 Scharff Ave, San Jose, CA 95116	2025 137614 000 00 RS	ADU	O	11/20/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
23016025	1194 Sherwood Ave, San Jose, CA 95126	2025 141055 000 00 RS	ADU	O	11/20/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
56709074	5411 Drysdale Dr, San Jose, CA 95124	2025 136013 000 00 RS	ADU	O	11/21/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
70623017	73 Avenida Espana, San Jose, CA 95139	2025 136536 000 00 RS	ADU	O	11/24/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
49727040	444 Pocatello Dr, San Jose, CA 95111	2025 137201 000 00 RS	ADU	O	11/24/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
67855034	107 Felice Ct, San Jose, CA 95138	2025 137519 000 00 RS	ADU	O	11/24/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
49724036	2936 Garden Ave, San Jose, CA 95111	2025 138437 000 00 RS	ADU	O	11/24/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
42908011	1195 Britton Ave, San Jose, CA 95125	2025 138465 000 00 RS	ADU	O	11/24/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
42908011	1195 Britton Ave, San Jose, CA 95125	2025 138467 000 00 RS	ADU	O	11/24/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
65951022	3154 Cortona Dr, San Jose, CA 95135	2025 139904 000 00 RS	ADU	O	11/24/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
48142061	914 McCreery Ave, San Jose, CA 95116	2025 133195 000 00 RS	ADU	O	11/26/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
27409009	1526 McDaniel Ave, San Jose, CA 95126	2025 136658 000 00 RS	ADU	O	11/26/2025														1	1	NONE	No	No	N/A	Pending	Ministerial
N/A	5290 Garwood Dr, San Jose, CA 95118	2025 142600 000 00 RS	ADU	O	11/26/2025														1	1	NONE	No	No	N/A	Approved	Ministerial
48142061	914 McCreery Ave, San Jose, CA 95116	2025 140331 000 00 RS	ADU	O	11/26/2025														1	1	NONE	No	No	N/A	Pending	Ministerial



37801025	1017 Whiteoak Dr, San Jose, CA 95129	2025 133999 000 00 RS	ADU	O	12/26/2025														1	1	NONE	No	No	N/A	Pending	Ministerial	
65919066	3068 Quimby Rd, San Jose, CA	2025 142682 000 00 RS	ADU	O	12/26/2025															1	1	NONE	No	No	N/A	Pending	Ministerial
70427036	211 Pemba Ct, San Jose, CA 95119	2025 111636 000 00 RS	ADU	O	12/29/2025															1	1	NONE	No	No	N/A	Pending	Ministerial
67309078	2967 ROSSMORE LN, SAN JOSE, CA 95148	2025 134206 000 00 RS	ADU	O	12/30/2025															1	1	NONE	No	No	N/A	Pending	Ministerial
48123123	258 Duffy Ct, San Jose, CA 95116	2025 138790 000 00 RS	ADU	O	12/30/2025															1	1	NONE	No	No	N/A	Pending	Ministerial
46702090	271 N 9th St, San Jose, CA 95112	2025 141077 000 00 RS	ADU	O	12/30/2025															1	1	NONE	No	No	N/A	Pending	Ministerial
66041021	3253 Charmat Ct, San Jose, CA 95135	2025 142884 000 00 RS	ADU	O	12/30/2025															1	1	NONE	No	No	N/A	Pending	Ministerial
45136062	4450 Silva Ave, San Jose, CA 95118	2025 146910 000 00 RS	ADU	O	12/30/2025															1	1	NONE	No	No	N/A	Pending	Ministerial
69431024	5870 Cabral Ave, San Jose, CA 95123	2025 146918 000 00 RS	ADU	O	12/30/2025															1	1	NONE	No	No	N/A	Pending	Ministerial
27452019	2327 Kenwood Ave, San Jose, CA 95128	2025 143705 000 00 RS	ADU	O	12/31/2025															1	1	NONE	No	No	N/A	Pending	Ministerial

# ATTACHMENT B: San José Housing Element Annual Progress Report for CY 2025 (Tables A-J)

<b>Jurisdiction</b>	San Jose	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

## 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	Projection Period	2										3	4
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022- 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level		
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-		
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	13	387	213	258	-	-	-	-	-	-	871	-		
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	15,088	181	180	273	317	-	-	-	-	-	2,139	12,949		
	Non-Deed Restricted	-	-	167	150	-	-	-	-	-	-	-	-		
Low	Deed Restricted	8,687	184	259	904	394	-	-	-	-	-	2,058	6,629		
	Non-Deed Restricted	-	-	167	150	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	10,711	51	114	132	44	-	-	-	-	-	2,342	8,369		
	Non-Deed Restricted	-	-	768	167	1,066	-	-	-	-	-	-	-		
Above Moderate		27,714	322	1,220	195	250	-	-	-	-	-	1,987	25,727		
<b>Total RHNA</b>		<b>62,200</b>													
<b>Total Units</b>			<b>751</b>	<b>2,928</b>	<b>2,218</b>	<b>2,629</b>	-	-	-	-	-	8,526	53,674		

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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		2025 (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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
P -1 Align Zoning with the General Plan	Council approval of zoning changes	4/1/2024	6th Cycle	Completed	This program was completed in 2024.	Other	1	None
P-2 Subsidize Extremely Low-Income Housing Including Permanent Supportive Housing for Homeless	Dec 2031: 45% of City capital subsidies spent on ELI and PSH	12/31/2031	6th Cycle	Continuous	Staff released the April 2025 Rolling Request for Proposals (RFP) and the June 2025 Notice of Funding Availability (NOFA) as an addendum to the RFP, offering \$50M in funding for extremely low- to moderate-income housing. Of the funding committed in CY 2025, 41% of the City subsidy was allocated to ELI households, and 12% was allocated to PSH units. Apartments housing 121 ELI households, 45 PSH households, and 25 HUD-VASH voucher recipient households began construction during CY 2025.	Other	53	None
P-2 Subsidize Extremely Low-Income Housing Including Permanent Supportive Housing for Homeless	Dec 2031: 1,200 ELI affordable homes created	12/31/2031	6th Cycle	Continuous	Staff released the April 2025 Rolling Request for Proposals (RFP) and the June 2025 Notice of Funding Availability (NOFA) as an addendum to the RFP, offering \$50M in funding for extremely low- to moderate-income housing. Of the funding committed in CY 2025, 41% of the City subsidy was allocated to ELI households, and 12% was allocated to PSH units. Apartments housing 121 ELI households, 45 PSH households, and 25 HUD-VASH voucher recipient households began construction during CY 2025.	Units	589	None
P-2 Subsidize Extremely Low-Income Housing Including Permanent Supportive Housing for Homeless	Dec 2031: Pursue and apply for a minimum of 3 funding opportunities during the planning period	12/31/2031	6th Cycle	Continuous	The City served as a co-applicant for the Berryessa Transit-Oriented development, seeking state and federal funding through the California Debt Limit Allocation Committee (CDLAC) to support the creation of 50 ELI units. During the calendar year, the City also approved the outside issuance of bonds for 10 developments that will create or preserve 277 ELI units. In addition, the City supported transit improvements for two AHSC-awarded transit-oriented developments, producing 107 ELI units. The City Council also approved the commitment of recycled BEGIN funds to provide downpayment assistance for 14 ELI households.	Other	0	None
P-3 North San José Affordable Housing Overlay Zones	Dec 2023: Council approval of General Plan and Zoning Code Amendments	12/31/2023	6th Cycle	Completed	Staff completed the work necessary to create the new zoning overlays and rezone sites in North San José, as described in the December 2023 and January 2024 Council memos that defined the strategy. In 2025, staff continued analyzing additional sites for inclusion in the North San José General Plan and zoning overlay. We'll continue work on this strategy as staff capacity and time allow.	Other	1	None

<b>P-3 North San José Affordable Housing Overlay Zones</b>	Dec 2024: Identification of additional TERO sites for application of an affordable or mixed income overlay consideration of amendments by Council	12/31/2024	6th Cycle	Completed	Following an evaluation of existing sites for the addition of either an Affordable Housing Overlay (AHO) or Mixed Income Housing Overlay (MIHO) within the Transit Employment Residential Overlay (TERO) District, which does not include an affordability requirement, staff concluded that the proposed change is unlikely to affect project feasibility or accelerate development activity at this time. As a result, no additional sites are currently being considered for inclusion in the AHO or MIHO.	Other	0	None
<b>P-3 North San José Affordable Housing Overlay Zones</b>	Dec 2024: Council consideration of previously identified sites for a TERO overlay	12/31/2024	6th Cycle	Completed	Staff had identified a single site for the TERO District in North San Jose that wasn't included in the list of sites. After further evaluation of the site, staff concluded that the site is not suitable for housing development and will not be included in the TERO District.	Other	1	None
<b>P-4 Affordable Housing Tools for North San José</b>	2024: Study created analyzing potential NSJ Density Bonus or other tools to create affordable units	12/31/2024	6th Cycle	Completed	Staff reviewed current state Density Bonus law, the 2025 Cost of Development study, and recent project applications in North San José. Given the high possible densities in NSJ (min. of 75 DU/AC required), generous state law Density Bonus provisions, and current superior financial feasibility of lower density product types compared to higher density, staff concluded that an additional density bonus is unlikely at this time to be helpful to further development in NSJ; and, hiring a consultant to confirm those findings is not necessary or fiscally prudent at this time.  Housing and Planning staff have assessed that feasible options for driving development to NSJ continue to be 1) awarding geographic priority in annual City Notices of Funding Availability for affordable housing (per P-5), 2) successful conveyance to an affordable housing developer of the large City-owned Vista Montana site, which process is planned to occur in 2026; and 3) active implementation of the Multifamily Housing Incentive Program to generate moderate-income and above-moderate new housing units for projects in NSJ and other areas of San José. For these reasons, a formal Implementation Plan is unlikely to add additional value; therefore, staff is closing out this item.	Other	0	See the Cost of Development Study Session (report is the Attachment): <a href="https://sanjoseca.gov/your-government/departments-offices/housing/developers/notice-of-funding-availability">https://sanjoseca.gov/your-government/departments-offices/housing/developers/notice-of-funding-availability</a>  <a href="https://sanjoseca.legistar.com/View.ashx?M=A&amp;ID=1315729&amp;GUID=3C17B03F-B014-43D5-B8DF-44024CDE065B">https://sanjoseca.legistar.com/View.ashx?M=A&amp;ID=1315729&amp;GUID=3C17B03F-B014-43D5-B8DF-44024CDE065B</a>
<b>P-4 Affordable Housing Tools for North San José</b>	2024: Creation of Implementation Plan to identify an estimate of number of affordable homes achieved through each approach	12/31/2024	6th Cycle	Not yet started	See description above for P-4.	Other	0	None
<b>P-4 Affordable Housing Tools for North San José</b>	2024-25: Creation of draft tools / code amendments and outreach, if study shows it is feasible	12/31/2025	6th Cycle	Not yet started	See description above for P-4.	Other	0	None
<b>P-4 Affordable Housing Tools for North San José</b>	Dec 2025: Council consideration of tools if approval needed (e.g., ordinance change required)	12/31/2025	6th Cycle	Not yet started	See description above for P-4; not applicable.	Other	0	None
<b>P-5 Affordable Housing Investments in North San José</b>	800 restricted affordable homes in North San José	1/31/2031	6th Cycle	Continuous	In April 2025, the City released a New Construction and Preservation Request for Proposals (RFP). This RFP incentivized development in North San José by awarding 10 points to projects in this key growth area. In December 2025, the Housing Department released a Request for Proposals for City-Owned Sites, including one site in North San José.	Units	0	<a href="https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/notice-of-funding-availability">https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/notice-of-funding-availability</a>

<b>P-5 Affordable Housing Investments in North San José</b>	2 sites acquired with RFP awards & ground leases to affordable developers	1/31/2031	6th Cycle	Continuous	In 2025, the City released a Request for Proposals for 71 Vista Montana, a site located within the North San José Area. The site is 4.2 acres and could produce 1,000+ units.	Other	0	None
<b>P-6 Regular Coordination Meetings for Affordable Housing</b>	Housing Navigator budgeted annually	1/31/2031	6th Cycle	Completed	The City continues to hold regular monthly meetings involving Planning, Housing, and other departments as needed to coordinate permit processing for affordable housing projects. The Housing Development Facilitation Officer position, which supports City departments and affordable housing developers through the permitting process, was filled in January 2026.	Other	1	None
<b>P-6 Regular Coordination Meetings for Affordable Housing</b>	# affordable housing developments assisted	1/31/2031	6th Cycle	Continuous	In 2025, 16 100% affordable housing projects with a total of 2,490 units were assisted in the building permit application process. Building permits were issued for 970 of those units.	Other	16	None
<b>P-7 City Infill Housing Ministerial Approval Ordinance</b>	Dec 2024: Council approval of Ordinance	12/31/2024	6th Cycle	Completed	The City ordinance providing a ministerial approval pathway for infill housing development projects went into effect in February 2025. One 540-unit project that includes 27 units for very low-income households has been approved using the ministerial process, and a 100% affordable project with 272 units is was submitted in 2025 and is currently under review.	Other	1	<a href="https://sanjose.legistar.com/LegislationDetail.aspx?ID=7039998&amp;GUID=732C1720-428F-443A-A575-B3453982001B">https://sanjose.legistar.com/LegislationDetail.aspx?ID=7039998&amp;GUID=732C1720-428F-443A-A575-B3453982001B</a>
<b>P-7 City Infill Housing Ministerial Approval Ordinance</b>	Jan 2025: Outreach to developers	1/31/2025	6th Cycle	Continuous	Staff continues to engage with developers on an ongoing basis to gather feedback on permit processing, including through the monthly Developers' Roundtable.	Other	0	None
<b>P-7 City Infill Housing Ministerial Approval Ordinance</b>	June 2025: Complete first evaluation of land use and permit processes improvements, and implement identified modifications. Ongoing evaluation, reporting, and implementation will continue through Housing Catalyst Work Plan.	6/30/2025	6th Cycle	In Progress	Based on City Council direction and staff's evaluation, the City will look to expand the ministerial processing ordinance to the Downtown core. In January 2026 staff has initiated the environmental review necessary to complete this ordinance with a goal of completing by the end of 2026.	Other	1	None
<b>P-7 City Infill Housing Ministerial Approval Ordinance</b>	Entitlement of 200 units per year using the new streamlined process during first years after adoption.	12/31/2024	6th Cycle	Continuous	One project with 540 units was entitled in 2025.	Units	540	None
<b>P-7 City Infill Housing Ministerial Approval Ordinance</b>	Average 25% reduction in the length of time from application to planning permit issuance	12/31/2024	6th Cycle	Continuous	The first ministerial permit was approved in 8 months, while discretionary approvals can take 22 months or more, although timelines vary widely. Factors that influence the timeline include site location and characteristics, environmental conditions, and the length of time for revisions to be submitted to the City in response to review comments.	Other	1	None
<b>P-9 Diridon Affordable Housing Production Goal</b>	By the later of Diridon Station Area Plan buildout or 2040: 25% of homes in Station Area as restricted affordable	12/31/2040	6th Cycle	Continuous	In April 2025, a New Construction and Preservation Request for Proposals was released. This RFP incentivized development in the Diridon Station Area by awarding 10 points to projects within 0.5 miles of this key multimodal transit hub. Unfortunately, the Google downtown west project, which would have brought significant investment and housing development to the area, has been put on an indefinite hold for the foreseeable future. Development in this area is less than anticipated.	Other	0	<a href="https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/notice-of-funding-availability">https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/notice-of-funding-availability</a>

<b>P-9 Diridon Affordable Housing Production Goal</b>	Annual goal: Fund an average of 61 new affordable homes	1/31/2031	6th Cycle	Continuous	In April 2025, a New Construction and Preservation Request for Proposals was released. This RFP incentivized development in the Diridon Station Area by awarding 10 points to projects within 0.5 miles of this key multimodal transit hub. Unfortunately, the Google downtown west project, which would have brought significant investment and housing development to the area, has been put on an indefinite hold for the foreseeable future. <b>Development in this area is less than anticipated.</b>	Units	0	None
<b>P-9 Diridon Affordable Housing Production Goal</b>	By 2031: 350 affordable homes funded by City	1/31/2031	6th Cycle	Continuous	In April 2025, a New Construction and Preservation Request for Proposals was released. This RFP incentivized development in the Diridon Station Area by awarding 10 points to projects within 0.5 miles of this key multimodal transit hub. Unfortunately, the Google downtown west project, which would have brought significant investment and housing development to the area, has been put on an indefinite hold for the foreseeable future. <b>Development in this area is less than anticipated.</b>	Units	0	None
<b>P- 10 Standardize and Streamline Permitting, Fees, Applications</b>	Apr 2024: Fees webpage updated	4/1/2024	6th Cycle	Continuous	Staff will continue to refine and update fee webpages as appropriate to be consistent with state law.	Other	0	<a href="https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/developer-fees-charges">https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/developer-fees-charges</a>
<b>P- 10 Standardize and Streamline Permitting, Fees, Applications</b>	Dec 2025: Council adoption of ordinance to amend municipal code	12/31/2025	6th Cycle	Not yet started	Refinement and adoption of an ordinance would follow adoption of the City Council Policy described further below. Implementing changes to the municipal code would come as a second phase to <b>creation of a new Council Policy.</b>	Other	0	None
<b>P- 10 Standardize and Streamline Permitting, Fees, Applications</b>	Dec 2025: Council approval of Policy on Development Fee Framework	12/31/2025	6th Cycle	In Progress	The work to date on this item is comprised on the formation of an internal working group of city departments with existing impact fee programs. The first phase of the work was the creation of a new City Council Policy that would define and memorialize the Development Fee Framework. Staff in the working group had developed a first draft of the Council Policy that will require more internal review and revisions. However, work on this item has been slowed to prioritize the General Plan Four-Year Review and implementation of state laws such as SB 79. Additionally, the environment around fees has evolved through the passage of SB 937 that went into effect last year and allows for impact fee deferral for most residential projects until certificate of occupancy. Recently, a memorandum authored by Councilmembers Ortiz, Cohen, Mulcahy, and Casey was submitted to the Rules and Open Government Committee on January 15, 2026. The memorandum focused on many of the important areas of work contemplated in the Development Fee Framework. Staff is currently assessing how it can continue to move forward this work and what, if any, additional resources might be necessary. The first steps would involve continuation of work on development of the City Council Policy.	Other	0	None
<b>P-11 Allow "SB 9" Type Housing on Additional Properties</b>	Jun 2024: Council approval of zoning code amendment and design standards	6/30/2024	6th Cycle	Completed	In January 2026, City Council approved an update to Title 20 of the Municipal Code. This included the addition of Chapter 20.30 Part 9 to allow two primary dwellings by-right on a single lot within the R-2 Zoning District, and to allow lot splits of R-2 properties through a ministerial small-lot subdivision process. The changes went into effect in early March 2026.	Other	1	Ordinance: <a href="https://sanjose.legistar.com/View.ashx?M=F&amp;ID=15037949&amp;GUID=AA394D62-1526-4B5A-9AAC-6E3822D313ED">https://sanjose.legistar.com/View.ashx?M=F&amp;ID=15037949&amp;GUID=AA394D62-1526-4B5A-9AAC-6E3822D313ED</a>

<b>P-12 Cost of Residential Development Study Update</b>	Council presentation made	1/31/2031	6th Cycle	Continuous	The fifth Cost of Residential Development Study for San Jose was completed in 2025. Key findings include an average development cost of \$676,000 per affordable housing unit. The cost per square foot in San Jose is comparable to the Bay Area as a whole, and most higher-density project types are not financially feasible in today's market. The study and its findings were presented to community members, stakeholder groups, City Council, and Planning Commission in study sessions in December 2025 and January 2026.	Other	1	The Cost of Development study can be found here: <a href="https://sanjose.legistar.com/View.aspx?M=F&amp;ID=15007144&amp;GUID=BA1D08BC-AD4D-4FE3-8740-F473655EA988">https://sanjose.legistar.com/View.aspx?M=F&amp;ID=15007144&amp;GUID=BA1D08BC-AD4D-4FE3-8740-F473655EA988</a>
<b>P-12 Cost of Residential Development Study Update</b>	Program or fee changes identified and made per updated analysis	1/31/2031	6th Cycle	Continuous	Based on the findings of the Cost of Development study regarding the effect of impact fees and to address the slowdown in residential construction, in January 2026 the City Council will consider an extension and expansion of the Multifamily Housing Incentive Program (MHIP), which reduces taxes and fees for new multifamily construction, and expanded the Downtown Residential Incentive Program (previously the Downtown Residential High-Rise Incentive Program), which waives and reduces taxes and fees for residential projects in the Downtown Planned Growth Area.	Other	1	MHIP resolution and ordinance changes: <a href="https://sanjose.legistar.com/LegislationDetail.aspx?ID=7802090&amp;GUID=AA80E1E8-2027-49FB-B866-9BADBD03EB3E">https://sanjose.legistar.com/LegislationDetail.aspx?ID=7802090&amp;GUID=AA80E1E8-2027-49FB-B866-9BADBD03EB3E</a> . DRIP resolutions and ordinance changes: <a href="https://sanjose.legistar.com/LegislationDetail.aspx?ID=7802088&amp;GUID=CFEF9802-C3E1-495D-871E-56B81648D258">https://sanjose.legistar.com/LegislationDetail.aspx?ID=7802088&amp;GUID=CFEF9802-C3E1-495D-871E-56B81648D258</a> .
<b>P-13 Replacement of Existing Affordable Housing Units</b>	2024: Council approval of Policy for inventory required by state law	12/31/2024	6th Cycle	In Progress	Following the 2024 Housing Department collaboration with a consultant to develop draft procedures for replacement housing units pursuant to Senate Bill 330, continued analysis has been performed. During this process, the City Attorney's Office also consulted with the California Department of Housing and Community Development (HCD) to clarify statutory requirements regarding the tenure of replacement units. Additional time was needed to ensure the procedures fully align with state guidance and legal interpretation. Also, the lead staff person for this item was on long-term leave for much of the year, and staff capacity was limited, making it difficult to reassign this project. Final procedures are anticipated to be completed and posted for use by the development community in 2026.	Other	0	None
<b>P-13 Replacement of Existing Affordable Housing Units</b>	Website amended	12/31/2028	6th Cycle	In Progress	The Housing Department updated its website to include an explanation of the Ellis Act to improve public understanding of applicable housing laws, particularly regarding the replacement of affordable housing units. Additionally, policy staff were unavailable during this time due to approved leave, which impacted overall staffing resources. The Department also initiated plans to hire a third public information staff member at the end of 2025 to strengthen outreach and communications capacity. Anticipated hire date Q1 2026.	Other	0	None
<b>P-13 Replacement of Existing Affordable Housing Units</b>	2027: Proposal created if SB 330 12/31/28 sunset has not yet been removed	12/31/2027	6th Cycle	In Progress	Staff will continue to monitor this, as the sunset for SB 330 has been extended to January 2030.	Other	0	None
<b>P-13 Replacement of Existing Affordable Housing Units</b>	2028: Council consideration of permanent City program proposal	12/31/2028	6th Cycle	In Progress	Will move metric in accordance with the state extension of SB 330 to January 2030. This metric will be moved to 2030 to consider a permanent City program proposal.	Other	0	None
<b>P-13 Replacement of Existing Affordable Housing Units</b>	Developer guidance created/ improved	12/31/2028	6th Cycle	Not yet started	Upon completion of legal analysis, guidance for developers will be drafted. Staff will collect feedback from developers to finalize the guidance and then publish it.	Other	0	None
<b>P-14 Housing in Business Corridors</b>	Nov 2024: Council approval of zoning code amendment	11/30/2024	6th Cycle	Completed	City Council approved the Zoning Code amendment in 2024.	Other	1	None

<b>P-15 Moderate-income Housing Strategy</b>	Council approval of strategy	12/31/2024	6th Cycle	Completed	On May 19, 2025, City Council's Community and Economic Development Committee approved the City's Moderate-Income Housing Strategy. The five recommendations approved were to: 1) Update the Inclusionary Housing Ordinance Guidelines to Maximize Housing Outcomes; 2) Foster ADU Ownership; 3) Consider a Moderate-Income Housing Density Bonus in Small Multifamily Housing Developments; 4) Support Construction Defect Liability Reform for Condominiums; and 5) Facilitate Missing Middle Housing for the Workforce.	Other	1	Moderate-income Housing Strategy memo: <a href="https://sanJose.legistar.com/LegislationDetail.aspx?ID=7357012&amp;GUID=9BB00548-CABC-47ED-981A-8AE9D37BE23E">https://sanJose.legistar.com/LegislationDetail.aspx?ID=7357012&amp;GUID=9BB00548-CABC-47ED-981A-8AE9D37BE23E</a>
<b>P-15 Moderate-income Housing Strategy</b>	Mar 2024: Initiate identification and inclusion of additional moderate-income sites.	3/31/2024	6th Cycle	Completed	Staff initiated identification of additional sites in the spring and summer of 2025.	Other	1	None
<b>P-15 Moderate-income Housing Strategy</b>	Mar 2025: Report on additional moderate-income sites in the 2025 Housing Element APR.	3/31/2025	6th Cycle	Completed	Staff conducted analysis in the spring and summer of 2025 to identify additional moderate-income sites, but were unable to find suitable candidates. Staff will continue to look for opportunities for additional moderate-income housing sites as part of the Four-Year Review of the General Plan in 2026.	Other	0	None
<b>P-16 Ground Leases for Affordable Housing</b>	# existing deal land purchases	1/31/2031	6th Cycle	Continuous	100% of developments closed in 2025 have City or County ground leases. Arcade and 525 N Capitol have City ground leases. 5885 Santa Teresa has a County ground lease. Totalling 395 affordable homes.	Other	0	The Fielden ground breaking: <a href="https://news.santaclaracounty.gov/county-and-partners-break-ground-affordable-housing-project-east-san-josé">https://news.santaclaracounty.gov/county-and-partners-break-ground-affordable-housing-project-east-san-josé</a>  Arcade ground breaking: <a href="https://www.facebook.com/county.of.santa.clara/posts/1254588323369513/#:~:text=The%20County%20and%20partners%20celebrated,%F3%B3%84%AB">https://www.facebook.com/county.of.santa.clara/posts/1254588323369513/#:~:text=The%20County%20and%20partners%20celebrated,%F3%B3%84%AB</a>  5885 Santa Teresa ground breaking: <a href="#">Upcoming and scheduled for Feb 11, 2026</a>
<b>P-16 Ground Leases for Affordable Housing</b>	# and % affordable developments that closed construction with public ground leases each year	1/31/2031	6th Cycle	Continuous	100% of developments closed in 2025 have City or County ground leases. Arcade and 525 N Capitol have City ground leases. 5885 Santa Teresa has a County ground lease. Totalling 395 affordable homes in CY 2025, and 1,081 units across this cycle.	Units	1081	The Fielden ground breaking: <a href="https://news.santaclaracounty.gov/county-and-partners-break-ground-affordable-housing-project-east-san-josé">https://news.santaclaracounty.gov/county-and-partners-break-ground-affordable-housing-project-east-san-josé</a>  Arcade ground breaking: <a href="https://www.facebook.com/county.of.santa.clara/posts/1254588323369513/#:~:text=The%20County%20and%20partners%20celebrated,%F3%B3%84%AB">https://www.facebook.com/county.of.santa.clara/posts/1254588323369513/#:~:text=The%20County%20and%20partners%20celebrated,%F3%B3%84%AB</a>  5885 Santa Teresa ground breaking: <a href="#">Upcoming and scheduled for Feb 11, 2026</a>
<b>P-16 Ground Leases for Affordable Housing</b>	% of all funded restricted affordable properties with city or other public ground leases	1/31/2031	6th Cycle	Continuous	100% of developments closed in 2025 have City or county ground leases. Arcade and 525 N Capitol have City ground leases. 5885 Santa Teresa has a County ground lease.	Other	100	None
<b>P-16 Ground Leases for Affordable Housing</b>	# affordable units permanently preserved	1/31/2031	6th Cycle	Continuous	The City's limited funding has been focused on expanding new affordable units rather than purchasing land where opportunities exist to extend affordability for long-term scenarios.	Units	0	None
<b>P-17 Affordable Housing Siting Policy</b>	Combined with N-5		6th Cycle					None

<b>P-18 Loans for Affordable Housing</b>	NOFAs issued	1/31/2031	6th Cycle	Continuous	In 2025, the Housing Department awarded \$48.3M in commitments for two new construction affordable housing developments and closed on \$68M in financing on three new construction affordable housing developments, two with City ground leases and one with a County ground lease. These properties will produce 806 new affordable homes. The Department plans on releasing a new second NOFA addendum to the rolling RFP in Q2 2026 and all waitlisted applications will be refreshed and updated as the department continues to manage the active new construction funding pipeline.	Other	4	Gateway memo (216 affordable units): <a href="https://sanJose.legistar.com/gateway.aspx?m=&amp;id=/matter.aspx?key=15361">https://sanJose.legistar.com/gateway.aspx?m=&amp;id=/matter.aspx?key=15361</a> Berryessa TOD memo (193): <a href="https://sanJose.legistar.com/gateway.aspx?m=&amp;id=/matter.aspx?key=14565">https://sanJose.legistar.com/gateway.aspx?m=&amp;id=/matter.aspx?key=14565</a> The Fielden ground breaking (160): <a href="https://news.santaclaracounty.gov/county-and-partners-break-ground-affordable-housing-project-east-san-jose">https://news.santaclaracounty.gov/county-and-partners-break-ground-affordable-housing-project-east-san-jose</a> Arcade ground breaking (189): <a href="https://www.facebook.com/county.of.santa.clara/posts/the-county-and-partners-celebrated-the-groundbreaking-friday-for-arcade-a-new-af/1254588323369513/#:~:text=The%20County%20and%20partners%20celebrated,Nov%2014%2C%202025%F3%B0%9E%8B%F3%B1%9F%A0">https://www.facebook.com/county.of.santa.clara/posts/the-county-and-partners-celebrated-the-groundbreaking-friday-for-arcade-a-new-af/1254588323369513/#:~:text=The%20County%20and%20partners%20celebrated,Nov%2014%2C%202025%F3%B0%9E%8B%F3%B1%9F%A0</a> 5885 Santa Teresa permit ready letter (48): <a href="https://sanJoseca.sharepoint.com/:b/r/sites/Housing_ResidentialDevelopment_ProductionandPreservation/Projects/PROJECTS/Santa%20Teresa%20(Charities)/Construction/6125%20Snell%20Ave%20-%20Permit%20Ready%20Letter.pdf?csf=1&amp;web=1&amp;csud=10D8">https://sanJoseca.sharepoint.com/:b/r/sites/Housing_ResidentialDevelopment_ProductionandPreservation/Projects/PROJECTS/Santa%20Teresa%20(Charities)/Construction/6125%20Snell%20Ave%20-%20Permit%20Ready%20Letter.pdf?csf=1&amp;web=1&amp;csud=10D8</a>
<b>P-18 Loans for Affordable Housing</b>	Funds committed	1/31/2031	6th Cycle	Continuous	During Calendar Year 2025, the City Council approved the funding for two affordable housing developments, Berryessa TOD (\$9,898,877) and Gateway Tower (\$38,440,000)	Other	72200000	None
<b>P-18 Loans for Affordable Housing</b>	# Affordable homes created	1/31/2031	6th Cycle	Continuous	During Calendar Year 2025, the City Council approved the funding for two affordable housing developments, Berryessa TOD (195 units) and Gateway Tower (220 units)	Units	718	None
<b>P-18 Loans for Affordable Housing</b>	# Affordable homes preserved	1/31/2031	6th Cycle	Continuous	The Department has awarded, through its NOFA process, and the project is pending Council approval for the rehabilitation of the Comfort Suites Inn, which will convert the hotel into 58 units of permanent affordable housing.	Units	58	None
<b>P-19 Expanded City Density Bonus program</b>	Study completed	12/31/2027	6th Cycle	Not yet started	Significant work on this item has not yet commenced. Staff is currently working on the evaluation and implementation of SB 79 and its impacts, which will, to some extent, determine the parameters of an expansion of the City's Density Bonus program.	Other	0	None
<b>P-19 Expanded City Density Bonus program</b>	Council approval of Ordinance changes	12/31/2027	6th Cycle	Not yet started	Significant work on this item has not yet commenced.	Other	0	None
<b>P-19 Expanded City Density Bonus program</b>	# of affordable units created through City Density Bonus	12/31/2027	6th Cycle	Not yet started	Significant work on this item has not yet commenced.	Units	0	None
<b>P-19 Expanded City Density Bonus program</b>	Number of units by AMI category	12/31/2027	6th Cycle	Not yet started	Significant work on this item has not yet commenced.	Units	0	None

P-20 Mixed-income Housing	# of housing developments with market-rate or moderate-income units and ELI, VLI and/or LI units	1/31/2031	6th Cycle	Continuous	To foster mixed-income housing that is 100% deed-restricted affordable across a range of income levels, the City is actively promoting the use of the California Housing Finance Agency's Mixed-Income Program (MIP) for new construction projects. Gateway Tower exemplifies this strategy: in April 2025, CalHFA awarded the project MIP funding, followed by a successful CDLAC application under the MIP set-aside. The City of San José further advanced this effort by committing \$5 million in predevelopment funding and \$38,440,000 in construction-permanent (CP) loan financing. Together, these investments supported the project's award of approximately \$10.8 million in state equity and City approval of a 100% affordable downtown high-rise development delivering 220 deed-restricted units, including 100 workforce units and 120 units serving extremely low-income households. Additionally, during the calendar year, CMFA awarded grant funding to three developments creating affordable housing units: LINQ Apartments, located at 1700 Newbury Park Drive (Ethos Real Estate and Pacific Housing), with 230 affordable units (AR recorded August 26, 2025); Fountain Park, located at 1026 S. De Anza Boulevard, with 66 affordable units (AR recorded August 29, 2025); and Park Kiely, located at 355 Kiely Boulevard, with 474 affordable units (AR recorded August 21, 2025).	Other	1	<p>Link to Actions Related to the Reallocation of Acquisition Funding to the Construction-Permanent Loan for the Gateway Tower Affordable Housing Development:  <a href="https://sanJose.legistar.com/LegislationDetail.aspx?ID=7769260&amp;GUID=A6707EA8-33CA-4C5F-96E9-B158697201E0&amp;Options=&amp;SearchLink=Approval%20of%20a%20Multifamily%20Housing%20Incentive%20Program%20Residential%20Tax%20and%20Fee%20Waiver%20for%20905%20North%20Capitol%20Avenue">https://sanJose.legistar.com/LegislationDetail.aspx?ID=7769260&amp;GUID=A6707EA8-33CA-4C5F-96E9-B158697201E0&amp;Options=&amp;SearchLink=Approval%20of%20a%20Multifamily%20Housing%20Incentive%20Program%20Residential%20Tax%20and%20Fee%20Waiver%20for%20905%20North%20Capitol%20Avenue</a>  <a href="https://sanJose.legistar.com/View.ashx?M=F&amp;ID=13916572&amp;GUID=C5F24BA8-FEB5-406C-B1C9-28EFEC2A803">https://sanJose.legistar.com/View.ashx?M=F&amp;ID=13916572&amp;GUID=C5F24BA8-FEB5-406C-B1C9-28EFEC2A803</a>  Link to Approval of a Multifamily Housing Incentive Program Residential Tax and Fee Waiver for the 0 Seely Building A Development Located at 0 Seely Avenue:  <a href="https://sanJose.legistar.com/View.ashx?M=F&amp;ID=14272794&amp;GUID=E448BD5A-B063-4774-9323-FA0CB8B2B07B">https://sanJose.legistar.com/View.ashx?M=F&amp;ID=14272794&amp;GUID=E448BD5A-B063-4774-9323-FA0CB8B2B07B</a></p> <p>Actions Related to the Reallocation of Acquisition Funding to the Construction-Permanent Loan for the Gateway Tower Affordable Housing Development:  <a href="https://sanJose.legistar.com/LegislationDetail.aspx?ID=7769260&amp;GUID=A6707EA8-33CA-4C5F-96E9-">https://sanJose.legistar.com/LegislationDetail.aspx?ID=7769260&amp;GUID=A6707EA8-33CA-4C5F-96E9-</a></p>
P-21 Special Needs Housing NOFA	NOFAs issued	1/31/2031	6th Cycle	Continuous	In April 2025, staff released a New Construction and Preservation Request for Proposals. This RFP includes a points structure that incentivizes the creation of homes for lower-income residents with special needs, including disabilities, increased access for disabled people, and participation in design meetings with the disabled community.	Other	2	None
P-21 Special Needs Housing NOFA	Council commitments	1/31/2031	6th Cycle	Continuous	The City Council approved \$9.9M for the development of Berryessa TOD, which will provide 49 units of housing for individuals experiencing homelessness, and \$38.2M for the development of Gateway Tower, which will offer 55 units of housing for individuals experiencing homelessness.	Other	2	None
P-21 Special Needs Housing NOFA	Goal of 15% of permanent units funded during 6th cycle occupied by special needs populations	1/31/2031	6th Cycle	Continuous	25% of developments awarded during calendar year 2025 serve special needs populations.	Other	25	None
P-22 Transit-oriented Affordable Housing near Diridon Station	NOFAs prioritizing area	1/31/2031	6th Cycle	Continuous	In April 2025, staff released a New Construction and Preservation Request for Proposals. This RFP includes a points structure that incentivizes the creation of affordable housing within 0.5 miles of the Diridon Station.	Other	1	None
P-23 Pursue AHSC Funding near Diridon Station	By Dec 2031: At least 2 AHSC applications submitted for affordable housing near Diridon	12/31/2031	6th Cycle	Not yet started	There were no AHSC or NOFA applications in 2025 for improvements in this area. However, the Housing Department will continue to support any developments near the Diridon station that desire to apply for AHSC. The 2025 New Construction and Preservation Request for Proposals incentivizes developments that secure additional funding sources, such as HCD's AHSC, by prioritizing the review and award process for AHSC-awarded projects.	Other	0	None

<b>P-23 Pursue AHSC Funding near Diridon Station</b>	5 total funding applications awarded for various initiatives, including affordable housing	12/31/2031	6th Cycle	Not yet started	Unfortunately, the Google downtown west project, which would have brought significant investment and housing development to the area, has been put on an indefinite hold for the foreseeable future. Development in this area is less than anticipated.	Other	0	None
<b>P-23 Pursue AHSC Funding near Diridon Station</b>	\$20 million leveraged for planning initiatives and affordable homes near Diridon	12/31/2031	6th Cycle	Not yet started	Unfortunately, the Google downtown west project, which would have brought significant investment and housing development to the area, has been put on an indefinite hold for the foreseeable future. Development in this area is less than anticipated.	Other	0	None
<b>P-24 Housing on Public/Quasi Public Lands</b>	Dec 2024: Council approval of General Plan amendments	12/31/2024	6th Cycle	Completed	This item was completed in 2024.	Other	1	None
<b>P-25 Updated Inclusionary Housing Program Fees</b>	By Jan 2028: Fees study produced	1/31/2028	6th Cycle	Continuous	At this time, limited progress has been made on the Inclusionary Housing Ordinance (IHO) feasibility fee study, as both the IHO and its accompanying guidelines are currently undergoing updates. The City anticipates being able to report more comprehensive findings once the revised ordinance and guidelines are adopted by the City Council, anticipated on January 27, 2026. The forthcoming study will be critical to ensuring that the IHO program remains financially feasible and does not create unintended barriers to housing construction. In the interim, the City has pursued alternative approaches to support project feasibility, including the development of the Multifamily Housing Incentive Program (MHIP), which reduces construction-related taxes and sets the IHO in-lieu fee at \$0 for projects that provide at least 5% of units affordable to households earning no more than 100% of Area Median Income (AMI).	Other	0	The Cose of Residential Development in San José: <a href="https://sanJose.legistar.com/MeetingDetail.aspx?ID=1315729&amp;GUID=3C17B03F-B014-43D5-B8DF-44024CDE065B&amp;Search=">https://sanJose.legistar.com/MeetingDetail.aspx?ID=1315729&amp;GUID=3C17B03F-B014-43D5-B8DF-44024CDE065B&amp;Search=</a>  Multifamily Housing Incentive Program and North San José Parks Fee Realignment.:  <a href="https://sanJose.legistar.com/View.ashx?M=F&amp;ID=13583575&amp;GUID=F101D3D4-D65C-407D-9B6C-234BDE8EB26A">https://sanJose.legistar.com/View.ashx?M=F&amp;ID=13583575&amp;GUID=F101D3D4-D65C-407D-9B6C-234BDE8EB26A</a>
<b>P-26 Accessory Dwelling Unit (ADU) Amnesty Program</b>	Jul 2024: Program release	7/31/2024	6th Cycle	In Progress	As of July 2025, all initial inspections for the ADU Amnesty Program had been completed. Staff worked to complete the inspection reports and issue them to the property owner/applicants. Of the approximately 150 original participants in the program, 114 remain, 19 opted out, and the remainder ended participation for other reasons (never responded, sold the property, etc.). By December 2025, nearly all reports had been issued to the property owner/applicants. The next step in the process is for the property owner/applicants to hire a licensed professional to draft plans and submit a permit application to legalize the ADU. Legalization can include reverting the structure to its originally permitted use, demolishing it, or legalizing it as a permitted ADU. If electing to legalize the unit as a permitted ADU, the unit will be held to the code in effect at the time the structure was built, except for life/safety requirements. Staff has retained the third-party inspector to conduct the permit inspections, providing consistency and continued support to the applicants.	Units	1	None

<b>P-26 Accessory Dwelling Unit (ADU) Amnesty Program</b>	Dec 2031: Approximately 150 ADUs in compliance by 2031	12/31/2031	6th Cycle	In Progress	As of July 2025, all initial inspections for the ADU Amnesty Program had been completed. Staff worked to complete the inspection reports and issue them to the property owner/applicants. Of the approximately 150 original participants in the program, 114 remain, 19 opted out, and the remainder ended participation for other reasons (never responded, sold the property, etc.). By December 2025, nearly all reports had been issued to the property owner/applicants. The next step in the process is for the property owner/applicants to hire a licensed professional to draft plans and submit a permit application to legalize the ADU. Legalization can include reverting the structure to its originally permitted use, demolishing it, or legalizing it as a permitted ADU. If electing to legalize the unit as a permitted ADU, the unit will be held to the code in effect at the time the structure was built, except for life/safety requirements. Staff has retained the third-party inspector to conduct the permit inspections, providing consistency and continued support to the applicants.	Units	114	None
<b>P-27 Accessory Dwelling Unit (ADU) Affordability</b>	Dec 2026: Feasibility analysis completed	12/31/2026	6th Cycle	In Progress	In 2025, the City lacked sufficient funding and staff capacity to study an ADU subsidy program. However, the Planning staff implemented the City Council-approved ordinance 31095 from 2024, which allows a limited number of ADUs to be sold separately from the main housing units. This new law should promote lower-cost, for-sale small homes. In 2026, staff plans to begin an evaluation of the San Diego ADU bonus program's applicability to San José, which was approved by the Council through the Moderate-income Housing Strategy (P-15).	Other	0	Council committee memo for the Moderate-Income Housing Strategy: <a href="https://sanjoseca.gov/nita.com/workspaces/Ordinances?query=31095">https://sanjoseca.gov/nita.com/workspaces/Ordinances?query=31095</a>
<b>P-28 Predevelopment Loans</b>	5 predevelopment loans made	1/31/2031	6th Cycle	Not yet started	No predevelopment loans for developers of City-owned sites were made in 2025. The City will continue to support City-owned site development for predevelopment loans in the upcoming year.	Other	0	None
<b>P-28 Predevelopment Loans</b>	1,500 affordable units assisted	1/31/2031	6th Cycle	Not yet started	No predevelopment loans for developers of City-owned sites were made in 2025. The City will continue to support City-owned site development for predevelopment loans in the upcoming year.	Units	0	None
<b>P-29 Fair Housing Equity Analysis for Specific Plans</b>	Combined with S-9		6th Cycle					None
<b>P-30 Updated Feasibility Study for Commercial Linkage Fee</b>	Dec 2024: Feasibility study update	12/31/2024	6th Cycle	Continuous	As part of the City's ongoing implementation of the Commercial Linkage Fee (CLF), staff provided an update to the Affordable Housing Impact Fee and Commercial Linkage Fee report to support the collection of funding for affordable housing. The report was posted to the City's website on December 1, 2025, for public comment and then brought to City Council on December 16, 2025, where it was approved in compliance with the California Mitigation Fee Act. The report discusses current market conditions and key considerations related to the CLF and helps guide how the fee is applied. Following Council approval, the CLF will continue to be implemented and included in development agreements as appropriate.	Other	1	Affordable Housing Impact Fee and Commercial Linkage Fee Fiscal Year 2024-2025 Annual Report Posted 12/1/2025: <a href="https://www.sanjoseca.gov/home/showpublisheddocument/126919/639001785842670000">https://www.sanjoseca.gov/home/showpublisheddocument/126919/639001785842670000</a>
<b>P-30 Updated Feasibility Study for Commercial Linkage Fee</b>	Jun 2026: Council approval of updated fees	6/30/2026	6th Cycle	Continuous	To help address rising development costs, CLF fee rates were maintained at Fiscal Year 2024-2025 levels.	Other	0	Adopted Schedule of Fees: <a href="https://www.sanjoseca.gov/home/showpublisheddocument/123189/638869640690970000">https://www.sanjoseca.gov/home/showpublisheddocument/123189/638869640690970000</a>

<b>P-30 Updated Feasibility Study for Commercial Linkage Fee</b>	\$20M CLF revenues collected	1/31/2031	6th Cycle	Continuous	The Commercial Linkage Fee (CLF) account balance was \$5,885,613.96 as of July 1, 2024, and increased to \$6,112,740.16 by June 30, 2025. During Fiscal Year 2024–2025, the Department received \$227,126.20 in CLF revenue.	Other	6	Affordable Housing Impact Fee and Commercial Linkage Fee Fiscal Year 2024–2025 Annual Report Posted 12/1/2025: <a href="https://www.sanjoseca.gov/home/showpublisheddocument/126919/639001785842670000">https://www.sanjoseca.gov/home/showpublisheddocument/126919/639001785842670000</a>
<b>P-30 Updated Feasibility Study for Commercial Linkage Fee</b>	By Jan 2031: 60 affordable units subsidized with CLF revenues	1/31/2031	6th Cycle	Continuous	No Commercial Linkage Fee (CLF) funds were disbursed for new affordable housing development, and no projects received CLF funding for acquisition, financing, construction, or development.	Units	0	Silicon Valley real estate development lowest since 2013: <a href="https://sanjose.spotlight.com/silicon-valley-real-estate-development-lowest-since-2013/">https://sanjose.spotlight.com/silicon-valley-real-estate-development-lowest-since-2013/</a>
<b>P-31 Land Acquisition for Affordable Housing in Target Locations</b>	2 parcels acquired in target areas	1/31/2031	6th Cycle	Not yet started	No new requests to acquire land for affordable housing development in areas close to transit and higher-opportunity neighborhoods were made in 2025. The City will continue to support City land acquisitions in these areas to the extent funding and sites are available.	Units	0	None
<b>P-31 Land Acquisition for Affordable Housing in Target Locations</b>	200 affordable units developed on acquired parcels	1/31/2031	6th Cycle	Continuous	The Housing Department closed two land acquisitions in CY 2025 for the 525 N Capitol (The Fielden) and 1371 Kooser (Arcade) developments. Both developments started construction in CY 2025 and will produce 347 new affordable homes.	Units	347	The Fielden ground breaking (160): <a href="https://news.santaclaracounty.gov/county-and-partners-break-ground-affordable-housing-project-east-san-josé">https://news.santaclaracounty.gov/county-and-partners-break-ground-affordable-housing-project-east-san-josé</a> Arcade ground breaking (189): <a href="https://www.facebook.com/county.of.santa.clara/posts/the-county-and-partners-celebrated-the-groundbreaking-friday-for-arcade-a-new-af/1254588323369513/#:~:text=The%20County%20and%20partners%20celebrated,Nov%2014%2C%202025%F3%B0%9E%8B%F3%B1%9F%A0">https://www.facebook.com/county.of.santa.clara/posts/the-county-and-partners-celebrated-the-groundbreaking-friday-for-arcade-a-new-af/1254588323369513/#:~:text=The%20County%20and%20partners%20celebrated,Nov%2014%2C%202025%F3%B0%9E%8B%F3%B1%9F%A0</a>
<b>P-32 Higher Subsidies per Unit</b>	Ongoing adjustments to NOFA/program guidelines as needed	1/31/2031	6th Cycle	Continuous	Current New Construction/Preservation Requests for Proposals allow for funding commitments of up to \$325,000 per unit for the construction of new housing.	Other	0	None
<b>P-33 Complete and implement new “Yes in God’s Backyard” (YIGBY) ordinance</b>	Combined with P-24		6th Cycle					5885 Santa Teresa permit ready letter (48): <a href="https://sanjoseca.sharepoint.com/:b:/r/sites/Housing_ResidentialDevelopment_ProductionandPreservation/Projects/PROJECTS/SantaTeresa%20(Charities)/Construction/6125%20Snell%20Ave%20-%20Permit%20Ready%20Letter.pdf?csf=1&amp;web=1&amp;e=udM2P8">https://sanjoseca.sharepoint.com/:b:/r/sites/Housing_ResidentialDevelopment_ProductionandPreservation/Projects/PROJECTS/SantaTeresa%20(Charities)/Construction/6125%20Snell%20Ave%20-%20Permit%20Ready%20Letter.pdf?csf=1&amp;web=1&amp;e=udM2P8</a>
<b>P-34 Affordable Housing Funding Advocacy</b>	Support letters issued	1/31/2031	6th Cycle	Continuous	This year, Housing staff continued to work closely with the City’s Intergovernmental Relations (IGR) team to advance the City’s homelessness and housing priorities with the Governor’s Office and in the State Legislature. This included supporting the passage of SB 158 to expedite HHAP Round 7 funding, as well as ongoing engagement to fully restore cuts made to the HHAP program during last year’s appropriations process. IGR continues to work closely with the Mayor’s Office and the Big City Mayors coalition to advocate for a sustained state commitment to address the crisis of unsheltered homelessness, including advocating for the inclusion of flexible funding in the State Affordable Housing Bond Act of 2026. IGR and the Housing Department’s policy team continue to work collaboratively to advance the City’s housing and homelessness legislative priorities, including advocating for legislation to support housing production and the City’s homelessness response efforts during ongoing state budget negotiations.	Other	11	None

<b>P-34 Affordable Housing Funding Advocacy</b>	Participation in working groups	1/31/2031	6th Cycle	Continuous	In 2025, Housing staff worked with other cities on advocacy for the state Permanent Local Housing Allocation to preserve jurisdictions' ability to fully determine which of PLHA's eligible uses is most needed. San José currently uses all of its PLHA to pay for interim housing operations.	Other		None
<b>P-35 Small Multifamily Housing</b>	Dec 2025: Feasibility analysis done	12/31/2025	6th Cycle	In Progress	As part of the General Plan Four-Year Review process that began in October 2025, staff is evaluating approaches to expanding areas where small multifamily housing (4 to 10 units) may be permitted by right. Staff will present preliminary proposals to the Four-Year Review Task Force and the community in March and April 2026. Based on feedback received, the proposal will be refined and presented to the Planning Commission and City Council for approval in late summer 2026. That will be followed by an environmental review. Implementation of zoning changes is anticipated for late 2027.	Other	0	Link to the General Plan Four-Year Review webpage: <a href="https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/envision-san-jos-2040-general-plan/gp-4-year-review">https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/envision-san-jos-2040-general-plan/gp-4-year-review</a>
<b>P-35 Small Multifamily Housing</b>	Jul 2026: Possible incentives identified	7/31/2026	6th Cycle	In Progress	Staff will consider this in the context of the larger work described further above.	Other	0	None
<b>P-35 Small Multifamily Housing</b>	Oct 2026: Design standards created	10/31/2026	6th Cycle	In Progress	Design standards are being considered broadly as part of the initial work on Small Multifamily Housing and will be developed later once an approach has been refined.	Other	0	None
<b>P-35 Small Multifamily Housing</b>	Council approval of land use changes, design standards		6th Cycle	Not yet started	Approval will occur after the standards are developed.	Other	0	None
<b>P-35 Small Multifamily Housing</b>	Jun 2027: Publish financing Information	6/30/2027	6th Cycle	Not yet started	This information will come later, after the approach is developed and standards are adopted.	Other	0	None
<b>P-35 Small Multifamily Housing</b>	At least 350 units permitted annually in the third year post- adoption		6th Cycle	Not yet started	Staff cannot measure this until the program is adopted.	Units	0	None
<b>P-35 Small Multifamily Housing</b>	At least 20,000 units of net new capacity added citywide		6th Cycle	In Progress	Capacity will be measured once the approach is finalized.	Units	0	None
<b>P-36 Alum Rock East Urban Village Plan</b>	Outreach conducted Plan drafted	8/31/2025	6th Cycle	In Progress	City staff have started work on Phase 2 of 3 of the Urban Village Planning process, with an anticipated project completion date of June 2026. The first round of community meetings (in-person and virtual) was held in September and October 2025; the second round will be held in January and February 2026.	Other	1	Link to Alum Rock Urban Village Plan webpage: <a href="https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/urban-villages/eastside-alum-rock-urban-village-plan-update">https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/urban-villages/eastside-alum-rock-urban-village-plan-update</a>
<b>P-36 Alum Rock East Urban Village Plan</b>	Aug 2025: Council approval of Plan	8/31/2025	6th Cycle	In Progress	The anticipated project completion date is June 2026.	Other	0	See above.
<b>P-37 CEQA Analysis for Urban Villages</b>	Dec 2027: City Council approval of CEQA study	12/31/2027	6th Cycle	Not yet started	Significant work on this item has not yet commenced, as it is a medium-term goal.	Other	0	None
<b>P-38 Adequate Sites for Lower-Income Households on Non-vacant &amp; Vacant Sites Identified in Previous Housing Element Cycles</b>	By Jan 31, 2024: City Council approval of zoning changes	1/31/2024	6th Cycle	Completed	Completed in 2024	Other	1	None
<b>P-39 Replacement Unit Program for Selected Sites</b>	Combined with P-13		6th Cycle					None

<b>P-40 Evaluate Urban Village Planning Process</b>	by 2025: Present findings to CED Committee and City Council	12/31/2025	6th Cycle	In Progress	The Urban Village planning process has been evaluated as part of the General Plan Four-Year Review process, which began in the fall of 2025. In November 2025, staff presented proposals to streamline urban village planning to the General Plan Four-Year Review Task Force. The proposals include consolidating multiple urban villages along transit corridors into a single plan; implementing targeted land use and zoning changes for small urban villages (Neighborhood Urban Villages); and simplifying urban village plan documents. The changes are aimed at reducing the number of outstanding urban village plans from 42 to 15 and reducing the time spent on plan preparation. The Task Force expressed support for the changes, which will be refined and presented to the community, along with General Plan text amendments, at outreach events in March and April. Staff expects to present the proposed General Plan amendments to the Planning Commission and City Council in late summer 2026.	Other	0	Link to the General Plan Four-Year Review webpage: <a href="https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/envision-san-jos-2040-general-plan/gp-4-year-review">https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/envision-san-jos-2040-general-plan/gp-4-year-review</a>
<b>P-40 Evaluate Urban Village Planning Process</b>	by 2031: A minimum of two grants secured for unplanned Urban Villages	1/31/2031	6th Cycle	In Progress	One grant was secured for the Alum Rock East Urban Village planning process, which is currently underway.	Other	0	See link above
<b>P-41 Review and Revise Planning Permit Conditions</b>	Dec 2025: Council approval of ordinance	12/31/2025	6th Cycle	In Progress	In 2025, staff prepared the draft ordinance changes to permit findings. However, due to staffing changes and the prioritization of implementing stage legislative changes and the General Plan Four-Year Review, this strategy was not completed in 2025 as anticipated. This strategy has been assigned to a new team, which will continue the work in 2026, with Council approval of the ordinance expected in the summer or fall of 2026.	Other	0	See link above
<b>P-42 Group Homes for Seven or More Persons</b>	Dec 2024: Council approval of ordinance	12/31/2024	6th Cycle	Completed	As part of the update to the Zoning Ordinance that was approved by City Council on January 13, 2026, the City changed its code to make it consistent with state and federal laws regarding fair housing. These changes removed additional requirements for group homes serving seven or more individuals in all residential zoning districts, including single-family zoning. These actions complete the work on item P-42.	Other	1	Link to Zoning Ordinance update: <a href="https://sanjose.legistar.com/View.ashx?M=F&amp;ID=15037949&amp;GUID=AA394D62-1526-4B5A-9AAC-6E3822D313ED">https://sanjose.legistar.com/View.ashx?M=F&amp;ID=15037949&amp;GUID=AA394D62-1526-4B5A-9AAC-6E3822D313ED</a>
<b>P-43 Update City Density Bonus</b>	Dec 2024: Council approval of ordinance amendments	12/31/2024	6th Cycle	Completed	As part of the update to the Zoning Ordinance approved by the City Council on January 13, 2026, the City revised its code to align its ordinance with the current State Density Bonus Law. These actions complete the work on item P-43.	Other	1	Link to Zoning Ordinance update: <a href="https://sanjose.legistar.com/View.ashx?M=F&amp;ID=15037949&amp;GUID=AA394D62-1526-4B5A-9AAC-6E3822D313ED">https://sanjose.legistar.com/View.ashx?M=F&amp;ID=15037949&amp;GUID=AA394D62-1526-4B5A-9AAC-6E3822D313ED</a>
<b>P-44 Urban Villages Improvements</b>	Completion of evaluation	12/31/2027	6th Cycle	Completed	As noted in the status update for Strategy P-40, the Urban Village planning process was evaluated as part of the General Plan Four-Year Review, which began in Fall 2025. In November 2025, staff presented the Four-Year Review Task Force with proposed changes aimed at reducing the number of outstanding urban village plans from 42 to 15 and reducing the time spent on plan preparation. Staff is currently refining the proposals and will present them to the community in March and April 2025, with presentation to the Planning Commission and City Council expected in late summer 2026.	Other	1	Link to the General Plan Four-Year Review webpage: <a href="https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/envision-san-jos-2040-general-plan/gp-4-year-review">https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/envision-san-jos-2040-general-plan/gp-4-year-review</a>

<b>P-45 Pipeline Projects Evaluation</b>	Present findings during Housing Element APR every two years	1/31/2031	6th Cycle	In Progress	In the 6th cycle Housing Element inventory, the City had approximately 30,000 units in the pipeline, but counted only 20,488 units (67%) towards the RHNA residential capacity. The City assumed that approximately 10,000 units in the pipeline residential capacity would not commence the post-entitlement permit stage. By the end of 2025, 1,865 units in the pipeline had expired without commencing the post-entitlement permit stage, and 12,175 units had begun the post-entitlement permit stage. Therefore, the City has approximately 8,100 units remaining in its buffer for pipeline projects.	Other	0	None
<b>P-46 Rezoning Program for Shortfall, Low-income Sites</b>	Council approval of rezoning ordinance changes	12/31/2024	6th Cycle	Completed	This item was completed in 2024.	Other	1	None
<b>P-47 Accessory Dwelling Unit (ADU) Monitoring and Ordinance Compliance</b>	Monitor ADUs and their affordability levels	6/30/2024	6th Cycle	Continuous	Staff continues to collect ADU survey responses for affordability levels from building permit applicants. As of January 2026, 90 survey responses have been received. ADU production was projected to be 361 ADUs per year during the 6th Cycle. Residential building permits were issued for 558 ADUs in 2024 and 502 ADUs in 2025, above the projected annual amount.	Other	1	None
<b>P-47 Accessory Dwelling Unit (ADU) Monitoring and Ordinance Compliance</b>	Jun 2024: Council consideration of amended ADU Ordinance	6/30/2024	6th Cycle	Completed	The City's ADU ordinance was updated in January 2026 and is aligned with current state law.	Other	1	<a href="https://sanjoseca.gov/nita.com/api/workspace/Ordinances/files/2124256338433/view">https://sanjoseca.gov/nita.com/api/workspace/Ordinances/files/2124256338433/view</a>
<b>P-48 Surplus Land Act (SLA) Implementation</b>	SLA Activities Completed for 5 City-owned parcels in sites inventory	12/31/2023	6th Cycle	Continuous	- Vermont House Sale (1072 & 1082 Vermont St., San Jose 95110, APNs: 230-42-078, 230-42-077 - declaration of exempt surplus land for sale of the property to Santa Clara County for use as Veteran Housing.  - Silicon Valley Mechanical parcel sale, APN# 244-22-001, declaration of exempt surplus land pending, for sale to the adjacent property owner.	Other	1	Vermont House: Vesting Deed available via County Records.  Silicon Valley Mechanical: Vesting Deed will be available via County Records once transaction closes.
<b>P-48 Surplus Land Act (SLA) Implementation</b>	# Public Hearings and Notices of Availability issued for future City- owned sites to be designated surplus	1/31/2031	6th Cycle	In Progress	Two notices as listed in P-48, 1 for Vermont House and Silicon Valley Mechanical parcels	Other	0	None
<b>R-1 Monitor At-risk Affordable Units</b>	2024, 2026, 2028, 2030: Creation of risk-based reports	12/31/2030	6th Cycle	Continuous	The Housing Department continues to work with property owners to identify opportunities to preserve affordability by extending new 55-year terms as properties approach affordability-restriction expirations, loan maturities, or resyndication events.	Other	0	None
<b>R-1 Monitor At-risk Affordable Units</b>	10 meetings held	1/31/2031	6th Cycle	Continuous	Maintaining regular communication with property owners and negotiating affordability-restriction extensions. In 2025, Housing initiated communication with the following properties regarding AR extensions expected in 2026 due to upcoming expirations: Baker Park (98), Bridgeport (28), Grove (40), Meadows (41), Paseo Senter II (101), and Vista Park II (82).	Meetings	8	None
<b>R-1 Monitor At-risk Affordable Units</b>	By 2031: 600 existing at-risk units preserved	1/31/2031	6th Cycle	Continuous	The City has 22 projects totaling 925 units with City-initiated affordability restrictions that are scheduled to expire by December 31, 2031. Staff will work with property owners to preserve these affordability restrictions.	Units	0	None
<b>R-2 Establish a Preservation NOFA</b>	Jun 2024: Program guidelines completed	6/30/2024	6th Cycle	Completed	In 2025, Housing Department staff completed a feasibility assessment of a \$5.7M preservation loan for a property being rehabilitated by the Santa Clara County Housing Authority. The loan will help to preserve 58 low-cost units and turn them into restricted affordable homes.	Other	1	None

<b>R-2 Establish a Preservation NOFA</b>	by Dec 2024: First NOFA issued at least every other year (i.e., at least 4 NOFAs during the Sixth Cycle compliance period)	1/31/2031	6th Cycle	Continuous	The Department released a joint New Construction/Preservation RFP in April 2025, which has been supported by a \$50M commitment of available funds.	Other	2	None
<b>R-2 Establish a Preservation NOFA</b>	\$5M average available per year per NOFA	1/31/2031	6th Cycle	Continuous	1510 N 1st street is recommended to be awarded from the results of the NOFA, this development will see the rehabilitation of 85 hotel units into permanent affordable housing. The department will continue to publish NOFA that also provide funding opportunity for preservation projects	Other	5	None
<b>R-2 Establish a Preservation NOFA</b>	By 2031: At least 110 units of newly-restricted affordable housing acquired by nonprofits and rehabilitated through City and external funding	1/31/2031	6th Cycle	Continuous	In 2024, funding was awarded to preserve 18 units at the Virginian apartments. The Department's 2025 RFP recommended awarding funding to an 85-unit development. The Department anticipates seeking approval from the City Council in 2026.	Units	0	None
<b>R-3 Diridon Preservation Pilot</b>	Jan 2025: Pilot creation	1/31/2025	6th Cycle	Not yet started	Given that the 2024 Bay Area housing bond did not proceed, the scarcity of funding for new development and preservation, and the delay in the Downtown West development proposal, work on this Preservation Pilot creation will now move to the latter part of the planning period. However, in 2025, the Housing Department issued a Notice of Funding Availability that allowed preservation as an eligible use and included a geographic priority for affordable housing proposed in the Diridon area.	Other	0	None
<b>R-3 Diridon Preservation Pilot</b>	City Council approval of pilot	1/31/2031	6th Cycle	Not yet started	See description above for R-3.	Other	0	None
<b>R-3 Diridon Preservation Pilot</b>	By Dec 2025: NOFAs issued	12/31/2025	6th Cycle	Not yet started	See description above for R-3.	Other	0	None
<b>R-3 Diridon Preservation Pilot</b>	By Aug 2026: Council approval of funding commitments	8/31/2026	6th Cycle	Not yet started	See description above for R-3.	Other	0	None
<b>R-3 Diridon Preservation Pilot</b>	55 homes preserved through acq/rehab in defined area around Diridon Station Area	1/31/2031	6th Cycle	Continuous	See description above for R-3.	Units	0	None
<b>R-4 Implement the Community Opportunity to Purchase Program</b>	City Council rejected - NA		6th Cycle					None
<b>R-5 Acquisition Loan Fund</b>	Request for Proposals issued for partner lender(s) if needed	12/31/2026	6th Cycle	Not yet started	State funding for acquisition/rehabilitation preservation was minimal in 2025. Because the 2024 regional affordable housing bond did not proceed, City and County funds for acquisition/rehabilitation are also minimal at this time. If or when funding becomes available in state or regional preservation-oriented funding programs, and the availability of City funds for acquisition/rehabilitation becomes more predictable, the City would issue a Request for Proposals to complete this item.	Other	0	None
<b>R-5 Acquisition Loan Fund</b>	Loan product defined and rolled out	12/31/2026	6th Cycle	Not yet started	See description above for R-5.	Other	0	None
<b>R-5 Acquisition Loan Fund</b>	# units acquired with Loan Fund(s)	12/31/2026	6th Cycle	Not yet started	See description above for R-5.	Units	0	None
<b>R-6 Mobilehome Park General Plan Designation for Remaining 56 Mobilehome Parks</b>	2024: Council approval of General Plan Amendments and rezonings; 13 mobilehome parks with new land use designation by Jan 2024; remainder by June 2024	6/30/2024	6th Cycle	Completed	This item was completed in 2024.	Other	1	None
<b>R-7 Extension of Affordable Housing Restrictions</b>	By 2031: preserve affordability for at least 900 units in the middle of their affordability terms (average of 112 units per year)	1/31/2031	6th Cycle	Completed	In 2025, the affordability restrictions for three properties comprising 251 units were extended to a 55-year term, with the new expiration date set for 2080.	Units	979	Affordability Restrictions were recorded on title to reflect a 2080 expiration date; Hillsdale Townhomes, Paseo Senter, Fairways at San Antonio.

<b>R-8 Work with the Bay Area Housing Finance Authority (BAHFA) on Moderate-income Financing Strategy</b>	2027: If product is defined and feasible, request Council approval for structure	12/31/2027	6th Cycle	Continuous	In 2023, BAHFA rolled out its Welfare Tax Exemption loan product to support lower- and moderate-income housing. The product was used for a San José development in 2024. In 2025, staff met with BAHFA consultants to discuss other products and strategies to support workforce housing. Staff will continue to work with BAHFA to determine whether a regional JPA-issued bond structure is feasible and likely impactful.	Other	0	None
<b>R-8 Work with the Bay Area Housing Finance Authority (BAHFA) on Moderate-income Financing Strategy</b>	By 2031: Complete at least 2 transactions if feasible	1/31/2031	6th Cycle	Not yet started	See description above for R-8.	Other	0	None
<b>R-8 Work with the Bay Area Housing Finance Authority (BAHFA) on Moderate-income Financing Strategy</b>	# newly-affordable homes at each income level	1/31/2031	6th Cycle	Not yet started	See description above for R-8.	Units	0	None
<b>R-9 Creation of a Preservation Policy</b>	2024: Criteria for FIHPP established	12/31/2024	6th Cycle	In Progress	In 2025, staff from the City and County did not pursue a definition for FIHPP properties, as that state program was not funded and was dormant. In 2025, staff posted a list of affordable housing developers with experience doing acquisition/rehabilitation.	Other	0	Housing's Preservation web page: <a href="https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/affordable-housing-plans-policies/housing-preservation">https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/affordable-housing-plans-policies/housing-preservation</a>
<b>R-9 Creation of a Preservation Policy</b>	2024: List of affordable housing providers published	12/31/2024	6th Cycle	Completed	See description above for R-9.	Other	1	None
<b>R-9 Creation of a Preservation Policy</b>	By 2026: Council approval of Policy	12/31/2026	6th Cycle	Not yet started	See description above for R-9.	Other	0	None
<b>R-10 Mobilehome Park Local Inspections</b>	Strategy removed		6th Cycle					None
<b>R-11 Owner-occupied Home Preservation</b>	1,600 low-income households assisted	1/31/2031	6th Cycle	Continuous	The City's home repair programs are usually funded by federal Community Development Block Grant funds. However, these contracts had to be paused in the second half of 2025 due to uncertainties in federal funding for FY 2025–2026. All of the city's federally funded projects were temporarily paused pending execution of HUD grant agreements and receipt of federal entitlement funds. Staff informed agencies that services could be initiated starting in July 2025 at their own risk, pending HUD's disbursement of federal funds. Agencies may have continued to deliver services to San José residents during this period and may be eligible for reimbursement for eligible costs, provided all federal funding requirements are met. Grant agreements were executed, and funds disbursed in January 2026, and contract negotiations are expected to begin by February 2026. As a result, 99 households were aided in 2025, representing a lower average than in prior years.	Households	366	None

<b>R-12 Revised Citywide Residential Ant Displacement Strategy</b>	2025: Best practices researched	12/31/2025	6th Cycle	In Progress	In 2025, Housing and Planning staff participated in the Santa Clara County Planning Collaborative. One of the Collaborative's focus areas for 2025 was anti-displacement plans and programs. Through participation in the Collaborative, staff continued to learn best practices from other communities. Housing staff also attended multi-city GARE (Government Alliance on Race and Equity) Land Use meetings to learn about anti-displacement efforts from other cities across the country. In concrete actions to help lower-income renters avoid displacement, in 2025, the City also worked actively to help place residents whose apartments burned into available interim housing units.	Other	0	Planning Collaborative website for anti-displacement: <a href="https://citiesassociation.org/anti-displacement-tenant-and-landlord-support/">https://citiesassociation.org/anti-displacement-tenant-and-landlord-support/</a>
<b>R-12 Revised Citywide Residential Ant Displacement Strategy</b>	2025: Outreach conducted	12/31/2025	6th Cycle	Not yet started	See description above for R-12.	Other	0	None
<b>R-12 Revised Citywide Residential Ant Displacement Strategy</b>	2026: Revised Strategy drafted	12/31/2026	6th Cycle	Not yet started	See description above for R-12.	Other	0	None
<b>R-12 Revised Citywide Residential Ant Displacement Strategy</b>	2026: Council approval of revised Strategy	12/31/2026	6th Cycle	Not yet started	See description above for R-12.	Other	0	None
<b>R-13 Soft Story Program</b>	2023: Outreach conducted	12/31/2023	6th Cycle	Completed	This task was completed in 2023.	Other	1	None
<b>R-13 Soft Story Program</b>	2024: Ordinance and program drafted	12/31/2024	6th Cycle	Completed	This task was completed in 2023.	Other	1	None
<b>R-13 Soft Story Program</b>	2024: Council approval of Ordinance and program	12/31/2024	6th Cycle	Completed	This task was completed in 2024.	Other	1	None
<b>R-13 Soft Story Program</b>	2024: Rebate program launched	12/31/2024	6th Cycle	In Progress	In 2025, significant cuts to the Federal Emergency Management Agency and its Building Resilient Infrastructure and Communities (BRIC) program affected the City's anticipated \$25M in funding for the soft-story rebate program. The state Office of Emergency Services (CalOES) is working to determine how and when funds will be received, given court injunctions related to BRIC. Given this uncertainty, the City Council adopted an amendment to the City's soft-story ordinance in March 2025 to extend compliance deadlines for required retrofit work. Following that action, staff proposed a smaller, voluntary pilot rebate and loan financing program to maintain compliance with the initial \$4M FEMA grant, which will be taken to the Council in January 2026.	Other	0	None
<b>R-13 Soft Story Program</b>	# buildings receiving retrofits	1/31/2031	6th Cycle	Not yet started	Pending approval from voluntary pilot program as described in R-13 (4).	Other	0	None
<b>R-13 Soft Story Program</b>	\$4M funded for rebates by 2031	1/31/2031	6th Cycle	In Progress	Staff submitted a federal earmark for \$2 million for soft story rebates, award announcement expected in early 2026.	Other	0	None

<p><b>H-1 Interim Homeless Housing Construction</b></p>	<p>2025: Units completed</p>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>During CY 2025, the City made significant progress toward expanding interim housing and shelter capacity to address unsheltered homelessness. The Housing Department opened four new modular interim housing communities: Branham Lane EIH (168 units / 216 beds) in February, Via Del Oro EIH (135 units / 150 beds) in April, the Rue Ferrari Expansion (108 units / 144 beds) in October, and Cherry Avenue EIH (128 units / 136 beds) in December. Collectively, these sites added 539 units and 606 beds, providing dignified, non-congregate shelter and moving people off the streets. By the end of CY 2025, San José managed a portfolio of 963 modular interim housing units (1,207 beds). In 2025, the City also expanded its strategy of utilizing underused hotels and motels as interim housing. By acquiring a five-property master-leased motel portfolio, the City rapidly added 251 shelter units. This brought San José's total motel-based interim housing inventory—including conversions and master-leased properties—to 494 units (560 beds). The City further increased capacity for residents living in oversized vehicles by opening the Berryessa Safe Parking Program, which added 86 new spaces, bringing the total number of Safe Parking slots citywide to 128. In addition, San José launched its first tent-based supportive outdoor sleeping site, creating 56 additional interim shelter units. Across all interim housing and shelter types, San José managed a total portfolio of 1,641 units by the</p>	<p>Units</p>	<p>1641</p>	<p>Progress on shelter and interim housing expansion (including Goal 1.1 site openings and capacity additions referenced in this update) is tracked publicly through the City's Reducing Unsheltered Homelessness Focus Area Scorecard / Performance Dashboard, which includes quarterly updates, visuals summarizing shelter system capacity, and narrative reporting on new and expanded sites brought online: <a href="https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness">https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness</a>. Internally, site-by-site delivery and ramp-up (e.g., modular EIH openings/expansions, motel portfolio activation, safe parking, and the supportive outdoor sleeping site) is documented in the Shelter System Production Summary tracking table used for program reporting (units/beds/spaces by site and month opened) and aligns to the totals reported in the CY 2025 update.</p>
<p><b>H-1 Interim Homeless Housing Construction</b></p>	<p>Funds obtained for operations &amp; services</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>During CY 2025, the Housing Department successfully obtained future rent support for two interim housing properties. The City instituted subsidy layering at Pacific Motor Inn, enabling all occupants of the 72 units to receive a federal subsidy payment for each eligible participant. An additional federal subsidy agreement with the Santa Clara County Housing Authority was also approved for the Arena Hotel, with subsidy support beginning CY 2026.</p>	<p>Other</p>	<p>1</p>	<p>The City is developing a standardized approach to track and report progress on securing and stabilizing funding for shelter and interim housing operations and services at the portfolio/enterprise level (versus by individual site). This work will align with the City's Reducing Unsheltered Homelessness Focus Area Scorecard / Performance Dashboard, including the related performance indicator around achieving up to a 20% reduction in per-unit operating costs across the shelter portfolio. As the reporting approach is finalized, summary updates will be incorporated into the Focus Area Scorecard's quarterly public updates and performance reporting: <a href="https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness">https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness</a>. In the interim, Housing maintains internal budget and contract tracking tools (e.g., operating budgets, subsidy-layering agreements, grants/funding source tracking, and cost-per-unit monitoring) that will be used to support enterprise-level reporting once the standardized framework is fully implemented.</p>
<p><b>H-2 Interim Housing for People Experiencing Homelessness in Hotels/Motels and Other Existing Buildings</b></p>	<p>At least one property newly acquired</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>As reported in the 2024 APR, this metric is considered completed.</p>	<p>Other</p>	<p>1</p>	<p>None</p>

<b>H-2 Interim Housing for People Experiencing Homelessness in Hotels/Motels and Other Existing Buildings</b>	At least five properties operated	1/31/2031	6th Cycle	Continuous	During CY2025, various City of San José departments, led by the Housing Department, developed a Master Leasing Program that master-leased five underutilized motels to address unsheltered homelessness. In total, approximately 250 units of non-congregate interim housing/shelter were brought online and are at full capacity. The City continued to operate its previous HomeKey hotel conversion projects and other hotel-based shelter strategies throughout 2025.	Other	1	Progress on shelter and interim housing expansion (including Goal 1.1 site openings and capacity additions referenced in this update) is tracked publicly through the City's Reducing Unsheltered Homelessness Focus Area Scorecard / Performance Dashboard, which includes quarterly updates, visuals summarizing shelter system capacity, and narrative reporting on new and expanded sites brought online: <a href="https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness">https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness</a> . Internally, site-by-site delivery and ramp-up (e.g., modular EIH openings/expansions, motel portfolio activation, safe parking, and the supportive outdoor sleeping site) is documented in the Shelter System Production Summary tracking table used for program reporting (units/beds/spaces by site and month opened) and aligns to the totals reported in the CY 2025 update.
<b>H-2 Interim Housing for People Experiencing Homelessness in Hotels/Motels and Other Existing Buildings</b>	At least \$19M of new Homekey awards accepted for acquisition/ rehabilitation	1/31/2031	6th Cycle	Completed	As reported in the 2024 APR, this metric is considered completed. Homekey funding was accepted for Pacific Motor Inn and Pavilion Inn.	Other	1	None
<b>H-2 Interim Housing for People Experiencing Homelessness in Hotels/Motels and Other Existing Buildings</b>	At least 280 residents housed	1/31/2031	6th Cycle	Completed	There have been substantive changes to the City's motel-based strategies since the 2024 report, which impact the 2025 metrics. First, the Surestay Hotel -- which served 76 households in 2024 -- is in the process of transitioning to ownership by Santa Clara County Housing Authority, which has already taken over operations. In addition, the Temporary Housing and Assistance Program, which served 102 individuals in 2024, was sunset due to funding constraints. However, the City has more than replaced those units through the master leasing program mentioned above, which added 251 units of non-congregate shelter and has temporarily sheltered 278 individuals to date. In addition, the City has maintained all other motel-based programs, including the Motel Voucher Program (97 family units), the Arena Hotel (89 single/couples units), Pacific Motor Inn (72 single units), and the Plaza Hotel (42 single units). All of these sites have operated at or above 92% throughout 2025.	Persons	1	Progress on shelter and interim housing expansion (including Goal 1.1 site openings and capacity additions referenced in this update) is tracked publicly through the City's Reducing Unsheltered Homelessness Focus Area Scorecard / Performance Dashboard, which includes quarterly updates, visuals summarizing shelter system capacity, and narrative reporting on new and expanded sites brought online: <a href="https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness">https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness</a> . Internally, site-by-site delivery and ramp-up (e.g., modular EIH openings/expansions, motel portfolio activation, safe parking, and the supportive outdoor sleeping site) is documented in the Shelter System Production Summary tracking table used for program reporting (units/beds/spaces by site and month opened) and aligns to the totals reported in the CY 2025 update.
<b>H-3 Conversion of Hotels/Motels for Homeless Housing</b>	Combined with H14		6th Cycle					None
<b>H-4 Shelters Streamlining Throughout the City</b>	Combined with H14		6th Cycle					None
<b>H-5 Low-cost Permanent Housing Solutions</b>	Removed		6th Cycle					None

<p><b>H-6 Housing with Integrated Health Care</b></p>	<p>By 2031: At least one new development with on-site health services</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>During CY 2025, the City advanced early implementation planning for integrated health and behavioral health services within interim housing by engaging Santa Clara County Behavioral Health on a coordinated approach for on-site services and exploring how CalAIM can help support delivery and reduce City-funded staffing costs. Near the end of CY 2025, teams began scoping a pilot set of sites and potential CalAIM-covered service components (including Enhanced Care Management and Community Supports), and began planning to embed behavioral health resources at select locations. This work is intended to support the City's broader strategy to improve outcomes while reducing operating costs across the shelter portfolio; implementation planning will continue into CY 2026.</p>	<p>Other</p>	<p>0</p>	<p>Progress was documented through internal project tracking tools and the City's OKR framework (Objectives measured by Key Results), including a key result focused on reducing operating costs and leveraging CalAIM and County-delivered services to offset City-funded staffing where feasible. As the pilot design and implementation approach is finalized in CY 2026, the City plans to roll up and report portfolio-level progress through the Reducing Unsheltered Homelessness Focus Area Scorecard / Performance Dashboard: <a href="https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness">https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness</a></p>
<p><b>H-7 Safe/Supportive Parking Programs</b></p>	<p>At least 45 safe parking opportunities created for RVs and cars</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2024, the City of San Jose invested in leasing, developing, and operating its second Safe Parking for RVs program. The Berryessa Safe Parking for RVs program first opened in March 2025 and operates 24 hours a day, 7 days a week. Located on privately owned land leased by the City, the program provides safe parking along with case management, showers, laundry, meals, and other supportive services. Operated by WeHOPE, the Berryessa site includes 86 parking spaces and serves unhoused residents who were previously living in oversized vehicles throughout the city.</p> <p>The site removes several common barriers to entry that limit access to other safe parking programs, including vehicle operability and registration requirements, and offers free assistance to tow into the site. Once participants are on site, WeHOPE works with them to register their vehicles. The addition of Berryessa increased San José's capacity to compassionately relocate oversized vehicles from public streets from 42 spaces in 2024 to 128 spaces in 2025. In FY 24-25, 47% (16/34) of exits were to positive housing destinations, 15% were family reunification exits, and the program maintained utilization over 95%.</p>	<p>Units</p>	<p>128</p>	<p>Safe Parking program progress is tracked and reported alongside broader shelter system capacity in the City's Reducing Unsheltered Homelessness Focus Area Scorecard / Performance Dashboard, which provides quarterly public updates and portfolio-level reporting on shelter and safe parking capacity changes (including new sites brought online): <a href="https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness">https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/city-council-focus-areas/reducing-unsheltered-homelessness</a>. In addition, program implementation and performance are monitored through internal portfolio tracking tools and executive briefings (including the Reducing Unsheltered Homelessness executive brief) that consolidate site-level operating updates, and service delivery information into enterprise-level status reporting.</p>
<p><b>H-7 Safe/Supportive Parking Programs</b></p>	<p>At least \$1.7M spent on safe parking site preparation</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2025, the City of San José invested in leasing, developing, and operating its second Safe Parking for RVs program. The Berryessa Safe Parking for RVs program. This site first opened in March 2025 and is located on privately owned land leased by the City. The program offers spaces for 86 RVs and operates 24 hours a day, 7 days a week. Approximately \$7.6 million was spent on site preparation of the Santa Teresa and Beryessa safe parking sites.</p>	<p>Other</p>	<p>1</p>	<p>Program spending and service delivery for Safe/Supportive Parking is documented through Housing Department internal financial and contract management tools (e.g., budget and expenditure tracking by site/program, vendor invoices and payment records, and agreement/amendment files for leasing, operations, and services). Program teams also maintain internal implementation trackers and periodic performance/budget check-ins to validate that reported amounts reflect actual costs incurred for site preparation, ongoing operations, and supportive services.</p>

<p><b>H-7 Safe/Supportive Parking Programs</b></p>	<p>At least \$1.2M spent per year on safe parking operations and services</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to fund the Safe Parking for RVs programs at the Santa Teresa VTA Lot and on Berryessa Road. Both programs operate 24 hours a day, 7 days a week. Santa Teresa Safe Parking can accommodate 42 RVs, and Berryessa Safe Parking can accommodate 86 RVs. Both programs provide designated, secure parking, along with case management, showers, laundry, meals, waste management, and other on-site supportive services. At the Berryessa Safe Parking program, 47% (16/34) of exits were to positive housing destinations, 15% were family reunification exits, and the program maintained over 95% utilization during FY 24-25. At the Santa Teresa Safe program, 61% (11/18) of exits were to positive housing destinations, 16% were family reunification exits, and the program maintained over 95% utilization during FY 24-25. As of FY 2025-26, about \$7.9 million has been spent on operations and services over the past 3 years for the Santa Teresa and Berryessa safe parking sites.</p>	<p>Other</p>	<p>0</p>	<p>Program spending and service delivery for Safe/Supportive Parking is documented through Housing Department internal financial and contract management tools (e.g., budget and expenditure tracking by site/program, vendor invoices and payment records, and agreement/amendment files for leasing, operations, and services). Program teams also maintain internal implementation trackers and periodic performance/budget check-ins to validate that reported amounts reflect actual costs incurred for site preparation, ongoing operations, and supportive services.</p>
<p><b>H-8 Nonprofit-provided Homeless Support Services</b></p>	<p>Funding to nonprofit service providers</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In FY 2024-2025, agreements for homeless response services totaled \$97.5M. Contracts with nonprofit providers have maintained 2 street outreach programs, 3 Rapid Re-housing programs, 1 laundry and shower services program for homeless populations at encampments, 7 Emergency Interim Housing (EIH) shelters, a Motel voucher-based program, 3 Project Homekey interim housing programs, and 2 service-based programs for Transitional Aged Youth at-risk of or currently experiencing homelessness. New programs in Calendar Year 2025 include 5 motel interim shelter programs, a temporary tent-based shelter and services program, and 2 additional EIHS. Below are selected summaries of nonprofit service providers and their metrics. In 2025, HomeFirst managed day-to-day operations and property maintenance and provided programming services at six Emergency Interim Housing sites: Monterey Bernal, Rue Ferrari, Mabury, Felipe, Via del Oro (opened April 2025), and Cherry (opened December 2025). Combined, HomeFirst provided shelter and services to 630 participants. 33 participants exited to a positive housing destination. Evans Lane EIH, a family-serving interim shelter managed by PATH, served 224 participants, with 71 exiting to a positive housing destination. LifeMoves served 129 participants in 2025 at their Guadalupe emergency interim housing location, 15 of whom exited to a positive housing destination. LifeMoves also provided short-term motel stays for families experiencing homelessness through the Motel</p>	<p>Other</p>	<p>246</p>	<p>Funds distributed to nonprofit service providers are appropriated through City Council, after which contracts are executed. A description of all fund amounts, program narratives, and service providers can be found in the associated City Council memoranda on the City website. All pertaining grant agreements can be found on the City's Government Information Library Electronic System (GILES).</p>

<p><b>H-8 Nonprofit-provided Homeless Support Services</b></p>	<p># people assisted</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In FY 2024-2025, agreements for homeless response services totaled \$97.5M. Contracts with nonprofit providers have maintained 2 street outreach programs, 3 Rapid Re-housing programs, 1 laundry and shower services program for homeless populations at encampments, 7 Emergency Interim Housing (EIH) shelters, a Motel voucher-based program, 3 Project Homekey interim housing programs, and 2 service-based programs for Transitional Aged Youth at-risk of or currently experiencing homelessness. New programs in Calendar Year 2025 include 5 motel interim shelter programs, a temporary tent-based shelter and services program, and 2 additional EIHs. Below are selected summaries of nonprofit service providers and their metrics. In 2025, HomeFirst managed day-to-day operations and property maintenance and provided programming services at six Emergency Interim Housing sites: Monterey Bernal, Rue Ferrari, Mabury, Felipe, Via del Oro (opened April 2025), and Cherry (opened December 2025). Combined, HomeFirst provided shelter and services to 630 participants. 33 participants exited to a positive housing destination. Evans Lane EIH, a family-serving interim shelter managed by PATH, served 224 participants, with 71 exiting to a positive housing destination. LifeMoves served 129 participants in 2025 at their Guadalupe emergency interim housing location, 15 of whom exited to a positive housing destination. LifeMoves also provided short-term motel stays for families <u>experiencing homelessness through the Motel</u></p>	<p>Persons</p>	<p>6802</p>	<p>Program persons served and performance outcomes are documented through Housing Departemnt internal contract management tools, including quarterly reports capturing persons served and progress made toward contractual program outcomes and data reported to HMIS.</p>
<p><b>H-9 Street-based Services for Unhoused Residents</b></p>	<p>Funds budgeted</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the Housing Department continued to strengthen and expand street-based services for unsheltered residents, building on prior years while advancing the targeted outreach engagement program (TOEP). As with CSJ programs, TOEP is an outcomes-driven approach. As a result, street-based services remained a critical component of the City's homelessness response, including outreach, hygiene services, behavioral health supports, transportation assistance, and harm reduction interventions designed to meet people where they are. In 2025, the City successfully acquired and began distributing Naloxone (Narcan) through outreach teams, increasing the availability of life-saving overdose-prevention tools in the field. Outreach staff were equipped to respond to overdoses and to provide education and referrals related to substance use and behavioral health services, strengthening the City's harm reduction framework and supporting safer engagement with unsheltered residents. The City also successfully implemented the Targeted Outreach Engagement Program (TOEP) as a core strategy for delivering street-based services in alignment with housing and shelter opportunities. This targeted approach allowed outreach teams to focus on intensive case management and service coordination on specific encampments, resulting in measurable outcomes. Through TOEP, the City successfully cleared Columbus Park, supported residents through <u>coordinated outreach, provided assistance such as</u></p>	<p>Other</p>	<p>0</p>	<p>Funding for street-based services is tracked through Housing Department internal budget management tools and standard financial reporting (e.g., program budgets, expenditures, and contract/invoice documentation for outreach and service delivery).</p>

<p><b>H-9 Street-based Services for Unhoused Residents</b></p>	<p>Services provided</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the Housing Department continued to strengthen and expand street-based services for unhoused residents, building on prior years while advancing the targeted outreach engagement program (TOEP). As with CSJ programs, TOEP is an outcomes-driven approach. As a result, street-based services remained a critical component of the City's homelessness response, including outreach, hygiene services, behavioral health supports, transportation assistance, and harm reduction interventions designed to meet people where they are.</p> <p>In 2025, the City successfully acquired and began distributing Naloxone (Narcan) through outreach teams, increasing the availability of life-saving overdose-prevention tools in the field. Outreach staff were equipped to respond to overdoses and to provide education and referrals related to substance use and behavioral health services, strengthening the City's harm reduction framework and supporting safer engagement with unhoused residents.</p> <p>The City also successfully implemented the Targeted Outreach Engagement Program (TOEP) as a core strategy for delivering street-based services in alignment with housing and shelter opportunities. This targeted approach allowed outreach teams to focus on intensive case management and service coordination on specific encampments, resulting in measurable outcomes. <u>Through TOEP, the City successfully cleared</u></p>	<p>Other</p>	<p>1</p>	<p>Services provided through the City's street-based programs are primarily documented in the Homelessness Management Information System (HMIS), where program staff can run custom reports to monitor service delivery and outputs by City teams and contracted providers (e.g., outreach contacts, services provided, and related program activities captured in HMIS). For activities or data elements not currently captured in HMIS, the City also uses internal geospatial and operational tracking tools to document service delivery locations and field activity, and to supplement HMIS reporting for performance monitoring and program management.</p>
<p><b>H-9 Street-based Services for Unhoused Residents</b></p>	<p># of clients served</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the Housing Department continued to strengthen and expand street-based services for unhoused residents, building on prior years while moving toward solidifying the targeted outreach engagement program (TOEP). As is the case with CSJ programs, TOEP is an outcomes-driven approach. Through this, street-based services remained a critical component of the City's homelessness response, including outreach, hygiene services, behavioral health supports, transportation assistance, and harm reduction interventions designed to meet people where they are.</p> <p>During 2025, the City successfully acquired and began distributing Naloxone (Narcan) through outreach teams, increasing the availability of life-saving overdose prevention tools in the field. Outreach staff were equipped to respond to overdoses and to provide education and referrals related to substance use and behavioral health services, strengthening the City's harm reduction framework and supporting safer engagement with unhoused residents.</p> <p>The City also successfully implemented the Targeted Outreach Engagement Program (TOEP) as a core strategy for delivering street-based services in alignment with housing and shelter opportunities. This targeted approach allowed outreach teams to focus intensive case management and service coordination on specific</p>	<p>Persons</p>	<p>4921</p>	<p>The number of clients served is primarily tracked through the Homelessness Management Information System (HMIS), which captures client-level records and allows program staff to run custom reports on people served and services delivered by City teams and contracted providers. For field activities or services rendered that are not tied to an individual (i.e., non-client-identifying activity), the City also uses internal geospatial and operational tracking tools to document locations and service delivery activity; these GIS-based tools supplement HMIS reporting where the work is not connected to a client name/record.</p>

<b>H-10 Racial and Other Bias of Protected Classes in Homeless Shelter and Supportive Housing Systems</b>	Dec 2023: Meet with County, service providers and property management staff on accessing data	12/31/2023	6th Cycle	Continuous	The Homelessness Response Division (HRD), within the Housing Department, continues to pull monthly racial equity data from the County of Santa Clara on the racial/ethnic makeup of clients in programs across six (6) program areas (Outreach, RRH, PSH, Interim Housing, Temporary Housing, and Supportive Parking). HRD pulls quarterly data on the ethnic/racial makeup of unhoused individuals, and we compare these datasets. Annual census-related data is part of the regular data access and data analysis procedure that HRD uses to evaluate its programs. So far, through the third quarter of CY2025, no significant demographic disparities in program access have been observed across any program area. Reports on racial equity progress are provided to HRD leadership at least quarterly. Also, HRD continues to hold monthly and other events that increase our cultural humility and support racial and social equity. Equity performance measures are published in the Housing Department's annual report.	Other	0	Progress is documented through routine reporting. The data team runs recurring reports and extracts from relevant datasets (e.g., program and system data sources used for shelter/supportive housing access and demographics), compiles summary outputs, and shares them with program teams for review and equity analysis. These recurring report files and supporting datasets serve as the primary records used to monitor trends, assess potential disparities, and inform any follow-up actions.
<b>H-10 Racial and Other Bias of Protected Classes in Homeless Shelter and Supportive Housing Systems</b>	2024, 2027, 2030: Collect and analyze data	12/31/2030	6th Cycle	Continuous	Since the fall of 2024, CSJ has been collecting and analyzing racial/ethnic and demographic data monthly, quarterly, and annually, in partnership with the County of Santa Clara. As of the 3rd quarter of CY 2025, we have not found any significant (10% or greater) demographic disparities in housing program access, especially for the ethnic/racial groups disproportionately represented among the unhoused in San José: the Native American, African American, and Pacific Islander communities.	Other	0	Progress is documented through routine reporting. The data team runs recurring reports and extracts from relevant datasets (e.g., program and system data sources used for shelter/supportive housing access and demographics), compiles summary outputs, and shares them with program teams for review and equity analysis. These recurring report files and supporting datasets serve as the primary records used to monitor trends, assess potential disparities, and inform any follow-up actions.
<b>H-10 Racial and Other Bias of Protected Classes in Homeless Shelter and Supportive Housing Systems</b>	Within 12 months following each analysis completion: Work with partners annually to provide technical assistance sessions as needed to ensure the City is meeting its AFFH obligations	1/31/2031	6th Cycle	Continuous	The City has an ongoing process of analyzing demographic and housing-related data to identify areas where housing discrimination may occur. Our ongoing analysis of demographic and housing data has revealed no significant demographic disparities in program enrollment, as noted above in Y159. San José stands ready to support any partner in addressing significant demographic disparities (10% or more) to ensure fair housing choice and equal opportunity for all protected groups.	Other	0	Progress is documented through routine reporting. The data team runs recurring reports and extracts from relevant datasets (e.g., program and system data sources used for shelter/supportive housing access and demographics), compiles summary outputs, and shares them with program teams for review and equity analysis. These recurring report files and supporting datasets serve as the primary records used to monitor trends, assess potential disparities, and inform any follow-up actions.
<b>H-11 Feedback from Those with Lived Experience in Homelessness in Decision Making</b>	2023-2031: Staff to attend meetings of LEAB or other lived experience groups at least once a year to ask for feedback on program priorities	1/31/2031	6th Cycle	Continuous	In CY 2025, the Housing Department implemented Participant Advisory Committees (PAC). Service providers at interim shelters were expected to develop a formal structure comprising people residing at the site. Providers coordinated and facilitated PAC meetings, developed meeting materials, and maintained an infrastructure through which PAC feedback would be implemented into program design and service delivery. Furthermore, the Department has continued its informal partnership with the LEAB, as reflected in CY 2023 and CY 2024. The Department's Youth-serving programs maintain close coordination with the jurisdiction's Youth Action Board.	Meetings	1	None

<p><b>H-11 Feedback from Those with Lived Experience in Homelessness in Decision Making</b></p>	<p>Jul 2024: Identify universe of applicable contracts and timeline for renewals</p>	<p>7/31/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2024, the Housing Department had implemented metrics specific to feedback loop infrastructures across grant agreements with interim shelter and homeless service providers. Emergency Interim Housing (EIH) contracts included metrics that held agencies accountable for holding Participant Advisory Committees (PACs). Service-based program contracts (for example, Youth Housing and Support program) included outcome measures and required staff to submit recurring Program Operation Manuals that incorporated feedback from participants and youth with lived experience. Service providers at interim shelters were expected to continue developing a formal structure comprising the people residing at the site. Providers coordinated and facilitated PAC meetings, developed meeting materials, and maintained an infrastructure through which PAC feedback would be implemented into program design and service delivery. Furthermore, the Department has continued its informal partnership with the LEAB, as reflected in CY 2023 and CY 2024. The Department's Youth-serving programs maintain close coordination with the jurisdiction's Youth Action Board.</p> <p>In CY25, 2 members of the City's HCDC are active commission members and have lived experience and continued engagement as detailed in previous</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>H-11 Feedback from Those with Lived Experience in Homelessness in Decision Making</b></p>	<p>Jun 2025: Contracts renewed amended to include consultative language, and include in newly awarded contracts</p>	<p>6/30/2025</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In CY 2024, the Housing Department had implemented metrics specific to feedback loop infrastructures across grant agreements with interim shelter and homeless service providers. Emergency Interim Housing (EIH) contracts included metrics that held agencies accountable for holding Participant Advisory Committees (PACs). Service-based program contracts (for example, Youth Housing and Support program) included outcome measures and required staff to submit recurring Program Operation Manuals that incorporated feedback from participants and youth with lived experience. Service providers at interim shelters were expected to continue developing a formal structure comprising the people residing at the site. Providers coordinated and facilitated PAC meetings, developed meeting materials, and maintained an infrastructure through which PAC feedback would be implemented into program design and service delivery. Furthermore, the Department has continued its informal partnership with the LEAB, as reflected in CY 2023 and CY 2024. The Department's Youth-serving programs maintain close coordination with the jurisdiction's Youth Action Board.</p>	<p>Other</p>	<p>0</p>	<p>None</p>

<b>H-11 Feedback from Those with Lived Experience in Homelessness in Decision Making</b>	By Dec 2025: Goal of 90% of homelessness contracts with amended language requiring lived experience consultations	12/31/2025	6th Cycle	Continuous	In CY 2024, the Housing Department had implemented metrics specific to feedback loop infrastructures across grant agreements with interim shelter and homeless service providers. Emergency Interim Housing (EIH) contracts included metrics that held agencies accountable for holding Participant Advisory Committees (PACs). Service-based program contracts (for example, Youth Housing and Support program) included outcome measures and required staff to submit recurring Program Operation Manuals that incorporated feedback from participants and youth with lived experience. Service providers at interim shelters were expected to continue developing a formal structure comprising the people residing at the site. Providers coordinated and facilitated PAC meetings, developed meeting materials, and maintained an infrastructure through which PAC feedback would be implemented into program design and service delivery. Furthermore, the Department has continued its informal partnership with the LEAB, as reflected in CY 2023 and CY 2024. The Department's Youth-serving programs maintain close coordination with the jurisdiction's Youth Action Board.	Other	0	None
<b>H-12 Neighborhood outreach and education on homeless housing and other housing topics</b>	Materials prepared	1/31/2031	6th Cycle	Continuous	The Housing Department developed a new Homeless Resource Guide and a new Housing Department Brochure, both of which are being translated into Spanish and Vietnamese. Staff also created the Homeless Resource Guide available on the Housing Department website.	Other	7	None
<b>H-12 Neighborhood outreach and education on homeless housing and other housing topics</b>	CBOs under contract	1/31/2031	6th Cycle	Continuous	The City has an existing partnership program with nonprofit and community-based organizations to support project-based outreach and engagement efforts around the project sites. Selected partners are now on call to work with staff across City departments on future projects, as needs arise.	Other	0	None
<b>H-12 Neighborhood outreach and education on homeless housing and other housing topics</b>	Funding allocated	1/31/2031	6th Cycle	Continuous	Funding is allocated on an as-needed basis to CBOs that the City engages for outreach and education.	Other	0	None
<b>H-12 Neighborhood outreach and education on homeless housing and other housing topics</b>	Households outreached to	1/31/2031	6th Cycle	Continuous	We sent mailers to approximately 10,000 households, notifying them about potential changes to the Mobilehome Rent Ordinance and explaining how they can provide input to the City Council.	Households	0	None
<b>H-12 Neighborhood outreach and education on homeless housing and other housing topics</b>	Feedback sessions held	1/31/2031	6th Cycle	Continuous	We initiated and hosted 11 meetings in the Community Engagement Series on many different topics. Invitations go out to approximately 12,000 people each month. We also hosted four community meetings to educate the public about the City's plan to convert hotels into interim housing for formerly homeless individuals.	Meetings	0	None
<b>H-13 Regional Homeless Response Coordination and Planning</b>	2024: Council adoption of City's implementation plan	12/31/2024	6th Cycle	In Progress	The city, in collaboration with the county, is currently developing the 2025-2030 community plan to end homelessness. The plan will be presented to the city council in 2026.	Other	0	Progress is documented through the County-led planning process, including meeting materials, working drafts, and planning documents developed and maintained by the County in collaboration with City staff and other partners. These shared materials (agendas, notes, draft chapters/sections, and review/comment logs) serve as the primary records of coordination and ongoing development of the regional plan.

<b>H-14 Emergency Shelters</b>	Jun 2024: Council adoption of necessary zoning code amendments	6/30/2024	6th Cycle	Completed	This item was completed in 2024.	Other	1	Ord No. 31149: <a href="https://records.sanjoseca.gov/Ordinances/ORD31149.pdf">https://records.sanjoseca.gov/Ordinances/ORD31149.pdf</a> . Ordinance No. 31097: <a href="https://records.sanjoseca.gov/Ordinances/ORD31097.pdf">https://records.sanjoseca.gov/Ordinances/ORD31097.pdf</a>
<b>H-14 Emergency Shelters</b>	Dec 2024: Outreach conducted on further process changes	12/31/2024	6th Cycle	Completed	This item was completed in 2024.	Other	1	None
<b>S-1 Tenant / Landlord Resource Centers and Code Violations Reporting</b>	By 2025: At least 3 Tenant Resource Centers with Code assistance	12/31/2025	6th Cycle	Not yet started	The Rent Stabilization team continues its outreach efforts targeting areas with more vulnerable renter populations and areas where the Program receives a high number of inquiries about code issues or renter protections. Unfortunately, the Google Downtown West project, which would have brought significant investment and housing development to the Diridon area, including funding for Tenant Resource Centers, is on an indefinite hold for the foreseeable future. In Fiscal Year 2026-27, the Rent Stabilization Program intends to hold periodic "pop-up" resource clinics at community centers. These clinics will be held at different locations in areas that show a higher need for services and education, based on data collected by the Rent Stabilization Program. The services will be multi-lingual and will include assistance with code issues, filing petitions, and referrals to mediation and legal aid services.	Other	0	None
<b>S-1 Tenant / Landlord Resource Centers and Code Violations Reporting</b>	Target of 3 locations regularly served each year	1/31/2031	6th Cycle	Not yet started	See response to S-1(1) above.	Other	0	None
<b>S-1 Tenant / Landlord Resource Centers and Code Violations Reporting</b>	At least 400 tenants and landlords assisted per year	1/31/2031	6th Cycle	Not yet started	See response to S-1(1) above.	Persons	0	None
<b>S-1 Tenant / Landlord Resource Centers and Code Violations Reporting</b>	4 Housing/Code meetings held per year starting in 2024	1/31/2031	6th Cycle	Continuous	The Rent Stabilization Program and Code Enforcement met 3 times during 2025. Staffing vacancies in the leadership of the Code Enforcement Inspection program and key Rent Stabilization Staff on leave have delayed efforts for regular coordination. The Rent Stabilization Program staff and Code inspectors maintain channels of communication regarding Code issues that arise in units or properties covered by the Apartment Rent Ordinance and/or Tenant Protection Ordinance.	Meetings	5	None
<b>S-2 Rental Property Registry Improvement</b>	2025: Implement new Code information system with improved addresses	12/31/2025	6th Cycle	In Progress	Significant work on this item has not yet commenced due to staff capacity and competing priorities.	Other	0	None
<b>S-2 Rental Property Registry Improvement</b>	% of City's rental units registered	12/31/2025	6th Cycle	In Progress	Significant work on this item has not yet commenced due to staff capacity and competing priorities.	Other	0	None
<b>S-3 Proactive Code Enforcement in Identified Project Hope Place-based Neighborhoods</b>	Annually through 2031: At least 3 neighborhoods covered with enhanced multifamily inspections	1/31/2031	6th Cycle	Continuous	Code inspectors conducted Enhanced Multiple Housing inspections in the 8 Project Hope designated areas.	Other	17	None
<b>S-3 Proactive Code Enforcement in Identified Project Hope Place-based Neighborhoods</b>	Annually through 2031: Average 200 units inspected per neighborhood per year (total 600 units per year)	1/31/2031	6th Cycle	Continuous	In 2025, a total of 656 units were inspected. Each inspector inspects one to a few neighborhoods, averaging 82 units per neighborhood.	Other	82	None
<b>S-3 Proactive Code Enforcement in Identified Project Hope Place-based Neighborhoods</b>	Goal of 2,000 violations resolved within 150 days each year (includes mostly housing violations and some blight) by 2031	1/31/2031	6th Cycle	Continuous	A total of 728 violations were resolved in 2025, with 579 resolved within 150 days. The average violation duration for housing and blight violations was 107 days.	Other	2495	None

<b>S-4 Updated Relocation Assistance</b>	Analysis complete	12/31/2025	6th Cycle	Completed	In 2025, Housing staff reviewed relocation assistance mandated under several City ordinances and SB 330 regarding new developments that displace existing lower-income renters. Staff determined that existing ordinances had consistent escalators; therefore, rather than seeking Council approval of changes, clearer communication and consistent administration would be sufficient to benefit both renters and developers. Housing staff researched different methodologies in 2025 and plans to update its webpages in spring 2026. Changes to the municipal code are not necessary, and this item is being implemented administratively.	Other	1	None
<b>S-4 Updated Relocation Assistance</b>	Stakeholder outreach on cost escalators and proposed changes	1/31/2031	6th Cycle	In Progress	See description above of S-4.	Other	0	None
<b>S-4 Updated Relocation Assistance</b>	Council approval of code updates	1/31/2031	6th Cycle	In Progress	See description above of S-4.	Other	0	None
<b>S-5 Code Enforcement Improved Case Management</b>	Jan 2026: Phase 1 - New case management system implemented and violation tracking system in place	1/31/2026	6th Cycle	In Progress	In 2025, after meeting all requirements and reviewing the data, it was determined that a new project timeline was needed. Therefore, implementation was scoped into 2 phases, and the timeline was extended to a Go Live of July 2027 for Phase 1. We are in the process of renegotiating the contract with Infinite Solutions for the extended timeline and 1 new scope item. We hope to have a new contract in place by mid-February of 2026. We have completed detailed requirements and development of 28% of all features. Further, we have secured an ITD resource that has completed all data integrity fixes and will begin 1st round of data cleanup in January 2026. We have also formulated our first retention schedule and are 40% complete with the analysis.	Other	0	None
<b>S-5 Code Enforcement Improved Case Management</b>	Jan 2028: Phase 2 - Analysis of building performance complete	1/31/2028	6th Cycle	Not yet started	In 2025, after meeting all requirements and reviewing the data, it was determined that a new project timeline was needed. Therefore, implementation was scoped into 2 phases, and the timeline was extended to a Go Live of July 2027 for Phase 1. We are in the process of renegotiating the contract with Infinite Solutions for the extended timeline and 1 new scope item. We hope to have a new contract in place by mid-February of 2026. We have completed detailed requirements and development of 28% of all features. Further, we have secured an ITD resource that has completed all data integrity fixes and will begin 1st round of data cleanup in January 2026. We have also formulated our first retention schedule and are 40% complete with the analysis.	Other	0	None

<b>S-5 Code Enforcement Improved Case Management</b>	Jan 2029: Phase 3 - Stakeholder outreach on cost escalators and proposed changes	1/31/2029	6th Cycle	Not yet started	In 2025, after meeting all requirements and reviewing the data, it was determined that a new project timeline was needed. Therefore, implementation was scoped into 2 phases, and the timeline was extended to a Go Live of July 2027 for Phase 1. We are in the process of renegotiating the contract with Infinite Solutions for the extended timeline and 1 new scope item. We hope to have a new contract in place by mid-February of 2026. We have completed detailed requirements and development of 28% of all features. Further, we have secured an ITD resource that has completed all data integrity fixes and will begin 1st round of data cleanup in January 2026. We have also formulated our first retention schedule and are 40% complete with the analysis.	Other	0	None
<b>S-5 Code Enforcement Improved Case Management</b>	Council approval of code updates (if any)	1/31/2029	6th Cycle	Not yet started	In 2025, after meeting all requirements and reviewing the data, it was determined that a new project timeline was needed. Therefore, implementation was scoped into 2 phases, and the timeline was extended to a Go Live of July 2027 for Phase 1. We are in the process of renegotiating the contract with Infinite Solutions for the extended timeline and 1 new scope item. We hope to have a new contract in place by mid-February of 2026. We have completed detailed requirements and development of 28% of all features. Further, we have secured an ITD resource that has completed all data integrity fixes and will begin 1st round of data cleanup in January 2026. We have also formulated our first retention schedule and are 40% complete with the analysis.	Other	0	None
<b>S-5 Code Enforcement Improved Case Management</b>	Jan 2030: Phase 4 - Implementation complete	1/31/2030	6th Cycle	Not yet started	In 2025, after meeting all requirements and reviewing the data, it was determined that a new project timeline was needed. Therefore, implementation was scoped into 2 phases, and the timeline was extended to a Go Live of July 2027 for Phase 1. We are in the process of renegotiating the contract with Infinite Solutions for the extended timeline and 1 new scope item. We hope to have a new contract in place by mid-February of 2026. We have completed detailed requirements and development of 28% of all features. Further, we have secured an ITD resource that has completed all data integrity fixes and will begin 1st round of data cleanup in January 2026. We have also formulated our first retention schedule and are 40% complete with the analysis.	Other	0	None
<b>S-6 Proactive Code Enforcement for More Rented Residences</b>	June 2025: Complete study	6/30/2025	6th Cycle	Not yet started	Significant work on this item has not yet commenced due to staff capacity and competing priorities.	Other	0	None
<b>S-6 Proactive Code Enforcement for More Rented Residences</b>	Dec 2025: Recommendation to City Council if feasible	12/31/2025	6th Cycle	Not yet started	Significant work on this item has not yet commenced due to staff capacity and competing priorities.	Other	0	None
<b>S-7 Financial Literacy Programs for Potential Homebuyers</b>	Services provided	1/31/2031	6th Cycle	Continuous	Staff continues to explore funding opportunities to build financial literacy and educate potential homebuyers. In 2025, staff continued to monitor upcoming grant opportunities from local, state, and federal funding sources that could be used for this purpose. If and when funding can be identified, staff will apply, and a budget will be allocated if successful.	Other	0	None
<b>S-7 Financial Literacy Programs for Potential Homebuyers</b>	Budget allocated	1/31/2031	6th Cycle	Continuous	See description above of S-7.	Other	0	None

<b>S-7 Financial Literacy Programs for Potential Homebuyers</b>	# buyers assisted	1/31/2031	6th Cycle	Not yet started	See description above of S-7.	Persons	0	None
<b>S-8 Homebuyer Program Redesign</b>	2026: Feasibility analysis and plan created	12/31/2026	6th Cycle	In Progress	<p>In March 2025, the City began redesigning its homeownership programs by reducing the equity share requirement in the First-Time Homebuyer Loan Program from 30% to 15%. This change is intended to reduce financial barriers for low- and moderate-income households and support long-term housing stability and wealth-building, while preserving deed-restricted affordability. The action reflects an equity-focused review of existing programs and informs future efforts to expand access, strengthen outreach to underserved communities, and evaluate program impacts over time.</p> <p>The City continues to lack sufficient funding and staffing to sustain an ongoing homeownership program. Last year, staff instead focused on expediting the reuse of old loan repayments dedicated to homeownership by partnering with the County of Santa Clara. In October 2025, the City Council approved transferring \$9M in homebuyer loan repayments from previous commitments under the state's CalHome BEGIN program to the County, which runs its own homebuyer program. The funds will be used to provide homebuyer downpayment assistance for two 100% affordable-for-sale developments.</p> <p>In addition, in early 2025, the Housing Department worked with the nonprofit HouseKeys to ensure that 4 new single-family homes on Rose Avenue, built by Robson Homes, were sold to low-income</p>	Other	0	<p>First-Time Homebuyer Loan Program Equity Share Reduction:  <a href="http://sanJose.legistar.com/View.ashx?M=F&amp;ID=13983534&amp;GUID=F26A4F67-02D6-4F5D-9BC7-77A0B22CA004">http://sanJose.legistar.com/View.ashx?M=F&amp;ID=13983534&amp;GUID=F26A4F67-02D6-4F5D-9BC7-77A0B22CA004</a></p> <p>Council memo for transfer of BEGIN funds:  <a href="https://sanJose.legistar.com/LegislationDetail.aspx?ID=7693692&amp;GUID=62F9C821-0BC7-44FB-B0DC-CDF21525EA72">https://sanJose.legistar.com/LegislationDetail.aspx?ID=7693692&amp;GUID=62F9C821-0BC7-44FB-B0DC-CDF21525EA72</a></p> <p>HouseKeys website for San José:  <a href="https://www.housekeys27.com/">https://www.housekeys27.com/</a></p>
<b>S-8 Homebuyer Program Redesign</b>	2027: Council approval of program	12/31/2027	6th Cycle	In Progress	See description above for S-8.1.	Other	0	None
<b>S-8 Homebuyer Program Redesign</b>	By 2031: Assist 100 households	1/31/2031	6th Cycle	In Progress	See description above for S-8.1.	Households	0	None
<b>S-9 Fair Housing Equity Analysis and Ant Displacement for Specific Plans</b>	2024: Consultant identifies anti-displacement features for Five Wounds UV Plan	12/31/2024	6th Cycle	In Progress	In 2025, staff continued working with the consultant but did not identify new anti-displacement strategies for Urban Village Plans. The Five Wounds UV plan is currently in the environmental review phase, with completion estimated for mid-2026.	Other	0	None
<b>S-9 Fair Housing Equity Analysis and Ant Displacement for Specific Plans</b>	# of other UV Plans incorporating features	12/31/2024	6th Cycle	Not yet started	Anti-displacement features will be considered in future plans.	Other	0	None
<b>S-9 Fair Housing Equity Analysis and Ant Displacement for Specific Plans</b>	By 2026: Fair Housing Equity Analysis method defined	12/31/2026	6th Cycle	Not yet started	Staff will continue to define a method in 2026.	Other	0	None
<b>S-9 Fair Housing Equity Analysis and Ant Displacement for Specific Plans</b>	Ongoing: Plans with fair housing analysis and anti- displacement features integrated	1/31/2031	6th Cycle	Not yet started	Anti-displacement features will be considered.	Other	0	None

<b>S-10 Study on Rent Increases and Burden in Affordable Housing</b>	2024: Research conducted	12/31/2024	6th Cycle	In Progress	In 2025, the data system for affordable apartment rent rolls was under review and revision. Staffing constraints and core function process improvements also limited the staff resources available for this effort in 2025. Following completion of the data system review in 2026, data updates, and redaction of personally identifiable information, staff intend to leverage AI to assist with rent burden analysis. Once the data analysis is complete, the findings will be incorporated into one or more City Council reports as appropriate.	Other	0	None
<b>S-10 Study on Rent Increases and Burden in Affordable Housing</b>	By June 2025: Findings presented to the City Council	6/30/2025	6th Cycle	In Progress	See description above of S-10.	Other	0	None
<b>S-11 Alternative Documentation for Non-Citizens</b>	Jul 2024: Council approval	7/31/2024	6th Cycle	Completed	In 2025, with guidance from the City's Attorney's office, Housing staff developed administrative guidelines that include requiring owners of properties subject to the Tenant Preferences Program to Help Fight Displacement to accept alternative forms of documentation identified by the City and/or the State of California. The alternative documents can be used to verify both program eligibility and income eligibility, to the extent allowed by the State's Tax Credit Allocation Committee regulations. In addition, marketing materials for subject properties must also advertise that alternative documents are accepted.  Housing staff will continue to require acceptance of alternative documents in affordable housing properties subject to the Tenant Preferences Program, but have been advised by the City Attorney's office to pause work on expanding to different types of affordable homes due to the current federal political climate.	Other	1	Tenant Preferences Program to help Fight Displacement web page: <a href="https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-policy-plans-and-reports/tenant-preferences">https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-policy-plans-and-reports/tenant-preferences</a>
<b>S-11 Alternative Documentation for Non-Citizens</b>	Jul 2025: Workplan complete	7/31/2025	6th Cycle	In Progress	See description above of S-11.	Other	0	None
<b>S-11 Alternative Documentation for Non-Citizens</b>	# properties implemented	12/31/2026	6th Cycle	Continuous	As of the end of 2025, two affordable housing properties are employing alternative documentation requirements through the Tenant Preference program.	Other	2	None
<b>S-12 Eviction Prevention</b>	By 2025: At least 50 workshops held	12/31/2025	6th Cycle	Completed	During 2025, 50 weekly courthouse workshops were conducted on Wednesdays and the Superior Court. In total, 142 weekly courthouse workshops were held between 2023 and 2025.	Meetings	50	None
<b>S-12 Eviction Prevention</b>	By 2025: At least 275 households kept stably housed	12/31/2025	6th Cycle	Completed	Since 2023, 335 tenant households have been kept stably housed through the court-focused Eviction Diversion and Settlement Program.	Households	335	None
<b>S-12 Eviction Prevention</b>	By 2025: At least 5,000 households assisted via calls to Eviction Helpline, walk-ins and emails	12/31/2025	6th Cycle	Completed	From 2023 through 2025, over 10,000 tenants and property owners have been assisted through the Eviction Helpline by phone, email, or in person at City Hall. In calendar year 2025, 273 tenants and landlords involved in eviction court actions were assisted with resources at the Eviction Prevention (UD) Weekly Court Clinic and during the eviction court calendar, 2-3 days a week.	Households	10000	None
<b>S-12 Eviction Prevention</b>	By 2026: At least \$3M in funding secured	12/31/2026	6th Cycle	Completed	In addition to a \$2M State earmark received in 2024, the City has continued to fund eviction prevention staffing and the eviction diversion program through a portion of the Measure E revenue allocation for prevention, with \$650K allocated for prevention staffing for FY 2025-26. Additional Measure E funds for Eviction Prevention were awarded in 2023 and 2024, totaling more than \$2M.	Other	5	None

<b>S-12 Eviction Prevention</b>	By 2031: Seek at least \$3M in additional funding	1/31/2031	6th Cycle	Not yet started	Staff continues to monitor for any funding opportunities to support this metric.	Other	0	None
<b>S-13 Affordable Housing Renter Portal Access</b>	2023: Top 4 languages available	12/31/2023	6th Cycle	Completed	The City of San José Doorway portal remains available in English, Spanish, Chinese, and Vietnamese.  Additionally, the Doorway portal uses the Web Content Accessibility Guidelines (WCAG) to make content "more accessible to a wider range of people with disabilities, including accommodations for blindness, low vision, and deafness."	Other	1	City of San José Doorway Portal: <a href="https://housing.sanjoseca.gov">https://housing.sanjoseca.gov</a>  WCAG Guidelines: <a href="https://www.w3.org/TR/WCAG21/">https://www.w3.org/TR/WCAG21/</a>
<b>S-13 Affordable Housing Renter Portal Access</b>	# applicants using non-English versions (to the extent data is available)	12/31/2023	6th Cycle	Continuous	Across CY 2025, a total of 6,766 non-English-speaking users accessed the City of San José Doorway portal. The breakdown was as follows: 4,259 Spanish-speaking users, 1,485 Chinese-speaking users, and 1,022 Vietnamese-speaking users.  Regarding outreach, the Doorway portal is promoted in multiple ways: - Promoted via the monthly Housing Department newsletter (10,000+ recipients) - Accessible via the homepage of the Housing Department website - Included in Housing Department flyers as a QR code available to attendees at community events. Events include the City of San José Career Expo (October 2, 2025) and Disability Awareness Day (October 30, 2025).	Persons	6766	City of San José Doorway Portal analytics via Exygyss
<b>S-13 Affordable Housing Renter Portal Access</b>	90% of funded affordable properties listing on Doorway by 2028	12/31/2028	6th Cycle	Continuous	As of December 31, 2025, a total of 89 properties were listed on the City of San José Doorway portal. Of these 89 properties, 48 had active City funding. There are a total of 102 properties with active City funding and affordability restrictions, which brings the current percentage of properties posted on Doorway to 47% (48/102). All newly funded affordable housing properties are required to list on Doorway.	Other	47	City of San José Doorway Portal analytics via Exygyss, City of San José loan and affordability restriction records
<b>S-14 Advocacy for Tenant-Based Vouchers</b>	Legislation passage	12/31/2026	6th Cycle	Continuous	In 2025, the City continued to advocate for the use of Tenant-Based Vouchers and worked with the Santa Clara County Housing Authority's staff to explore TBVs for residents in interim housing. Staff continues to meet regularly with SCCHA to discuss maximizing voucher utilization and housing placements.	Other	0	Council memo for the City Housing Authority's approval of the Moving to Work FY 2026 Plan, which contains direction on exploring use of vouchers for interim housing: <a href="https://sanJose.legistar.com/LegislationDetail.aspx?ID=7272340&amp;GUID=AFC73EB9-510E-4D64-9DB9-CFFAC96964CE">https://sanJose.legistar.com/LegislationDetail.aspx?ID=7272340&amp;GUID=AFC73EB9-510E-4D64-9DB9-CFFAC96964CE</a>
<b>S-14 Advocacy for Tenant-Based Vouchers</b>	Support letters and meetings on vouchers	12/31/2026	6th Cycle	Continuous	See description above for S-14.	Other	0	None

<b>S-15 Tenant preferences in VTA station areas</b>	By 2031: At least 2 sets of affordability restrictions recorded requiring tenant preferences	1/31/2031	6th Cycle	Continuous	As of 2025, affordable housing developments in station areas have regularly sought City funds and are therefore subject to the City's Tenant Preference program (except for developments using state or direct federal funding). No additional approval is needed to implement Tenant Preferences in VTA station areas. The Tenant Preference program, as approved by Council in March 2024, applies to all city-owned sites and to those with City development agreements. Staff will continue to monitor City-funded VTA station area deals and report units subject to Tenant Preferences under Program S-20. This work item is considered complete. For example, there are 2 VTA projects - Tamien and Berryessa where our TPP policy will be implemented. City is currently working on a prospective project called VTA capitol as well. the city has RFP'ed 4 publicly owned sites (71 Vista, Arena, West Comm Center, 101 S Jackson) for development, if these sites are awarded and developed, the TPP policy will be implemented.	Other	0	None
<b>S-15 Tenant preferences in VTA station areas</b>	70 restricted affordable units subject to preferences in station areas	1/31/2031	6th Cycle	Continuous	See description above for S-15.	Units	0	None
<b>S-16 Affirmative marketing languages and best practices for affordable housing</b>	2027: Requirement rolled out	12/31/2027	6th Cycle	In Progress	Staff continues to operate Doorway, the City's online tenant portal in San José's top four languages. The multilingual feature is well used; according to Exygy, the consultant who created the portal, almost 6,800 users viewed almost 106,000 pages on Doorway in Spanish, Vietnamese, and Chinese languages in 2025.  Staff plans to initiate development of an administrative affirmative marketing policy requirement in 2026.	Other	0	Doorway portal: <a href="https://www.sanjoseca.gov/your-government/departments-offices/housing/tenants/apply-for-affordable-housing">https://www.sanjoseca.gov/your-government/departments-offices/housing/tenants/apply-for-affordable-housing</a>
<b>S-16 Affirmative marketing languages and best practices for affordable housing</b>	Data collected for compliance	12/31/2027	6th Cycle	In Progress	See description above for S-16.	Other	0	None
<b>S-16 Affirmative marketing languages and best practices for affordable housing</b>	2027: Library created & made available	12/31/2027	6th Cycle	Not yet started	Work was not yet started on this item in 2025 as it is a medium-term priority.	Other	0	None
<b>S-17 Local Fair Chance / "Ban the Box" ordinance</b>	Report completed	12/31/2028	6th Cycle	Not yet started	Work was not yet started on this item in 2025 as it is a medium-term priority.	Other	0	None
<b>S-17 Local Fair Chance / "Ban the Box" ordinance</b>	Council presentation made	12/31/2028	6th Cycle	Not yet started	Work was not yet started on this item in 2025 as it is a medium-term priority.	Other	0	None
<b>S-17 Local Fair Chance / "Ban the Box" ordinance</b>	Outreach done Ordinance drafted	12/31/2028	6th Cycle	Not yet started	Work was not yet started on this item in 2025 as it is a medium-term priority.	Other	0	None
<b>S-17 Local Fair Chance / "Ban the Box" ordinance</b>	Program proposal created	12/31/2028	6th Cycle	Not yet started	Work was not yet started on this item in 2025 as it is a medium-term priority.	Other	0	None
<b>S-17 Local Fair Chance / "Ban the Box" ordinance</b>	Council consideration	12/31/2028	6th Cycle	Not yet started	Work was not yet started on this item in 2025 as it is a medium-term priority.	Other	0	None

<b>S-18 Review Data on City-Monitored Properties to Identify Fair Housing Issues</b>	Dec 2025: First data collection on residents and applicants, then 2027, 2029, 2031	1/31/2031	6th Cycle	In Progress	Rent data from affordable housing developments, subject to the City's oversight, is captured on "Rent Rolls". In 2025, this data system underwent a system-wide review. Following completion of the system review in 2026, data updates and redaction of personally identifiable information, staff intend to leverage AI to assist with this fair housing analysis, subject to budgetary constraints and higher-priority initiatives. Once analysis is conducted and outliers are identified, staff will meet with property managers to review affirmative marketing and lease-up practices to identify and address any potential fair housing issues.	Other	0	None
<b>S-18 Review Data on City-Monitored Properties to Identify Fair Housing Issues</b>	Aug 2026: Outliers analysis	8/31/2026	6th Cycle	Not yet started	See description above for S-18.	Other	0	None
<b>S-18 Review Data on City-Monitored Properties to Identify Fair Housing Issues</b>	Mar 2027: Meet with 100% of outlier properties	3/31/2027	6th Cycle	Not yet started	See description above for S-18.	Other	0	None
<b>S-18 Review Data on City-Monitored Properties to Identify Fair Housing Issues</b>	Technical assistance given	3/31/2027	6th Cycle	Not yet started	See description above for S-18.	Other	0	None
<b>S-19 Certificate of Preference Program</b>	Jan 2025: Research and legal analysis conducted	12/31/2025	6th Cycle	Not yet started	In 2025, given the delay in development in the Diridon Station Area and the need for the Partnership for the Bay's Future Policy Fellow to seek funding for healthcare services for the homeless, this work was deprioritized and moved to later in the planning period.	Other	0	None
<b>S-19 Certificate of Preference Program</b>	Jun 2027: Findings presented to Council	6/30/2027	6th Cycle	Not yet started	See description above for S-19.	Other	0	None
<b>S-19 Certificate of Preference Program</b>	If Council directed, program developed in 2027	12/31/2027	6th Cycle	Not yet started	See description above for S-19.	Other	0	None
<b>S-20 Tenant Preferences that Help Fight Displacement</b>	Dec 2023: Complete disparate impact analysis for 2 proposed preferences and submit to HCD for review	12/31/2023	6th Cycle	In Progress	<p>The Tenant Preferences Program to Help Fight Displacement was approved by Council in 2024, and staff implemented it throughout 2025. Last year, staff developed draft administrative guidelines that were circulated among Housing staff, community stakeholders, and affordable housing developers. Staff anticipates completion of the administrative guidelines in 2026. As of late 2025, two developments were actively implementing the Tenant Preference Program. Staff expect that over the next four years, as many as 300 affordable housing units will be set aside under the Program for eligible applicants.</p> <p>In 2025, staff monitored upcoming subject properties, anticipating state funding to determine whether a new disparate impact analysis was needed for HCD review.</p> <p>In 2025, the City also deprioritized development of a Displaced Person preference, as a new preference would significantly reduce the effectiveness and impact of the existing Tenant Preferences Program, given that the overall 35% set-aside of units would be divided among all preference programs. As the Tenant Preferences Program to Help Fight Displacement reaches a larger cohort of City residents, administering the current program has been deemed the most efficient use of limited staff resources.</p>	Other	0	Web page for Tenant Preferences Program: <a href="https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-policy-plans-and-reports/tenant-preferences">https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-policy-plans-and-reports/tenant-preferences</a>

<b>S-20 Tenant Preferences that Help Fight Displacement</b>	Mar 2024: Draft program presented to City commission and Council committee	3/31/2024	6th Cycle	Completed	See description above for S-20.	Other	1	None
<b>S-20 Tenant Preferences that Help Fight Displacement</b>	Apr 2024: Council approval of ordinance	4/30/2024	6th Cycle	Completed	See description above for S-20.	Other	1	None
<b>S-20 Tenant Preferences that Help Fight Displacement</b>	Jun 2024: Initiate development of Displaced Tenant Preference, including research, analysis, and community engagement	6/30/2024	6th Cycle	Not yet started	See description above for S-20.	Other	0	None
<b>S-20 Tenant Preferences that Help Fight Displacement</b>	Mar 2025: Draft program presented to City commission and Council committee	3/31/2025	6th Cycle	Not yet started	See description above for S-20.	Other	0	None
<b>S-20 Tenant Preferences that Help Fight Displacement</b>	June 2025: Council approval of ordinance	6/30/2025	6th Cycle	Not yet started	See description above for S-20.	Other	0	None
<b>S-21 Facilitation of Equal Access to Housing</b>	Jul 2024 Metrics developed by collaboration with and feedback from at least 3 fair housing grantees	7/31/2024	6th Cycle	Continuous	The City will continue to fund the Fair Housing Program, which is identified in the 2025–2030 Consolidated Plan and the FY 2025–2026 Annual Action Plan as a priority area under the Increasing Housing Affordability goal. Due to federal funding uncertainties in FY 2025–2026, federally funded projects were temporarily paused pending execution of HUD grant agreements and receipt of federal entitlement funds. Grant agreements were executed, and funds are anticipated to be disbursed in January 2026. Contract negotiations are expected to begin by February 2026.	Other	0	An update on progress for the remainder of FY 2025–2026 will be provided at the end of the fiscal year. Agencies were informed that services could be initiated at the beginning of the fiscal year in July at their own risk, pending HUD’s disbursement of federal funds. Agencies may have continued to deliver services to San José residents during this period and may be eligible for reimbursement for eligible costs, provided all federal funding requirements are met.
<b>S-21 Facilitation of Equal Access to Housing</b>	Funding to nonprofit fair housing providers	1/31/2031	6th Cycle	Continuous	In FY 2025–2026, a total of \$400,000 in federal funds (CDBG and HOME) was awarded to the Law Foundation for the Fair Housing Program, consistent with prior-year funding levels.	Other	1611484	FY 25-26 Annual Action Plan
<b>S-21 Facilitation of Equal Access to Housing</b>	# people assisted	1/31/2031	6th Cycle	Continuous	No quantified outcomes are reported for Q1 and Q2 due to federal funding uncertainties in FY 2025–2026. Federally funded projects were temporarily paused pending execution of HUD grant agreements and receipt of federal entitlement funds. Grant agreements were executed, and funds disbursed in January 2026, and contract negotiations are expected to begin by February 2026.	Persons	512	An update on progress for the remainder of FY 2025–2026 will be provided at the end of the fiscal year. Agencies were informed that services could be initiated at the beginning of the fiscal year in July at their own risk, pending HUD’s disbursement of federal funds. Agencies may have continued to deliver services to San José residents during this period and may be eligible for reimbursement for eligible costs, provided all federal funding requirements are met.
<b>S-22 Fair Housing Services and Support</b>	Annual meetings held	1/31/2031	6th Cycle	Continuous	Two meetings were convened between the City and its consortium of grantees that provide fair housing testing, outreach and education, and legal representation services.	Meetings	3	None
<b>S-22 Fair Housing Services and Support</b>	Priorities established jointly	1/31/2031	6th Cycle	Continuous	Monthly meetings Law Foundation, Project Sentinel, Senior Adult Legal Services, and Asian Law Alliance (Fair Housing Consortium) across the first half of CY2025. With the Federal Government’s pause on community funding and staff on approved medical leave, these meetings did not reconvene before the end of the calendar year. Staff anticipates reviving these meetings with the execution of a new contract and the return of staff to lead this effort.	Other	0	None
<b>S-23 Know Your Rights Materials</b>	Jul 2024: Outreach Strategy developed	7/31/2024	6th Cycle	Completed	As indicated in the 2024 APR, this metric is considered complete.	Other	1	None
<b>S-23 Know Your Rights Materials</b>	Jan 2025: funding source identified	1/31/2025	6th Cycle	Continuous	Funds from City protection ordinance fees and other Housing Department funds are sufficient to support this ongoing work.	Other	1	None

<b>S-23 Know Your Rights Materials</b>	# of communications pieces released	12/31/2025	6th Cycle	Continuous	The communications team has continued to maintain the "Renting Has Its Rights" website; brochures, social posts, and related materials are distributed by Housing staff at tabling events; and content related to renters' rights is included in the Housing Department's monthly newsletter, which is distributed electronically to approximately 10,000 subscribers.	Other	35	None
<b>S-23 Know Your Rights Materials</b>	# of recipients of communications	12/31/2025	6th Cycle	Continuous	See S-2(3) above	Persons	10000	None
<b>S-23 Know Your Rights Materials</b>	at least 2 partner organizations identified to assist in outreach	12/31/2025	6th Cycle	Completed	A grantee, Project Sentinel, conducts outreach and education to tenants and property owners regarding rental housing rights and obligations. The contract was originally awarded in 2024 with multi-year options to continue services. Another grantee, Legal Link, provides training programs for employees of community and social service agencies in San José on Housing Rights, using a "train the trainers" approach. The strategy is to train individuals who regularly interact with renters on the basics of San José's rental housing laws and on how to access resources when they need assistance resolving problems. The contract was originally awarded in 2024 with multi-year options to continue services.	Other	1	None
<b>S-24 Targeted Fair Housing Outreach and Enforcement</b>	Dec 2024: Data obtained from nonprofit legal organizations on locations of complaints	12/31/2024	6th Cycle	In Progress	With the Federal Government's pause on community funding and staff on approved medical leave, this data collection has progressed on a slower-than-expected timeline. Staff anticipates continuing these efforts as funding is restored in 2026.	Other	0	None
<b>S-24 Targeted Fair Housing Outreach and Enforcement</b>	15% increase in outreach in targeted neighborhoods identified	1/31/2031	6th Cycle	In Progress	See S-24(1) above	Other	0	None
<b>S-24 Targeted Fair Housing Outreach and Enforcement</b>	May 2025: Capacity assessed of legal assistance partners to do new outreach with community partners	5/31/2025	6th Cycle	In Progress	See S-24(1) above	Other	0	None
<b>S-24 Targeted Fair Housing Outreach and Enforcement</b>	Jun 2025: Funding identified	6/30/2025	6th Cycle	In Progress	See S-24(1) above	Other	0	None
<b>S-24 Targeted Fair Housing Outreach and Enforcement</b>	Jan 2026: Contracts executed	1/31/2026	6th Cycle	Not yet started	See S-24(1) above	Other	0	None
<b>S-24 Targeted Fair Housing Outreach and Enforcement</b>	# people assisted	1/31/2031	6th Cycle	In Progress	See S-24(1) above	Persons	0	None
<b>S-24 Targeted Fair Housing Outreach and Enforcement</b>	# services delivered	1/31/2031	6th Cycle	In Progress	See S-24(1) above	Other	0	None
<b>S-25 Tenant-based Vouchers in Higher-resource Areas</b>	by Dec 2023: Meet with SCCHA to develop alignment of policies and measures	12/31/2023	6th Cycle	In Progress	In 2025, staff met regularly with SCCHA staff to discuss affordable housing transactions. Policy discussions and the City's approval of SCCHA's Moving to Work Plan focused on the use of vouchers for interim housing units and the most vulnerable populations as a higher priority. If staffing is adequate in 2026, staff will continue discussions about the locations of vouchers used in San José.	Other	0	None
<b>S-25 Tenant-based Vouchers in Higher-resource Areas</b>	by Dec 2024: Seek Council approval to direct SCCHA to capture relevant performance measures, if necessary	12/31/2024	6th Cycle	Not yet started	See description above for S-25.	Other	0	None
<b>S-25 Tenant-based Vouchers in Higher-resource Areas</b>	by Jul 2026: Identify possible program improvements	7/31/2026	6th Cycle	Not yet started	See description above for S-25.	Other	0	None

<b>S-25 Tenant-based Vouchers in Higher-resource Areas</b>	7% increase of vouchers used in higher-resource areas	12/31/2026	6th Cycle	Continuous	See description above for S-25.	Other	0	None
<b>S-26 Increased Support for Nonprofits to do Tenant and Landlord Outreach and Education</b>	Dec 2025: Launch hotline	12/31/2025	6th Cycle	Completed	Beginning in August 2024, through a Grantee, Project Sentinel, a dedicated phone number and email were established for the propose of providing education, guidance, and dispute resolution services to all residential tenants and landlords in the City of San Jose with the purpose of preventing and resolve rental housing conflicts. An amendment to the initial Grant is in effect and Project Sentinel continued to operate the hotline as of December 31, 2025.	Other	1	None
<b>S-26 Increased Support for Nonprofits to do Tenant and Landlord Outreach and Education</b>	Funds budgeted annually for tenant and landlord outreach and education	1/31/2031	6th Cycle	Continuous	The City continues to fund Grants through June 30, 2026 to Grantees Project Sentinel and LegalLink to contine education and outreach on tenant-landlord issues utilizing CDBG funding.	Other	1	None
<b>S-26 Increased Support for Nonprofits to do Tenant and Landlord Outreach and Education</b>	Difference in average funding per year for tenant and landlord outreach and education from 2023 to 2031	1/31/2031	6th Cycle	Not yet started	This item cannot yet be reported, as the program's first year of funding completed in 2025.	Other	0	None
<b>S-26 Increased Support for Nonprofits to do Tenant and Landlord Outreach and Education</b>	Services provided	1/31/2031	6th Cycle	Continuous	Project Sentinel provides neutral tenant-landlord counseling and dispute resolution. The purpose of the services are that tenants and landlords alike understand their rights and responsibilities, while offering practicalsupport to address issues such as terminations, evictions,habitability, privacy, deposits, and rent increases. Services apply to all housing types, including apartments, single-family homes, mobilehomes, and properties governed by homeowners associations. Legal Link trains and supports groups of housing workers who frequently interact with tenants and works with established partner organizations to address housing-related legal issues at an early stage.	Other	1	None
<b>S-26 Increased Support for Nonprofits to do Tenant and Landlord Outreach and Education</b>	# Calls supported	1/31/2031	6th Cycle	Continuous	800	Other	800	This is from the contract goals. Project Sentinel typically recevies calls exceeding this target. We do not have full reporting from CY 2025 yet.
<b>S-26 Increased Support for Nonprofits to do Tenant and Landlord Outreach and Education</b>	# Clients served	1/31/2031	6th Cycle	Continuous	800	Persons	800	This is from the contract goals. Project Sentinel typically meets or exceeds this target. We do not have full reporting from CY 2025 yet.
<b>S-26 Increased Support for Nonprofits to do Tenant and Landlord Outreach and Education</b>	Jul 2025: funds identified for hotline	7/31/2025	6th Cycle	Completed	Funds were identified in 2024 for the hotline.	Other	1	None
<b>S-27 Tenant/Landlord Education Centers</b>	Combined with S-1		6th Cycle					None

<b>S-28 Right to Counsel or Alternative</b>	2023-24: Collaborate with Bay Area Housing Finance Authority on protections policy event including right to counsel and alternatives	12/31/2024	6th Cycle	In Progress	In 2024, the Housing Department contracted with HR&A Advisors to complete a County-wide study on Eviction Court Alternatives. The study examines various eviction court interventions and analyzes the feasibility of those alternatives, including the Housing Department's current efforts that began during the pandemic. The goal of the study is to identify efforts the City can continue or initiate to prevent families from falling into homelessness after a court action and to reach residents and housing providers further upstream during the eviction process. The study should also highlight gaps in the existing eviction court process ecosystem regarding how the Court, community service providers, legal aid, landlord bar, mediators, and the City coordinate efforts to resolve eviction cases and efficiently utilize safety net programs. The majority of the study's work was completed by the consultant in 2025, and the Housing Department is working to refine the recommendations, aiming to release the report in 2026.	Other	0	None
<b>S-28 Right to Counsel or Alternative</b>	2023: RFP Issued	12/31/2023	6th Cycle	Completed	See description above for S-28.	Other	1	None
<b>S-28 Right to Counsel or Alternative</b>	2024: Consultant hired	12/31/2024	6th Cycle	Completed	See description above for S-28.	Other	1	None
<b>S-28 Right to Counsel or Alternative</b>	2025: Consultant report completed and program proposed to Council for approval	12/31/2025	6th Cycle	In Progress	Staff is currently working with consultants to review the report and will return to Council with recommendations.	Other	0	None
<b>S-28 Right to Counsel or Alternative</b>	If approved, start program creation within 12 months of approval	12/31/2026	6th Cycle	Not yet started	See description above for S-28 (4).	Other	0	None
<b>S-29 Rent Stabilization Program Strategic Plan and Program Assessment</b>	2024: Outreach, program assessment, and Strategic Plan completed with consultant	12/31/2024	6th Cycle	Completed	This task was completed in 2024.	Other	1	None
<b>S-29 Rent Stabilization Program Strategic Plan and Program Assessment</b>	By 2026: Data collected as recommended	12/31/2026	6th Cycle	In Progress	Work to improve and enhance the Rent Stabilization Program's Salesforce database to collect data aligned with the Strategic Plan began in 2025 and is expected to be finalized in 2026.	Other	0	None
<b>S-29 Rent Stabilization Program Strategic Plan and Program Assessment</b>	Dec 2026: 80% of short-term activities implemented	12/31/2026	6th Cycle	Completed	More than 80% of the short-term Rent Stabilization Program Strategic Plan activities have been completed.	Other	1	None
<b>S-29 Rent Stabilization Program Strategic Plan and Program Assessment</b>	2028: Amendments presented to Council, if any, during next three- year Strategic Plan cycle	12/31/2028	6th Cycle	In Progress	Proposed Amendments to the Mobilehome Rent Ordinance will be brought to the City Council in 2026, and possible amendments to the Apartment Rent Ordinance will be developed and brought to the City Council in 2026 or 2027.	Other	0	None
<b>S-30 Just Cause Eviction Protection Amendment</b>	2027: Analysis of issue	12/31/2027	6th Cycle	Not yet started	Significant work on this item did not commence in 2025 as it is a medium-term priority.	Other	0	None
<b>S-30 Just Cause Eviction Protection Amendment</b>	2027: Revised Ordinance presented to Council	12/31/2027	6th Cycle	Not yet started	Significant work on this item did not commence in 2025 as it is a medium-term priority.	Other	0	None
<b>S-31 Tenant Protection Ordinance Amendment for Affordable Apartments</b>	2027: Presentation to Council and Council consideration of amended Ordinance	12/31/2027	6th Cycle	Not yet started	This item has not yet started.	Other	0	None
<b>S-31 Tenant Protection Ordinance Amendment for Affordable Apartments</b>	2025: Analysis of issue	12/31/2025	6th Cycle	In Progress	Housing Department has been working on an analysis of all Restricted Affordable Units to determine an accurate inventory of what units are exempt from the Tenant Protection Ordinance under the Ordinance's definition of "Affordable". With an accurate assessment of which units are exempt from the TPO, the HOusing Department can better analyze where there may be gaps in protection and what actions the city may want to consider.	Other	0	None

<b>S-31 Tenant Protection Ordinance Amendment for Affordable Apartments</b>	2026: Ordinance amendment	12/31/2026	6th Cycle	Not yet started	This item has not yet started.	Other	0	None
<b>S-32 Local Enforcement of State Tenant Protections</b>	State determined pathway	12/31/2026	6th Cycle	Completed	The metric is considered complete with the passage of SB 567.	Other	1	None
<b>S-32 Local Enforcement of State Tenant Protections</b>	Advocate for existing bills that could incorporate local right to enforce	12/31/2026	6th Cycle	Completed	The metric is considered complete with the passage of SB 567.	Other	1	None
<b>S-32 Local Enforcement of State Tenant Protections</b>	Sponsored state bill if needed	12/31/2026	6th Cycle	Completed	The metric is considered complete with the passage of SB 567.	Other	1	None
<b>S-32 Local Enforcement of State Tenant Protections</b>	Work with coalition of rent stabilization cities	12/31/2026	6th Cycle	Continuous	The Rent Stabilization Program continues to participate in the California Rent Stabilization Network and attends quarterly meetings where best practices are shared and updates on State legislation or activities related to rent stabilization are shared.	Other	1	None
<b>S-32 Local Enforcement of State Tenant Protections</b>	Legislation passage	12/31/2026	6th Cycle	Completed	The metric is considered complete with the passage of SB 567.	Other	1	None
<b>S-33 Job Training with Housing Subsidies</b>	# housing-subsidized participants in job training programs	1/31/2031	6th Cycle	Not yet started	No programs offering job training combined with housing subsidies were implemented in 2025.	Persons	0	None
<b>S-33 Job Training with Housing Subsidies</b>	Support letters and meetings for legislation / budget requests	1/31/2031	6th Cycle	Not yet started	No programs offering job training combined with housing subsidies were implemented in 2025.	Other	0	None
<b>S-34 Economic Opportunity Strategies</b>	Strategies created	1/31/2031	6th Cycle	Continuous	In FY 2024–2025, the Housing Department finalized an agreement with WeeCare, Inc., dba Upwards (Upwards), awarding \$1,048,394 in CDBG funds to support the Business Operation and Optimization Support Tools (BOOST) Program and will continue to fund the program through FY 2025-2026.	Other	0	FY 25-26 Annual Action Plan
<b>S-34 Economic Opportunity Strategies</b>	Strategies implemented	1/31/2031	6th Cycle	Continuous	Consistent with prior-year funding levels, WeeCare was awarded the same amount of funding.	Other	0	None
<b>S-34 Economic Opportunity Strategies</b>	Programs funded	1/31/2031	6th Cycle	Continuous	Services were provided to 168 low- and moderate-income (LMI) childcare service providers.	Persons	168	Quarterly Reports

<b>N-1 Equitable Neighborhoods-based Investment Strategies</b>	Dec 2023:Neighborhood engagement strategy created	12/31/2023	6th Cycle	In Progress	<p>In June 2025, the City Council approved the 2025-2030 Consolidated Plan for HUD funds, including Community Development Block Grant funds for several capital projects in low- and moderate-income (LMI) neighborhoods. For the existing Annual Action Plan, eligible uses included \$150,000 for sidewalk repairs, \$500,000 to support pedestrian and traffic safety through multi-sensory pedestrian signal enhancements that are accessible for disabled residents in six LMI census tracts; \$260,000 for street light improvements, and up to \$1.8 million in improvements in two affordable housing properties. In addition, \$3,000,000 will support the La Placita Facility Improvement Project at the School of Arts and Culture at the Mexican Heritage Plaza, expanding cultural programming, food access, and job opportunities for residents in LMI areas. The identified low- and moderate-income neighborhoods tend to have higher concentrations of residents by race/ethnicity.</p> <p>The City's ability to identify race and ethnicity in the use of federal funding was not generally restricted; however, in 2025, HUD imposed new funding conditions tied to immigration status verification and related executive policy directives that would have affected eligibility for certain federal grants. In response, the City joined a coalition of jurisdictions in King County v. Turner, challenging these conditions as unlawful and beyond the authority of federal agencies.</p>	Other	0	<p>Council approval of the 2025-2030 Consolidated Plan, including use of CDBG funds for Community Development Investments:  <a href="https://sanJose.legistar.com/LegislationDetail.aspx?ID=7406217&amp;GUID=2EBB456E-8B29-4A9B-9A0B-DD81BC4B3801">https://sanJose.legistar.com/LegislationDetail.aspx?ID=7406217&amp;GUID=2EBB456E-8B29-4A9B-9A0B-DD81BC4B3801</a></p>
<b>N-1 Equitable Neighborhoods-based Investment Strategies</b>	By Mar 2024: Neighborhood engagement launched	3/31/2024	6th Cycle	In Progress	See description above for item N-1.	Other	0	None
<b>N-1 Equitable Neighborhoods-based Investment Strategies</b>	Aug 2025: Council approves Neighborhood investment priorities created in draft Consolidated Plan	8/31/2025	6th Cycle	In Progress	See description above for item N-1.	Other	0	None
<b>N-1 Equitable Neighborhoods-based Investment Strategies</b>	At least 5 place- based improvements to low-to-moderate resource neighborhoods during the planning period	1/31/2031	6th Cycle	Completed	See description above for item N-1.	Other	1	None
<b>N-1 Equitable Neighborhoods-based Investment Strategies</b>	\$5M in additional funding sought to support neighborhood investments and anti- displacement strategies by 2031	1/31/2031	6th Cycle	Continuous	See description above for item N-1.	Other	0	None
<b>N-2 Urban Village Plans with Ant Displacement Features</b>	2024: Consultant- identified anti-displacement features for Five Wounds UV Plan	12/31/2024	6th Cycle	In Progress	In 2025, staff continued working with the consultant but did not identify new anti-displacement strategies for Urban Village Plans. The Five Wounds UV plan is currently in the environmental review phase, with completion estimated for mid-2026.	Other	0	None
<b>N-2 Urban Village Plans with Ant Displacement Features</b>	Other UV Plans ongoing beginning in 2025	1/31/2031	6th Cycle	In Progress	Two urban village plans are currently in development, and staff will consider inclusion of strategies to help prevent the displacement of small businesses and residents.	Other	0	None

<p><b>N-3 Vacant and Neglected Buildings and Storefront Program</b></p>	<p># buildings monitored</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The Vacant and Neglected Building and Storefronts program is currently supported by one full-time inspector and one Limited-Dated (LD) inspector position. The LD position focuses on enhanced enforcement efforts within the downtown to address the most chronically vacant and blighted buildings, as well as other occupied, blighted, and nuisance properties. Staff also launched the interdepartmental Downtown Vacant Building and Storefront Working Group to coordinate strategies to improve prevention, intervention, and resolution outcomes. In CY 2025, 214 vacant properties and/or storefronts are being monitored. 62 vacant properties/storefronts are being monitored by the LD inspector. 152 vacant properties/storefronts are being monitored by the full-time citywide inspector.</p>	<p>Other</p>	<p>214</p>	<p>None</p>
<p><b>N-3 Vacant and Neglected Buildings and Storefront Program</b></p>	<p># buildings cited</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The Vacant and Neglected Building and Storefronts program is currently supported by one full-time inspector and one Limited-Dated (LD) inspector position. The LD position focuses on enhanced enforcement efforts within the downtown to address the most chronically vacant and blighted buildings, as well as other occupied, blighted, and nuisance properties. Staff also launched the interdepartmental Downtown Vacant Building and Storefront Working Group to coordinate strategies to improve prevention, intervention, and resolution outcomes. In CY 2025, a total of 129 citations were issued. 94 citations were issued by the full-time inspector, and another 35 by the LD enhanced inspector.</p>	<p>Other</p>	<p>129</p>	<p>None</p>
<p><b>N-3 Vacant and Neglected Buildings and Storefront Program</b></p>	<p># cases resolved</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The Vacant and Neglected Building and Storefronts program is currently supported by one full-time inspector and one Limited-Dated (LD) inspector position. The LD position focuses on enhanced enforcement efforts within the downtown to address the most chronically vacant and blighted buildings, as well as other occupied, blighted, and nuisance properties. Staff also launched the interdepartmental Downtown Vacant Building and Storefront Working Group to coordinate strategies to improve prevention, intervention, and resolution outcomes. The LD enhanced inspector resolved 63 cases, and the full-time inspector resolved 57 cases city-wide; for a total of 120 cases resolved in CY 2025.</p>	<p>Other</p>	<p>120</p>	<p>None</p>

<b>N-4 Preservation and Community Development Capacity Building</b>	By Dec 2024: \$1M total in capacity-building grants awarded to 3 or 4 organizations	12/31/2024	6th Cycle	Continuous	<p>The Housing Department entered into agreements with 4 nonprofit service providers from July and August 2024 through 2026 to deliver capacity-building support focused on strengthening housing preservation activities. The service providers include South Bay Community Land Trust, Sacred Heart Community Service, SOMOS Mayfair, Inc., and the School of Arts and Culture at Mexican Heritage Plaza (SOAC).</p> <p>These activities are funded by one-time Community Benefits Agreement funds from Google's Downtown West development. As part of the agreements, 3 of the 4 organizations included activities and outcome measures to assess the feasibility of becoming a Community Development Corporation (CDC), and all 4 established goals to develop housing strategies aligned with the City's Housing Preservation Workplan.</p> <p>In 2025, Sacred Heart Community Service and SOAC presented feasibility reports to City staff evaluating their potential transition to CDC status. SOAC intends to advance the La Placita project through a three-phase development approach, with Phase 3 focused on creating affordable housing for low- and moderate-income households. Sacred Heart Community Service, in partnership with Alta Housing, implemented a CDC capacity-building initiative that included community outreach, staff and resident trainings on affordable housing and CDC models, and research and evaluation of</p>	Other	1255000	Unable to post links. Grants team can provide presentations, if needed.
<b>N-5 Increase Affordable Housing Production in Higher-resource Areas</b>	Jul 2026: 35% of funds for new construction of affordable housing awarded in high-opportunity areas within the 5-year period starting July 2021	7/31/2026	6th Cycle	Continuous	In 2025, a New Construction and Preservation Request for Proposals was released. This RFP incorporates the City's Siting Policy by awarding additional points for developments located within Affordable Housing Expansion Areas.	Other	9	<a href="https://sanJose.ca.sharepoint.com/:b:/r/sites/Housing_ResidentialDevelopment_ProductionandPreservation/Production/NOFAs/Over%20the%20Counter%20NOFA/Documents%20for%20Publication/Rolling%20RFP%20Final%20Clean%20v2.pdf?csf=1&amp;web=1&amp;e=NuT5Tq">https://sanJose.ca.sharepoint.com/:b:/r/sites/Housing_ResidentialDevelopment_ProductionandPreservation/Production/NOFAs/Over%20the%20Counter%20NOFA/Documents%20for%20Publication/Rolling%20RFP%20Final%20Clean%20v2.pdf?csf=1&amp;web=1&amp;e=NuT5Tq</a>
<b>N-5 Increase Affordable Housing Production in Higher-resource Areas</b>	Dec 2027: Complete evaluation of Siting Policy and present to City Council	12/31/2027	6th Cycle	Not yet started	An update to the Siting Policy is forthcoming and will add new data to the City's Siting Policy map.	Other	0	<a href="https://belonging.berkeley.edu/sjc-siting-policy-map">https://belonging.berkeley.edu/sjc-siting-policy-map</a>
<b>N-5 Increase Affordable Housing Production in Higher-resource Areas</b>	# residents in # affordable units in higher-opportunity areas	12/31/2027	6th Cycle	Continuous	Dry Creek Crossing, located in an Affordable Housing Expansion Area, began leasing up its 64 homes in 2025.	Households	64	None
<b>N-6 Reduced Transit Fares for Lower-Income Residents</b>	Advocacy meetings and letters	1/31/2031	6th Cycle	Continuous	The City is a member of a regional transit task force that is implementing region-wide passes and rationalizing fare structures. Furthermore, the City continues to work with the Valley Transportation Authority (VTA) to implement its discount dates program for those who already receive public assistance. Staff will work with the Office of Intergovernmental Relations will explore any future possible avenues of funding that can subsidize these reduced transit fares.	Other	0	None
<b>N-6 Reduced Transit Fares for Lower-Income Residents</b>	federal funds obtained for fare reductions	1/31/2031	6th Cycle	Continuous	See description above for item N-6.	Other	0	None

<p><b>N-7 External Infrastructure Funding to Create Complete, High-quality Living Environments</b></p>	<p>Jun 2024: Implement pilot project funded by at least \$2M in CDBG for prioritizing R/ECAPs and other historically disinvested neighborhoods</p>	<p>6/30/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In fiscal year 2025–2026, the Housing Department funded 4 new Community Development Investment (CDI) construction projects for City departments using CDBG funds, including the Department of Transportation and Public Works. In addition, 3 infrastructure improvement projects funded in fiscal year 2023–2024 remain ongoing. The FY 2025–2026 CDBG-funded transportation projects prioritize pedestrian safety, accessibility, and neighborhood infrastructure in low- and moderate-income areas through improvements such as accessible pedestrian signal installations, curb extensions and reconfigured crossings, targeted street lighting upgrades, and sidewalk repairs. Collectively, these investments enhance mobility and safety while advancing equitable infrastructure improvements in historically underserved neighborhoods. Environmental (NEPA) clearance has been approved for most projects, with the remaining clearances currently in progress. MOUs are established between Housing and the department for each project, including the scope of work, construction timelines, and budget.</p>	<p>Other</p>	<p>0</p>	<p>MOUs can be provided by the Grants team, if needed</p>
<p><b>N-7 External Infrastructure Funding to Create Complete, High-quality Living Environments</b></p>	<p>Dec 2024: Plan with goals/metrics and timeline developed in 2024</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In fiscal year 2025–2026, the Housing Department funded 4 new Community Development Investment (CDI) construction projects for City departments using CDBG funds, including the Department of Transportation and Public Works. In addition, 3 infrastructure improvement projects funded in fiscal year 2023–2024 remain ongoing. The FY 2025–2026 CDBG-funded transportation projects prioritize pedestrian safety, accessibility, and neighborhood infrastructure in low- and moderate-income areas through improvements such as accessible pedestrian signal installations, curb extensions and reconfigured crossings, targeted street lighting upgrades, and sidewalk repairs. Collectively, these investments enhance mobility and safety while advancing equitable infrastructure improvements in historically underserved neighborhoods. Environmental (NEPA) clearance has been approved for most projects, with the remaining clearances currently in progress. MOUs are established between Housing and the department for each project, including the scope of work, construction timelines, and budget.</p>	<p>Other</p>	<p>7</p>	<p>MOUs can be provided by the Grants team, if needed</p>
<p><b>N-8 Outside Bond Issuers</b></p>	<p>Analysis done</p>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The department ran an analysis over time from a number of outside bond issuance projects. The City has assessed the restrictions on outside issuers, like CMFA's regulatory agreements vs the City's affordability restrictions. In 2025, our bond policy was amended to allow outside bond issuances for tax credit projects, without getting a council approval, i.e. an exception to the policy. We added a requirement that the City will require to be a co-administrator on such regulatory agreement in order to have city monitoring rights on these affordable housing properties. This has resulted in improved staff capacity and workload. We also studied the bond issuance and monitoring fees with CMFA vs the City. Another bond policy revision will be taken to Council 2nd quarter of 2026.</p>	<p>Other</p>	<p>1</p>	<p>None</p>

<b>N-8 Outside Bond Issuers</b>	Council request for change to policy (if warranted)	12/31/2025	6th Cycle	Completed	In April 2025, the City Council, jointly with the Finance Department, approved a modification to the City's Bond Policy that allows outside bond issuers.	Other	1	None
<b>N-9 Affordable Transit-oriented Development</b>	8 parcels purchased	1/31/2031	6th Cycle	Continuous	In 2025, the Housing Department awarded \$9.9M in commitments to one new construction affordable housing development that received an HCD AHSC funding commitment. The development will provide 193 new affordable homes located near the Berryessa BART Station and is projected to start construction early Summer 2026.	Other	0	<a href="https://sanJose.legistar.com/gateway.aspx?m=1&amp;id=/matter.aspx?key=14565">https://sanJose.legistar.com/gateway.aspx?m=1&amp;id=/matter.aspx?key=14565</a>
<b>N-9 Affordable Transit-oriented Development</b>	1,200 projected affordable units assisted	1/31/2031	6th Cycle	Continuous	In 2025, the Housing Department awarded \$9.9M in commitments to one new construction affordable housing development that received an HCD AHSC funding commitment. The development will provide 195 new affordable homes located near the Berryessa BART Station and is projected to start construction early Summer 2026.	Units	329	<a href="https://sanJose.legistar.com/gateway.aspx?m=1&amp;id=/matter.aspx?key=14565">https://sanJose.legistar.com/gateway.aspx?m=1&amp;id=/matter.aspx?key=14565</a>
<b>I-1 Persons with Disabilities Partnership and Priorities</b>	# Meetings held	1/31/2031	6th Cycle	In Progress	In 2025, two key staff members were on leave and unavailable to convene meetings with disability partners; however, the City's 2025 competitive NOFA awarded points for units with disability access. Staff plans to reconnect with partners in 2026 and to consider using The Kelsey's resources as best practices.	Meetings	0	The Kelsey's Learn Center: <a href="https://thekelsey.org/learn-center/">https://thekelsey.org/learn-center/</a>  The Kelsey's citation by the Urban Land Institute for its trauma-informed best practices: <a href="https://www.urban.org/apps/trauma-informed-housing/kelsey">https://www.urban.org/apps/trauma-informed-housing/kelsey</a>  2025 Rolling RFP/NOFA under the link below: (will need to register in Biddingo to access document) <a href="https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/notice-of-funding-availability">https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/notice-of-funding-availability</a>
<b>I-1 Persons with Disabilities Partnership and Priorities</b>	2025: Tours conducted	12/31/2025	6th Cycle	In Progress	See description above for item I-1.	Other	0	None
<b>I-1 Persons with Disabilities Partnership and Priorities</b>	Changes to NOFAs' affordable housing development requirements	1/31/2031	6th Cycle	In Progress	See description above for item I-1.	Other	0	None
<b>I-1 Persons with Disabilities Partnership and Priorities</b>	2026: Release lessons learned publication and incorporate some or all of the strategies recommended from the report during the planning period.	12/31/2026	6th Cycle	In Progress	See description above for item I-1.	Other	0	None
<b>I-2 Affirmative Marketing to Persons with Disabilities</b>	Annually 2023-2031: measure review of affirmative marketing plans	1/31/2031	6th Cycle	In Progress	Progress on this item has been on hold since the key staff member who led work on this strategy has been on extended leave. They are expected to return in Spring 2026 to continue the work.	Other	0	None
<b>I-2 Affirmative Marketing to Persons with Disabilities</b>	Sep 2024: Gather best practices	9/30/2024	6th Cycle	In Progress	See description above for item I-2.	Other	0	None
<b>I-2 Affirmative Marketing to Persons with Disabilities</b>	Jul 2025: Implement changes on affirmative marketing plan requirements & reasonable accommodation request forms	7/31/2025	6th Cycle	In Progress	See description above for item I-2.	Other	0	None
<b>I-2 Affirmative Marketing to Persons with Disabilities</b>	Goal: 95% compliance by 3 years after rollout	7/31/2028	6th Cycle	In Progress	See description above for item I-2.	Other	0	None
<b>I-2 Affirmative Marketing to Persons with Disabilities</b>	Sep 2025: Hold stakeholder meetings	9/30/2025	6th Cycle	In Progress	See description above for item I-2.	Meetings	0	None
<b>I-2 Affirmative Marketing to Persons with Disabilities</b>	Sep 2026: Issue best practices / create a library of materials	9/30/2026	6th Cycle	In Progress	See description above for item I-2.	Other	0	None
<b>I-3 Farmworker Housing</b>	Council approval of zoning code update	12/31/2024	6th Cycle	Completed	This item was completed in 2023.	Other	1	None

<b>I-4 Create a Housing Balance Report</b>	By Dec 2025: First report presented to City Council	12/31/2025	6th Cycle	Completed	On May 19, 2025, the City Council's Community and Economic Development Committee approved the City's first Housing Balance Report. The Report analyzed market-rate, rent-stabilized, and restricted affordable multifamily rental housing stock, identified the housing's characteristics (location and depth of affordability), and noted the importance of preserving existing affordable housing.	Other	1	None
<b>I-5 Accessibility Plans and Guidance</b>	Plan set created and posted	12/31/2027	6th Cycle	Not yet started	Significant work on this item has not yet commenced, as it is a medium-term goal.	Other	0	none
<b>I-5 Accessibility Plans and Guidance</b>	Pathways guidelines created and released	12/31/2027	6th Cycle	Not yet started	Significant work on this item has not yet commenced, as it is a medium-term goal.	Other	0	none
<b>I-6 Universal Design and ADA Upgrades</b>	By 2031: At least 50% of annual NOFAs issued incentivize units for residents with disabilities	1/31/2031	6th Cycle	Continuous	In 2025, staff released a New Construction and Preservation Request for Proposals. This RFP includes a points structure that incentivizes special needs housing, including individuals with disabilities, and awards additional points for developments that provide increased access for people with disabilities, and participate in design meetings with the disabled community. Four of the six conditionally awarded applicants from the 2025 rolling RFP received additional bonus points for providing inclusive design workshop plans and/or other increased access.	Other	0	<a href="https://sanJose.ca.sharepoint.com/:b:/r/sites/Housing_ResidentialDevelopment_ProductionandPreservation/Production/NOFAs/Over%20the%20Counter%20NOFA/Documents%20for%20Publication/Rolling%20RFP%20Final%20Clean%20v2.pdf?csf=1&amp;web=1&amp;e=NuT5Tq">https://sanJose.ca.sharepoint.com/:b:/r/sites/Housing_ResidentialDevelopment_ProductionandPreservation/Production/NOFAs/Over%20the%20Counter%20NOFA/Documents%20for%20Publication/Rolling%20RFP%20Final%20Clean%20v2.pdf?csf=1&amp;web=1&amp;e=NuT5Tq</a>
<b>I-6 Universal Design and ADA Upgrades</b>	By 2031: City funds committed to 150 units with enhanced accessibility per TCAC guidelines	1/31/2031	6th Cycle	Continuous	Through the 2025 New Construction and Preservation RFP, awarded projects that committed to and scored points for increased access for people with disabilities and inclusive design include 6 projects and 688 units in total, totaling 680 affordable units. Trillium Seniors (64 aff + 1 mgr units) Berryessa TOD (193+2 units) East Santa Clara Seniors (67+1 units) 501 Almaden (98+1 units) VTA Capitol Station (201+2 units) 1510 N 1st St rehab (57+1 units)  Through the 2023 New Construction NOFA, awarded projects that committed to and scored points for increased access for people with disabilities and inclusive design include 2 projects and 152 units total, or 149 affordable units. Hawthorn Senior Apartments (101 aff +2 mgr units) Santa Teresa Multifamily (48+1 units)	Other	840	None
<b>I-7 Inclusive and Equitable Community Engagement</b>	Community engagement strategies drafted	12/31/2026	6th Cycle	In Progress	Staff began initial work in early 2025 to update Council Policy 6-30, its public outreach policy. Staff anticipates reengaging in this work beginning in Summer 2026.	Other	0	None
<b>I-7 Inclusive and Equitable Community Engagement</b>	City Auditor's recommendations on outreach closed	12/31/2026	6th Cycle	In Progress	See description above for item I-7.	Other	0	None
<b>I-7 Inclusive and Equitable Community Engagement</b>	Amended outreach policy drafted and adopted by Council	12/31/2026	6th Cycle	In Progress	See description above for item I-7.	Other	0	None
<b>I-7 Inclusive and Equitable Community Engagement</b>	Revised Language Access plan for Housing	12/31/2026	6th Cycle	In Progress	See description above for item I-7.	Other	0	None
<b>I-7 Inclusive and Equitable Community Engagement</b>	Revised outreach procedures for PBCE	12/31/2026	6th Cycle	In Progress	See description above for item I-7.	Other	0	None

<b>I-7 Inclusive and Equitable Community Engagement</b>	Budget for CBO- based outreach increased	12/31/2026	6th Cycle	In Progress	See description above for item I-7.	Other	0	None
<b>I-8 Promotores-based outreach</b>	# promotores contracts per year	1/31/2031	6th Cycle	Completed	Unfortunately, the City Council was unable to include funding for a citywide Promotores contract in the 2025-2026 budget to assist City staff in conducting equitable outreach.	Other	0	None
<b>I-8 Promotores-based outreach</b>	# community engagements	1/31/2031	6th Cycle	Completed	See description above for item I-8.	Other	0	None
<b>I-8 Promotores-based outreach</b>	Budget spent per year	1/31/2031	6th Cycle	Completed	See description above for item I-8.	Other	0	None
<b>I-8 Promotores-based outreach</b>	# residents reached in priority areas	1/31/2031	6th Cycle	Completed	See description above for item I-8.	Persons	0	None
<b>I-9 Equitable Representation of Historically Underrepresented Communities on City Bodies</b>	2026: Guidelines developed	12/31/2026	6th Cycle	In Progress	The Housing and Community Development Commission continues to have several seats for representatives of historically underrepresented populations: those with lived experience in homelessness (a commissioner and an alternate); at least two commissioners identify within the LGBTQIA+ community, at least one rent-stabilized apartment renter; at least one mobilehome park resident; and a total of at least 5 members who represent lower-income households. In addition, stipends paid to lower-income commissioners on all commissions are available. Broader work regarding analyzing memberships on other commissions or developing guidelines has not yet started.	Other	0	SJ Municipal Code on HCDC membership requirements: <a href="https://library.municode.com/ca/san_josé/codes/code_of_ordinances?nodeId=TIT2AD_C H2.08BOBUO_PT28HOCODECO_2.08.28 20SPELRE">https://library.municode.com/ca/san_josé/codes/code_of_ordinances?nodeId=TIT2AD_C H2.08BOBUO_PT28HOCODECO_2.08.28 20SPELRE</a>
<b>I-9 Equitable Representation of Historically Underrepresented Communities on City Bodies</b>	2027: Council approval of municipal code updates	12/31/2027	6th Cycle	Not yet started	See description above for item I-9.	Other	0	None
<b>I-9 Equitable Representation of Historically Underrepresented Communities on City Bodies</b>	# of protected class members and those with lived experience of housing insecurity added to commissions and/or advisory boards	12/31/2028	6th Cycle	In Progress	See description above for item I-9.	Persons	5	None
<b>I-10 Lived Experience with Homelessness Seat on Commission</b>	Feb 2023: Seats filled	2/28/2023	6th Cycle	Completed	The work item was completed in 2023 and reported in the City's Consolidated Annual Homelessness Report and the Annual Implementation Plan Update. Staff continues to provide training and support as necessary. Regular check-ins are held with the Lived Experience Commissioner and Alternate. Both lived experience commissioners continue to actively participate in the commission.	Other	1	None
<b>I-10 Lived Experience with Homelessness Seat on Commission</b>	Feb 2023: Orientation and training provided, compensation provided	2/28/2023	6th Cycle	Continuous	See description above for I-10.	Other	1	None
<b>I-10 Lived Experience with Homelessness Seat on Commission</b>	Feb 2024: Evaluation conducted	2/29/2024	6th Cycle	Completed	See description above for I-10.	Other	1	None
<b>I-10 Lived Experience with Homelessness Seat on Commission</b>	Jul 2025 to Jul 2026: Additional improvements made, as appropriate	7/31/2026	6th Cycle	Completed	See description above for I-10.	Other	1	None
<b>I-11 Representation of and priority for protected class members on City bodies</b>	Combined with I-9		6th Cycle					None

<b>I-12 Resident-identified Priorities</b>	Jul 2025: Survey designed & released	7/31/2025	6th Cycle	In Progress	Due to staff vacancies, City Council's direction to focus staff activities on their identified Focus Areas, and the discontinuation of the City's Open House meetings, the citywide resident survey was deprioritized for 2025 and moved to a later stage of the planning period.	Other	0	None
<b>I-12 Resident-identified Priorities</b>	Jul 2025: Work with Open House and other stakeholders to increase survey response rate	7/31/2025	6th Cycle	In Progress	See description above for I-12.	Other	0	None
<b>I-12 Resident-identified Priorities</b>	Jul 2025 to Jul 2026: Survey responses analyzed	7/31/2026	6th Cycle	In Progress	See description above for I-12.	Other	0	None
<b>I-12 Resident-identified Priorities</b>	Jul 2026: Resulting changes proposed to City programs and efforts; release Information Memo	7/31/2026	6th Cycle	In Progress	See description above for I-12.	Other	0	None
<b>I-13 Equity-focused Metrics</b>	Strategy removed		6th Cycle					None
<b>I-14 Assessment of Fair Housing Plan</b>	Sep 2024: Completion of draft Plan	9/30/2024	6th Cycle	Completed	Production of a final Assessment of Fair Housing was deemed complete in 2024 through the incorporation of a fair housing assessment and strategies into the Housing Element. HUD's proposed AFH framework from the Biden administration was never codified and did not move forward under the current federal administration.	Other	1	None
<b>I-14 Assessment of Fair Housing Plan</b>	Oct 2024: Adoption by Council	10/30/2024	6th Cycle	Completed	See description above for I-14.	Other	1	None
<b>I-14 Assessment of Fair Housing Plan</b>	Oct 2024: Submission to HUD	10/30/2024	6th Cycle	Completed	See description above for I-14.	Other	1	None
<b>I-15 Housing Catalyst Team Work Plan</b>	Fall 2023: First workplan brought to council for approval.	11/30/2023	6th Cycle	Completed	On February 25, 2025, staff presented the most recent Housing Catalyst Work Plan report to the Community and Economic Development Committee, and then to the City Council on March 18, 2025, concurrent with the Housing Element Annual Progress Report.	Other	1	<a href="https://sanjose.legistar.com/View.aspx?M=F&amp;ID=13903147&amp;GUID=6C7DC747-9F6D-43D0-BF6E-2E55E91E9CC2">https://sanjose.legistar.com/View.aspx?M=F&amp;ID=13903147&amp;GUID=6C7DC747-9F6D-43D0-BF6E-2E55E91E9CC2</a>
<b>I-15 Housing Catalyst Team Work Plan</b>	Spring 2024 and annually: Progress update to Council	5/31/2024	6th Cycle	Continuous	On February 25, 2025, staff presented the most recent Housing Catalyst Work Plan report to the Community and Economic Development Committee, and then to the City Council on March 18, 2025, concurrent with the Housing Element Annual Progress Report.	Other	1	<a href="https://sanjose.legistar.com/View.aspx?M=F&amp;ID=13903147&amp;GUID=6C7DC747-9F6D-43D0-BF6E-2E55E91E9CC2">https://sanjose.legistar.com/View.aspx?M=F&amp;ID=13903147&amp;GUID=6C7DC747-9F6D-43D0-BF6E-2E55E91E9CC2</a>
<b>I-15 Housing Catalyst Team Work Plan</b>	Jun 2024: Webpage created	6/30/2024	6th Cycle	Continuous	The Housing Catalyst webpage is a hub for links to the City's latest housing data (Housing Data Dashboard) and information on permitting and incentives.	Other	1	Housing Catalyst webpage URL: <a href="https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/housing-catalyst">https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/citywide-planning/housing-catalyst</a>
<b>I-16 Advocacy to Close the Racial Homeownership Gap</b>	Support letters issued	1/31/2031	6th Cycle	Continuous	In 2025, staff followed news from the state and federal governments on racially conscious programs. The federal government's strict stance on this issue indicates this strategy is highly unlikely to proceed at the federal level. The Governor vetoed 2025 state legislation on reparations funding but signed other state legislation to create organizational and knowledge infrastructure for future reparations work. Staff and the City Attorney's Office will continue to track progress that could support future work to close racial homeownership gaps in San José and will seek advocacy opportunities as appropriate.	Other	0	None
<b>I-16 Advocacy to Close the Racial Homeownership Gap</b>	Advocacy meetings held	1/31/2031	6th Cycle	Continuous	See description above for I-16.	Meetings	0	None







## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

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

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

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which 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	48	35	2316	2399					
Preservation of Units At-Risk	78	156	14	248					
Acquisition of Units									
Mobilehome Park Preservation									
<b>Total Units by Income</b>	126	191	2330	2647					









**Methodology for Counting Non Deed Restricted Moderate-Income Units – 2025 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 2025 will be affordable to moderate-income households in approximately two years (2026-27), 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 (2025) HCD 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 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 and utility costs to approximate what they would be in 2 years when these units are built and occupied by
    - i. For rent ranges, applying the average % change that HCD Income limits have experienced over the last 2 annual cycles (2023 to 2025).
    - ii. For utility costs, applying the average % change that utility costs in the County’s utility schedule, have experienced over the last 2 years (2023 to 2025)
- 2. Identify 2025 Permitted Housing Projects > = 10 units:**
  - a. Obtain CY2025 Residential Building Permits Issued for projects with 10 or more units. Exclude potential ownership projects and affordable projects.
  - b. Identify Zip Codes of the remaining 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 2025 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.

## ATTACHMENT C – Methodology for Non-Deed Restricted Moderate-Income Units CY 2025

- 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.

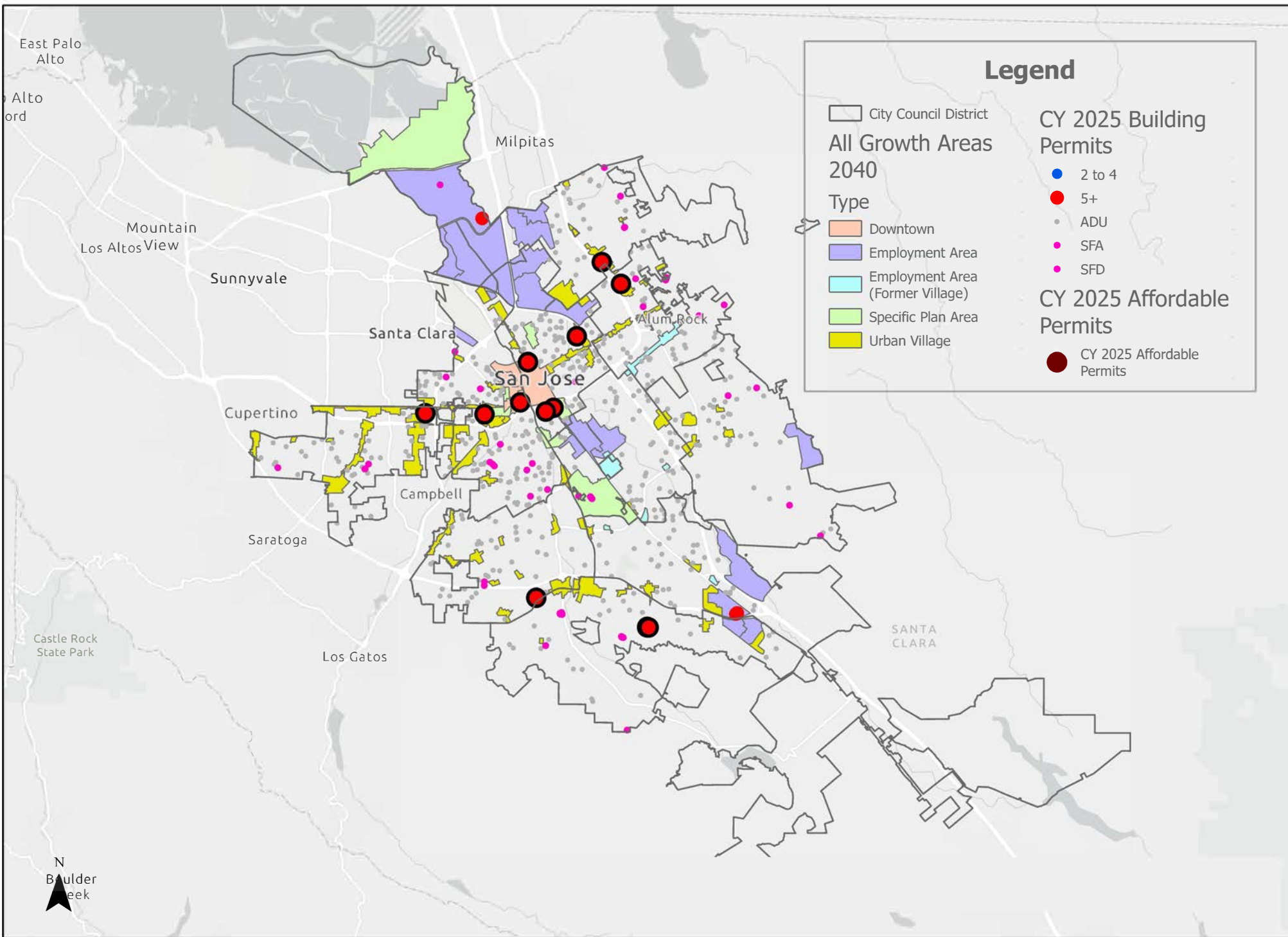
### **Method B: Current Rents & Incomes**

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 (2025) 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 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 2025 Permitted Housing Projects > = 10 units:**
  - a. Obtain CY2025 Residential Building Permits Issued for projects with 10 or more units. Exclude potential ownership projects and affordable projects.
  - b. Identify Zip Codes of the remaining 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 5Class 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.**

# Attachment D: Map of Building Permits Issued in 2025



**Attachment E: Housing Successor to Redevelopment Agency Annual Report  
FY 2024-2025**

**ANNUAL REPORT OF THE HOUSING SUCCESSOR TO THE SAN JOSE  
REDEVELOPMENT AGENCY REGARDING THE LOW- AND MODERATE-INCOME  
HOUSING ASSET FUND FOR FISCAL YEAR 2024-2025**

**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 from July 1, 2024, through June 30, 2025.

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 2024-2025. The purpose of this Report is to provide the governing body of the Housing Successor with an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the LMIHAF<sup>1</sup> for fiscal year 2024-2025 as prepared by the City of San José's (City) Finance Department and the audit conducted by Macias Gini and O'Connell LLP. 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 fiscal year 2024-2025. 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 fiscal year 2024-2025. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

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<sup>1</sup> City of San José Comprehensive Annual Financial Audit, web link:  
<https://www.sanjoseca.gov/home/showpublisheddocument/126680/63899139532750000>

**Attachment E: Housing Successor to Redevelopment Agency Annual Report  
FY 2024-2025**

**IV. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during fiscal year 2024-2025. 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 receivable, 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) for a cumulative five-year time period, as to whether the statutory thresholds have been met. Pursuant to California Health and Safety Code Section 34176.1(a)(3), compliance needs to be demonstrated every five years. Compliance was last demonstrated in 2024 and must be demonstrated again in 2029.

**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

## **Attachment E: Housing Successor to Redevelopment Agency Annual Report FY 2024-2025**

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 review period is July 1, 2015, to June 30, 2025.

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

(A) The number of those units.

(B) The number of 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 LMIHAF.

(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, 2026.<sup>2</sup>

### **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.

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<sup>2</sup> Previous versions of this Report and the former Redevelopment Agency's pre-dissolution Implementation Plans are available to the public on the City's website, web link: <https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-element>

**Attachment E: Housing Successor to Redevelopment Agency Annual Report  
FY 2024-2025**

**II. AMOUNT DEPOSITED INTO LMIHAF**

A total of \$22,478,762 was deposited into the LMIHAF during fiscal year 2024-2025, which includes program income from loan repayments and interest earnings. Of the total funds deposited into the LMIHAF, \$0 (zero) was held for items listed on the ROPS.

**III. ENDING BALANCE OF LMIHAF**

At the close of fiscal year 2024-2025, the ending balance in the LMIHAF was \$95,884,306, of which \$0 was 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 Fiscal Year 2024-2025</b>
Monitoring and Administration Expenditures	\$11,413,399.70
Homeless Prevention and Rapid Rehousing Services Expenditures	\$122,441.53
<b>Housing Development Expenditure Sub-Categories:</b>	
• Expenditures on Extremely Low-Income Units (0-30% AMI*)	\$7,085,919.11
• Expenditures on Very Low-Income Units (31-50% AMI)	\$2,466,304.30
• Expenditures on Low-Income Units (51-60% AMI)	\$2,829,531.57
• Expenditures on Low-Income Units (61-80% AMI)	\$52,622.35
• Expenditures on Unrestricted Units (Manager's unit)	\$100,720.90
• Expenditures on Acquisition and Predevelopment	\$0
<b>Total Housing Development Expenditures</b>	\$12,535,098.24
<b>Total LMIHAF Expenditures</b>	<b>24,070,939.47</b>

\*AMI: Area Median Income

California Health and Safety Code Section 34176.1 allows for 5% of the total \$721,057,682 gross value of Housing Successor assets, or \$36,052,884, to be used on monitoring and administration expenditures. As the Housing Successor's monitoring and administrative expenditures of \$11,413,400 million are within the allowable cap, the requirement is met.

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The Housing Department, as the Housing Successor, expects near-term disbursements for four new developments (525 N. Capitol, Kooser Apartments, Hawthorn Senior Apartments, 5885 Santa Teresa Boulevard) with total commitments of \$69.4 million. In addition, the Housing Department expects to secure a funding commitment for one more development prior to the end of fiscal year 2024-2025, for Berryessa Apartments, which will total \$10 million and result in future disbursements.

**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 City’s Finance Department 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 the Housing Successor’s assets.

<b>Housing Successor Assets</b>	<b>Value as of End of Fiscal Year 2024-2025</b>
Statutory Value of Real Property Owned by Housing Successor	75,210,187
Value of Loans and Grants Receivable	518,970,881
Cash Balance	126,876,614
<b>Total Value of Housing Successor Assets</b>	<b>721,057,682</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 fiscal year 2024-2025.

**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**

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For 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 City’s Finance Department approved the property as a housing asset in the LMIHAF. Accordingly, for real property acquired by the former Redevelopment Agency and now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the property for the purpose for which it was acquired within five years of that approval date.

For San José, the date of the City’s Finance Department approval was March 14, 2013; accordingly, the five-year deadline to initiate development activity for properties subject to this provision was March 13, 2018.

Below is the list of properties acquired by the former Redevelopment Agency prior to February 1, 2012 all of which meet the applicable 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	5/21/2010	3/13/2018	Construction on this 100-unit development started in July 2010 and was completed in June 2012. It is in its permanent financing phase, and its units are occupied by income-eligible residents. The City owns the site fee simple and has a ground lease to the development.
Japantown Seniors	5/3/2010	3/13/2018	Construction on this 75-unit seniors development was completed in late 2015, and it converted to its permanent financing phase in August 2016. All units are occupied by income-eligible residents. The City holds the site fee simple and has a ground lease to the development.
Vermont House	6/30/2009	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

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<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>
			providing 16 permanent supportive housing units. The City sold the fee interest to the County of Santa Clara on January 31, 2025.
Brookwood Terrace	3/1/2009	3/13/2018	Construction on this 84-unit family development started in March 2010 and was completed in January 2012. The development is in its permanent financing phase and its units are occupied by income-eligible residents. The City Financing Authority holds the site fee simple and has a ground lease to the development.
Orvieto Family	3/1/2009	3/13/2018	Construction on this 92-unit family development started in September 2010 and completed in August 2012. The development is in its permanent financing phase and its units are occupied by income-eligible residents. The City Financing Authority owns the site fee simple and has a ground lease to the development.
The Haven	6/30/2008	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 three low-income households.
Ford and Monterey	10/25/2006	3/13/2018	Two affordable housing developments completed construction on this site—one 20-unit development and one 75-unit

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<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>
			development. The City owns the site fee simple and has a ground lease to both projects. The projects are in their permanent financing phase and units are occupied by income-eligible residents.
Eastside Evans Lane (aka Willow Glen Woods)	6/30/2005	03/13/2018	See Evans Lane Valley Transportation Authority description.
Evans Lane Valley Transportation Authority (aka Willow Glen Woods)	12/31/2002	3/13/2018	<p>Although developers were identified in anticipation of a mixed-use affordable apartment and for-sale development following the site's purchase, the original development plan fell through during the Great Recession and was no longer feasible.</p> <p>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 San José City Council approved a General Plan amendment in June 2016 that permitted the proposed affordable housing land use.</p> <p>In August 2016, the San José City Council approved findings, a ground lease to Allied Housing, and a conditional predevelopment grant</p>

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<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>
			<p>commitment for the affordable housing project. In early 2017, the City and Allied executed A Right of Entry Agreement, and the Predevelopment Grant Agreement was 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 in developing the proposed modular design. In mid-2019, the City and Allied Housing mutually agreed to discontinue the proposed development and proceed with a new affordable development plan.</p> <p>With the dual crises 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.</p> <p>In early April 2020, the San José City Council directed the City's administration to expeditiously construct three temporary Emergency Interim Housing communities modeled from earlier Bridge Housing Communities, also known as "tiny homes." One of the City's new Emergency Interim</p>

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<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>
			Housing 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 site is being operated by PATH, serving 48 low-income families exiting homelessness. Construction was completed in summer 2021, and the site continues to operate.
Playa Almaden (aka Sycamore Terrace)	02/16/1996	3/13/2018	The Housing Department obtained the San José City Council's approval to sell the property to the City's Parks, Recreation, and Neighborhood Services Department. In May 2018, the San José City Council passed a resolution authorizing the sale, and the property was sold pursuant to the authority under the Health and Safety Code Section 33334.16 for its appraised value. Sale proceeds were deposited into the LMIHAF.

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 projects related to such real property acquired after that date, in an effort to be transparent to the public. The deadline to initiate development is five years from the acquisition date.

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<b>Properties Acquired After February 1, 2012</b>			
<b>Address/Name of Property</b>	<b>Date of Acquisition</b>	<b>Deadline to Initiate Development</b>	<b>Status of Housing Successor Activity</b>
258 McEvoy Street	12/21/2023	12/21/2028	The City acquired the 1.137-acre site located at 258 McEvoy Street in December 2023. The San José City Council approved the purchase of the site, which had already obtained land use entitlements from First Community Housing on April 25, 2023. The replacement developer has yet to be identified and will be selected through a future Request for Proposals to be released prior to December 2026. Discussions are underway regarding a plan to re-entitle the site's planning permits.
447 N 1 <sup>st</sup> Street (The Kelsey Ayer Station)	6/24/2022	6/24/2027	The City purchased the 0.47-acre site in June 2022 and ground leased it to The Kelsey Ayer Station LP, for the development of affordable housing. The project received its building permit on July 13, 2022, for the construction of 113 income-restricted apartments. Construction was completed in 2024, the development was placed in service on April 11, 2024, and received its notice of completion on June 10, 2024.
1749 Mount Pleasant Road	01/26/2021	01/26/2026	The City purchased the 0.48-acre site in January 2021. This site was included in a Request for Proposals issued by the Housing Department in December 2021 to identify a developer partner for this site. The Housing Department identified Habitat for Humanity as the developer for this site. A draft Exclusive Negotiating Agreement was sent to Habitat for Humanity in March 2024. Habitat for Humanity was unable to ensure project feasibility and assemble development financing in a timely manner. The site will be sold by the

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<b>Properties Acquired After February 1, 2012</b>			
<b>Address/Name of Property</b>	<b>Date of Acquisition</b>	<b>Deadline to Initiate Development</b>	<b>Status of Housing Successor Activity</b>
			City's Office of Economic Development, Real Estate Division, and the amount of LMIHAF used to purchase the site will need to be reimbursed.
3707 East Williams Road	01/26/2021	01/26/2026	The City purchased the 0.47-acre site in January 2021. This site was included in a Request for Proposals issued by the Housing Department in December 2021 to identify a developer partner for this site. The Housing Department identified EAH as the developer for this site. The final term sheet for an Exclusive Negotiating Agreement was accepted by EAH in May 2024. EAH was unable to ensure project feasibility and assemble development financing in a timely manner; therefore, another Request for Proposals was issued in October 2025. The goal of the October 2025 Request for Proposals was to identify a new developer partner and a feasible proposal for this site.
430 Park Avenue	01/26/2021	01/26/2026	Housing purchased the 0.12-acre site from the City's Office of Economic Development in November 2020. The Housing Department continues to explore opportunities for this site for future affordable housing development.
71 Vista Montana	06/29/2020	6/29/2025	The City purchased the 4.2-acre site in June 2020 and entered into an Exclusive Negotiating Agreement with Charities Housing to serve as the affordable housing developer for the site. The City lent \$2.4 million of LMIHAF in February 2023 to support predevelopment of the site. Initial site plans were submitted for the site in fall 2021. The City's Planning, Building, and

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<b>Properties Acquired After February 1, 2012</b>			
<b>Address/Name of Property</b>	<b>Date of Acquisition</b>	<b>Deadline to Initiate Development</b>	<b>Status of Housing Successor Activity</b>
			<p>Code Enforcement Department issued its approval for the Senate Bill 35 Ministerial Permit on March 21, 2024, and the developer planned to apply for funds from the California Debt Limit Allocation Committee in 2025 after compiling other financing but was unsuccessful in receiving a California Department of Housing and Community Development Round 8 Affordable Housing and Sustainable Communities award.</p> <p>This site was included in a Request for Proposals issued by the Housing Department in December 2025 to identify a developer partner and a new feasible proposal for this site. The \$22,875,000 in LMIHAF used to acquire the site has been reallocated from this project site to reserves in anticipation of funding other affordable housing developments.</p>
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 the construction of this development for 84 affordable apartments. Construction was completed in November 2019, and the property is fully occupied. The City holds the fee interest in the site.
226 Balbach Street (Arya)	08/26/2016	08/26/2021	On January 30, 2019, the project received its planning permits. On September 19, 2020, it was awarded funding from the Tax Credit Allocation Committee and received funding commitments from all parties. The project received its building permit on October 31, 2020, for the construction

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<b>Properties Acquired After February 1, 2012</b>			
<b>Address/Name of Property</b>	<b>Date of Acquisition</b>	<b>Deadline to Initiate Development</b>	<b>Status of Housing Successor Activity</b>
			of 87 income-restricted apartments. Construction was completed in 2024 and conversion to permanent financing was completed in June 2024. This fully occupied development is now called the "Arya."

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

**Replacement Housing.** No replacement housing obligations (Section 33413(a)) were transferred to the Housing Successor in fiscal year 2024-2025.

**Inclusionary/Production Housing.** No inclusionary/production housing obligations (Section 33413(b)) were transferred to the Housing Successor in fiscal year 2024-2025.

**X. INCOME TESTS**

**Extremely Low-Income (30%) Test**

Section 34176.1(a)(3)(A) requires that the Housing Successor expend at least 30% of the LMIHAF for the development of rental housing affordable to and occupied by households earning 30% or less (extremely low-income) of the area median income over a five-year period.

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 following fiscal year) on households earning 30% or less of the area median income, until the Housing Successor demonstrates compliance with the extremely low-income requirement.

Pursuant to the California Health and Safety Code Section 34176.1(a)(3)(B), compliance needs to be demonstrated every five years. Compliance was last demonstrated in 2024 and needs to be demonstrated again in 2029.

In 2025, the City met the extremely low-income test according to Section 34176.1(a)(3)(A) by expending 41.1% of LMIHAF for extremely low-income housing

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during the past five years from fiscal years 2020 - 2025. This proportion significantly surpassed the 30% minimum expenditure threshold, so the test was met.

### **60-80% Area Median Income 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% of the area median income (61-80% area median income).

Section 34176.1(a)(3)(C) states that if the Housing Successor exceeds the expenditure limit for households earning between 60% and 80% of the area median income 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.

Pursuant to the California Health and Safety Code Section 34176.1(a)(3)(C), compliance needs to be demonstrated every five years. Compliance was last demonstrated in 2024 and needs to be demonstrated again in 2029.

In 2025, the City met the 60-80% area median income test according to Section 34176.1(a)(3)(A) by expending 3.8% of LMIHAF for households earning between 60% and 80% of the area median income during the past five years from fiscal years 2020 - 2025. This percentage was far below the 20% limit, so the test was met.

## **XI. SENIOR HOUSING TEST**

The Housing Successor is to calculate the percentage of deed-restricted rental housing units restricted to seniors and assisted<sup>3</sup> 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 the City within the same time period. If this percentage exceeds 50%, 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 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, 2015– June 30, 2025.

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<sup>3</sup> The term 'assisted' is used to indicate financial assistance. Units are reported as assisted in the fiscal year in which the loan closing is recorded.

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<b>Senior Housing Test</b>	<b>July 1, 2015 – June 30, 2025</b>
# of Assisted Senior Rental Units	593
# of Total Assisted Rental Units	2,070
Senior Housing Percentage in the Past 10 Years	29%
Maximum Allowable Percentage	50%
<b>Test Outcome</b>	<b>Met</b>

The percentage of assisted affordable rental units for seniors accounted for 29% of all assisted affordable rental units over the past 10 years. This is well below the 50% threshold, so the test was met.

**XII. EXCESS SURPLUS TEST**

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the LMIHAF account that exceeds the greater of \$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):

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	<b>Fiscal Year 21- 22</b>	<b>Fiscal Year 22- 23</b>	<b>Fiscal Year 23- 24</b>	<b>Fiscal Year 24- 25</b>	<b>Total deposited in preceding 4 years (Fiscal Year 21/22 – 24/25)</b>
Beginning Balance	\$164.7	\$172.3	\$153.8	129.9	
Add: Deposits	57.3	18.7	30.8	22.5	<b>129.3</b>
1 (Less) Expenditures	(49.7)	(37.2)	(54.7)	-24.1	
(Less) Encumbrances			(48.2)	-32.4	
Unencumbered Balance	\$172.3	\$153.8	<b>\$80.3</b>	<b>95.9</b>	

The LMIHAF does not have an Excess Surplus. The aggregate amount deposited into the account during the four fiscal years is \$129,344,084. The current fiscal-year cash balance is \$128.3 million with \$32.4 million in encumbrances. The unencumbered amount of \$95.9 million does not exceed the aggregate amount deposited in the preceding four fiscal years of \$129,344,084; 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 LMIHAF pursuant to subdivision (f) of Section 33334.3.

**A. Number of Assisted Homeownership Units as of 6/30/25**

<b>Number of Homeownership Units</b>
294

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**B. Number of Assisted Homeownership Units Lost in Fiscal Year 2024-2025**

<b>Reason for Loss</b>	<b>Units Lost</b>
Loans paid off	16
Loans written off due to foreclosure or short sale	0

**C.** \$854,543.68 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 LMIHAF.

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