

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

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

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

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APN	Address	City	County	Parcel Type	Element	Start Date	End Date	Units	Notes
7066032	5844 VIRTUAL LN	San Jose	San Jose	SFD	O			1	Mar 29, 2019
7066033	5846 VIRTUAL LN	San Jose	San Jose	SFD	O			1	Mar 29, 2019
7066034	5852 VIRTUAL LN	San Jose	San Jose	SFD	O			1	Mar 29, 2019
7066035	5856 VIRTUAL LN	San Jose	San Jose	SFD	O			1	Mar 29, 2019
49122052	2147 TERLYN AV	San Jose	San Jose	ADU	O			1	Apr 03, 2019
5800031	3697 PLAZA BANDERAS	San Jose	San Jose	ADU	O			1	Apr 03, 2019
49722017	3031 WATER ST	San Jose	San Jose	ADU	O			1	Apr 04, 2019
70162056	6459 HIDDEN CREEK CT	San Jose	San Jose	ADU	O			1	Apr 04, 2019
59952022	785 TONGA CT	San Jose	San Jose	ADU	O			1	Apr 05, 2019
49917024	2473 ROSLYN CT	San Jose	San Jose	ADU	O			1	Apr 08, 2019
48427046	336 DORIS AV	San Jose	San Jose	ADU	O			1	Apr 09, 2019
48134071	965 DIANA AV	San Jose	San Jose	ADU	O			1	Apr 10, 2019
67822036	1770 LONG VALLEY TR	San Jose	San Jose	ADU	O			1	Apr 11, 2019
25491169	2520 GRANELLI WY	San Jose	San Jose	5+	R			13	Apr 12, 2019
25491143	401 YOGI CT	San Jose	San Jose	5+	R			5	Apr 12, 2019
25491152	418 YOGI CT	San Jose	San Jose	5+	R			5	Apr 12, 2019
27465044	955 KATHERINE CT	San Jose	San Jose	ADU	O			1	Apr 15, 2019
59433021	148 AZACAR AV	San Jose	San Jose	ADU	O			1	Apr 16, 2019
65451059	3604 COBBERT DR	San Jose	San Jose	ADU	O			1	Apr 16, 2019
25962044	202 PROXIMITY WY	San Jose	San Jose	5+	R			7	Apr 16, 2019
25962045	203 PROXIMITY WY	San Jose	San Jose	5+	R			5	Apr 16, 2019
28213014	WAINWRIGHT DR	San Jose	San Jose	ADU	O			1	Apr 17, 2019
70113023	6876 LEDENEGE DR	San Jose	San Jose	ADU	O			1	Apr 18, 2019
69204052	5852 PENTZ WY	San Jose	San Jose	ADU	O			1	Apr 18, 2019
45590111	223 AGUSTIN NARVAEZ ST	San Jose	San Jose	5+	R			5	Apr 19, 2019
45590206	201 AGUSTIN NARVAEZ ST	San Jose	San Jose	5+	R			6	Apr 19, 2019
N/A	8617 QUANTUM CT	San Jose	San Jose	5+	R			6	Apr 19, 2019
N/A	8612 QUANTUM CT	San Jose	San Jose	5+	R			6	Apr 19, 2019
45502058	231 AGUSTIN NARVAEZ ST	San Jose	San Jose	SFD	O			1	Apr 19, 2019
45502059	237 AGUSTIN NARVAEZ ST	San Jose	San Jose	SFD	O			1	Apr 19, 2019
45502060	243 AGUSTIN NARVAEZ ST	San Jose	San Jose	SFD	O			1	Apr 19, 2019
45502061	249 AGUSTIN NARVAEZ ST	San Jose	San Jose	SFD	O			1	Apr 19, 2019
56701030	5178 HARWOOD RD	San Jose	San Jose	SFD	O			1	Apr 22, 2019
49430055	4196 RIDGEBROOK WY	San Jose	San Jose	ADU	O			1	Apr 22, 2019
43956070	1940 HICKS AV	San Jose	San Jose	ADU	O			1	Apr 22, 2019
67046016	2725 TRANQUILITY ST	San Jose	San Jose	SFD	O			1	Apr 23, 2019
67046017	2729 TRANQUILITY ST	San Jose	San Jose	SFD	O			1	Apr 23, 2019
67046018	2733 TRANQUILITY ST	San Jose	San Jose	SFD	O			1	Apr 23, 2019
67047025	2158 PASTORAL ST	San Jose	San Jose	SFD	O			1	Apr 23, 2019
67047026	2154 PASTORAL LP	San Jose	San Jose	SFD	O			1	Apr 23, 2019
67047027	2150 PASTORAL LP	San Jose	San Jose	SFD	O			1	Apr 23, 2019
67047028	2146 PASTORAL LP	San Jose	San Jose	SFD	O			1	Apr 23, 2019
67047029	2130 PASTORAL LP	San Jose	San Jose	SFD	O			1	Apr 23, 2019
67047030	2134 PASTORAL LP	San Jose	San Jose	SFD	O			1	Apr 23, 2019
67047031	2138 PASTORAL LP	San Jose	San Jose	SFD	O			1	Apr 23, 2019
67047032	2142 PASTORAL LP	San Jose	San Jose	SFD	O			1	Apr 23, 2019
28212003	970 ARNOLD WY	San Jose	San Jose	ADU	O			1	Apr 24, 2019
26157028	1351 NAGLEE DR	San Jose	San Jose	ADU	O			1	Apr 24, 2019
64701036	14661 DIAMOND AV	San Jose	San Jose	ADU	O			1	Apr 25, 2019
43015010	1140 LAURE AV	San Jose	San Jose	ADU	O			1	Apr 25, 2019
50311106	1122 BARNES LN	San Jose	San Jose	ADU	O			1	Apr 25, 2019
54525011	3293 NAPA DR	San Jose	San Jose	ADU	O			1	Apr 26, 2019
45603032	1726 GUADALUPE AV	San Jose	San Jose	ADU	O			1	Apr 29, 2019
24957042	432 N 16TH ST	San Jose	San Jose	ADU	O			1	Apr 29, 2019
38111012	754 ROCKWOOD DR	San Jose	San Jose	ADU	O			1	Apr 29, 2019
43626036	2081 ARDIS DR	San Jose	San Jose	ADU	O			1	Apr 30, 2019
26119014	562 MORRIS ST	San Jose	San Jose	ADU	O			1	May 02, 2019
9215017	2992 CAPEWOOD LN	San Jose	San Jose	ADU	O			1	May 02, 2019
26124032	1175 SIERRA AV	San Jose	San Jose	ADU	O			1	May 02, 2019
24953053	554 E EMPIRE ST	San Jose	San Jose	ADU	O			1	May 02, 2019
67310038	2905 ROSSMORE WY	San Jose	San Jose	ADU	O			1	May 03, 2019
26140010	269 SULLOCK ST	San Jose	San Jose	ADU	O			1	May 03, 2019
N/A	6808 SPULTER CT	San Jose	San Jose	5+	R			6	May 03, 2019
N/A	6805 SPULTER CT	San Jose	San Jose	5+	R			6	May 03, 2019
70655072	5742 STEALTH LP	San Jose	San Jose	5+	R			8	May 03, 2019
65422040	3601 MILDICENT CT	San Jose	San Jose	ADU	O			1	May 06, 2019
57530026	1404 REDMOND AV	San Jose	San Jose	ADU	O			1	May 06, 2019
43960031	1460 PINE AV	San Jose	San Jose	ADU	O			1	May 07, 2019
56738076	1446 HELMOND LN	San Jose	San Jose	ADU	O			1	May 07, 2019
43412027	1235 LOCUST ST	San Jose	San Jose	ADU	O			1	May 08, 2019
9238041	2708 ROYALVALE WY	San Jose	San Jose	ADU	O			1	May 09, 2019
48804122	1353 FARRINGDON DR	San Jose	San Jose	ADU	O			1	May 09, 2019
48128049	1154 MARGARET ST	San Jose	San Jose	ADU	O			1	May 10, 2019
45597036	255 LLANO DE LOS RIOS AV	San Jose	San Jose	5+	O			10	May 10, 2019
45597045	2884 JAYHAWKERS PL	San Jose	San Jose	5+	R			10	May 10, 2019
24960053	855 E JULIAN ST	San Jose	San Jose	ADU	O			1	May 10, 2019
50140078	970 HORSE LN	San Jose	San Jose	ADU	O			1	May 13, 2019
30317010	2564 FOREST AV	San Jose	San Jose	ADU	O			1	May 13, 2019
30342035	415 MAPLEWOOD AV	San Jose	San Jose	ADU	O			1	May 14, 2019
42112038	3490 LOST OAKS DR	San Jose	San Jose	ADU	O			1	May 14, 2019
43941006	2712 PRUMER AV	San Jose	San Jose	ADU	O			1	May 14, 2019
56712029	5531 LAUREN DR	San Jose	San Jose	ADU	O			1	May 15, 2019
66068011	4878 SAN LUCAS WY	San Jose	San Jose	ADU	O			1	May 16, 2019
67046019	2741 TRANQUILITY ST	San Jose	San Jose	SFD	O			1	May 16, 2019
67046020	2741 TRANQUILITY ST	San Jose	San Jose	SFD	O			1	May 16, 2019

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APN	Address	City	County	Parcel Type	Area	Units	Start Date	End Date	Progress	Notes
60104040	3560 MCKEE RD	SAN JOSE	SAN JOSE	ADU	0	1	Aug 23, 2019		1	
26436042	853 STATE ST	SAN JOSE	SAN JOSE	ADU	0	1	Aug 23, 2019		1	
59616112	3535 SULLY RD	SAN JOSE	SAN JOSE	ADU	0	1	Aug 26, 2019		1	
58311073	7257 GOLD CREEK WY	SAN JOSE	SAN JOSE	SFD	0	1	Aug 26, 2019		1	
58311073	7253 GOLD CREEK WY	SAN JOSE	SAN JOSE	ADU	0	1	Aug 26, 2019		1	
43027054	1590 MINARDI AV	SAN JOSE	SAN JOSE	ADU	0	1	Aug 26, 2019		1	
26446038	572 HALL AV	SAN JOSE	SAN JOSE	ADU	0	1	Aug 26, 2019		1	
67047012	2145 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Aug 26, 2019		1	
67047011	2149 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Aug 26, 2019		1	
67047010	2153 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Aug 26, 2019		1	
67047009	2157 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Aug 26, 2019		1	
67047016	2141 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Aug 26, 2019		1	
67047015	2137 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Aug 26, 2019		1	
67047014	2133 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Aug 26, 2019		1	
67047013	2129 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Aug 26, 2019		1	
59612067	933 LINCOLN VISTA ST	SAN JOSE	SAN JOSE	ADU	0	1	Aug 27, 2019		1	
47701007	94 HOLLYWOOD AV	SAN JOSE	SAN JOSE	ADU	0	1	Aug 27, 2019		1	
41419052	2902 WIVAN LN	SAN JOSE	SAN JOSE	ADU	0	1	Aug 27, 2019		1	
44720209	1603 LINDENWOOD AV	SAN JOSE	SAN JOSE	ADU	0	1	Aug 27, 2019		1	
43422070	1457 POCOMONA AV	SAN JOSE	SAN JOSE	ADU	0	1	Aug 27, 2019		1	
48148026	267 SAN ANTONIO CT	SAN JOSE	SAN JOSE	ADU	0	1	Aug 28, 2019		1	
58904025	5416 CLOVERCREST DR	SAN JOSE	SAN JOSE	ADU	0	1	Aug 28, 2019		1	
24292020	699 N 17TH ST	SAN JOSE	SAN JOSE	ADU	0	1	Aug 28, 2019		1	
48416053	138 PALM AV	SAN JOSE	SAN JOSE	ADU	0	1	Aug 28, 2019		1	
48728081	145 S 17TH ST	SAN JOSE	SAN JOSE	ADU	0	1	Aug 29, 2019		1	
30724020	913 CAROLA AV	SAN JOSE	SAN JOSE	ADU	0	1	Aug 30, 2019		1	
65227042	3377 BAREDAK	SAN JOSE	SAN JOSE	ADU	0	1	Sep 04, 2019		1	
N/A	2321 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0	1	Sep 04, 2019		1	
N/A	2317 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0	1	Sep 04, 2019		1	
N/A	2313 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0	1	Sep 04, 2019		1	
67679027	3841 LUGA AVE	SAN JOSE	SAN JOSE	ADU	0	1	Sep 04, 2019		1	
69601016	6008 FERKLEIN DR	SAN JOSE	SAN JOSE	ADU	0	1	Sep 05, 2019		1	
58144010	7165 RED HOLLY CT	SAN JOSE	SAN JOSE	SFD	0	1	Sep 05, 2019		1	
68418052	4780 SNOW DR	SAN JOSE	SAN JOSE	ADU	0	1	Sep 06, 2019		1	
59217035	2643 ALVINA DR	SAN JOSE	SAN JOSE	ADU	0	1	Sep 06, 2019		1	
26428018	445 ALZERAIS	SAN JOSE	SAN JOSE	ADU	0	1	Sep 09, 2019		1	
42949031	1497 MERCER AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 09, 2019		1	
67018031	2736 ADA AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 09, 2019		1	
N/A	6584 VISION CT	SAN JOSE	SAN JOSE	5+	R	8	Sep 09, 2019		8	
N/A	6571 IMMERSION LP	SAN JOSE	SAN JOSE	5+	R	8	Sep 09, 2019		8	
N/A	6532 IMMERSION LP	SAN JOSE	SAN JOSE	5+	R	8	Sep 09, 2019		8	
67621014	3430 WOODSIDE	SAN JOSE	SAN JOSE	ADU	0	1	Sep 10, 2019		1	
26122096	1377 HANCHETT AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 10, 2019		1	
24627033	843 JACKSON ST	SAN JOSE	SAN JOSE	ADU	0	1	Sep 10, 2019		1	
59523080	4054 CLAYTON WY	SAN JOSE	SAN JOSE	ADU	0	1	Sep 10, 2019		1	
58351018	1364 TIFFANY GANSON CT	SAN JOSE	SAN JOSE	SFD	0	1	Sep 11, 2019		1	
30341024	375 HANSON AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 11, 2019		1	
49925104	2637 MC LAUGHLIN	SAN JOSE	SAN JOSE	ADU	0	1	Sep 12, 2019		1	
48614031	1798 CATHAY DR	SAN JOSE	SAN JOSE	ADU	0	1	Sep 13, 2019		1	
59217023	2843 BELL AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 13, 2019		1	
48729078	170 S 14TH ST	SAN JOSE	SAN JOSE	ADU	0	1	Sep 16, 2019		1	
26109034	1033 ASSBURY ST	SAN JOSE	SAN JOSE	ADU	0	1	Sep 17, 2019		1	
67047004	INTERLUDE ST	SAN JOSE	SAN JOSE	SFD	0	1	Sep 17, 2019		1	
67047001	INTERLUDE ST	SAN JOSE	SAN JOSE	SFD	0	1	Sep 17, 2019		1	
67047005	2161 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Sep 17, 2019		1	
67047003	2605 INTERLUDE ST	SAN JOSE	SAN JOSE	SFD	0	1	Sep 17, 2019		1	
67047007	2169 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Sep 17, 2019		1	
67047002	INTERLUDE ST	SAN JOSE	SAN JOSE	SFD	0	1	Sep 17, 2019		1	
67047008	2173 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Sep 17, 2019		1	
67047006	2165 PASTORAL LP	SAN JOSE	SAN JOSE	SFD	0	1	Sep 17, 2019		1	
N/A	2300 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0	1	Sep 17, 2019		1	
N/A	2305 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0	1	Sep 17, 2019		1	
N/A	2301 MIRTH ST	SAN JOSE	SAN JOSE	SFD	0	1	Sep 17, 2019		1	
59217008	2983 VERA DR	SAN JOSE	SAN JOSE	ADU	0	1	Sep 18, 2019		1	
67020003	2796 CHOPIN AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 18, 2019		1	
27960045	914 S BAYWOOD AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 19, 2019		1	
26120018	1806 SINGLETARY AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 23, 2019		1	
9294051	2179 LAKEWOOD DR	SAN JOSE	SAN JOSE	ADU	0	1	Sep 23, 2019		1	
49111022	2638 CUNNINGHAM AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 23, 2019		1	
26418018	461 GREGORY ST	SAN JOSE	SAN JOSE	ADU	0	1	Sep 24, 2019		1	
24528042	1422 VINCI PARK	SAN JOSE	SAN JOSE	ADU	0	1	Sep 24, 2019		1	
27715046	443 MINKER AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 24, 2019		1	
24646051	347 N 5TH ST	SAN JOSE	SAN JOSE	ADU	0	1	Sep 25, 2019		1	
42969029	1317 BLEWETT AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 26, 2019		1	
43409015	1222 ALMADEN AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 26, 2019		1	
27412087	1563 HANCHETT AV	SAN JOSE	SAN JOSE	ADU	0	1	Sep 27, 2019		1	
64917034	2965 SUGARHILL DR	SAN JOSE	SAN JOSE	ADU	0	1	Sep 27, 2019		1	
58370011	7209 GLENVIEW DR	SAN JOSE	SAN JOSE	SFD	0	1	Sep 27, 2019		1	
47703128	1193 S 8TH ST	SAN JOSE	SAN JOSE	ADU	0	1	Sep 27, 2019		1	
64731007	1614 S WHITE RD	SAN JOSE	SAN JOSE	ADU	0	1	Sep 27, 2019		1	
42919008	957 MICHIGAN	SAN JOSE	SAN JOSE	ADU	0	1	Sep 30, 2019		1	
43401027	1135 DELMAS AV	SAN JOSE	SAN JOSE	ADU	0	1	Oct 02, 2019		1	
25432056	699 WEBSTER DR	SAN JOSE	SAN JOSE	ADU	0	1	Oct 02, 2019		1	
48618052	1881 DECATUR DR	SAN JOSE	SAN JOSE	ADU	0	1	Oct 02, 2019		1	
41221045	891 ELLEN DR	SAN JOSE	SAN JOSE	ADU	0	1	Oct 02, 2019		1	
47714149	987 THELMA WY	SAN JOSE	SAN JOSE	ADU	0	1	Oct 02, 2019		1	
42919022	568 MINNESOTA AV	SAN JOSE	SAN JOSE	ADU	0	1	Oct 03, 2019		1	
48144044	410 S 34TH ST	SAN JOSE	SAN JOSE	ADU	0	1	Oct 03, 2019		1	
26221016	2509 HUERTO CT	SAN JOSE	SAN JOSE	ADU	0	1	Oct 03, 2019		1	
48727092	382 S 20TH ST	SAN JOSE	SAN JOSE	ADU	0	1	Oct 04, 2019		1	
65909054	3892 WHITESAND CT	SAN JOSE	SAN JOSE	ADU	0	1	Oct 04, 2019		1	
64731064	1644 S WHITE RD	SAN JOSE	SAN JOSE	ADU	0	1	Oct 04, 2019		1	

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 Cells in gray contain auto-calculation formulas

ADU ID	Address	APN	ADU Type	ADU Count	Start Date	Completion Date	Notes
ADU 49906041	1270 THORNHILL WY	1830296	ADU	1	Oct 04, 2019		
SFD 24911077	734 N 12TH ST	1720231	SFD	1	Oct 07, 2019		
ADU 24911077	734 N 12TH ST	1727747	ADU	1	Oct 07, 2019		
ADU 28826025	WILLOWHURST AV	1809762	ADU	1			
ADU 48609116	1679 LONGVIEW ST	1821603	ADU	1	Oct 07, 2019		
ADU 49901021	BRANDYWINE DR	1832545	ADU	1			
ADU 26128046	1077 PARK AV	1804099	ADU	1	Oct 07, 2019		
ADU 37207028	766 GOLDEN GATE DR	1807805	ADU	1	Oct 08, 2019		
ADU N/A	178 VELOCITY WY	1746223	ADU	1	Oct 09, 2019		
SFA 25953014	190 DEVINE ST	1754759	SFA	7	Oct 11, 2019		
ADU N/A	180 TERRANE ST	1754768	ADU	7	Oct 11, 2019		
SFD 74202025	10152 CHERRY CANYON RD	1761690	SFD	1	Oct 11, 2019		
ADU 74202025	10152 CHERRY CANYON RD	1761702	ADU	1	Oct 11, 2019		
ADU 27455050	2383 BOXWOOD DR	1808109	ADU	1	Oct 11, 2019		
ADU 47745043	1102 ALDUBON DR	1814088	ADU	1	Oct 11, 2019		
ADU 25420163	2481 RIDGEGLLEN WY	1802660	ADU	1	Oct 11, 2019		
ADU 27412067	1405 RANCHETT AV	1813007	ADU	1	Oct 15, 2019		
ADU 58622020	1725 LOCKSLEY PARK DR	1814089	ADU	1	Oct 15, 2019		
ADU 68410023	579 SERENADE WY	1819961	ADU	1	Oct 15, 2019		
ADU 65943005	2819 CROFT DR	1837342	ADU	1	Oct 15, 2019		
ADU 48110566	88 N KING RD	1810513	ADU	1	Oct 17, 2019		
ADU 42933006	1275 WILDRED AV	1825578	ADU	1	Oct 17, 2019		
ADU 64918015	PEPPERMINT DR	1809592	ADU	1	Oct 17, 2019		
ADU 65860011	3315 VILLA CONTESSA CT	1818478	ADU	1	Oct 18, 2019		
ADU 70430013	6903 HEATON MOOR DR	1814074	ADU	1	Oct 18, 2019		
ADU 26447016	830 DELMAS AV	1789275	ADU	1	Oct 21, 2019		
ADU 49712061	458 STROUD PL	1804303	ADU	1	Oct 22, 2019		
ADU 48428072	13618 MARMONT WY	1813476	ADU	1	Oct 22, 2019		
ADU 43414037	452 MINNESOTA AV	1823591	ADU	1	Oct 22, 2019		
ADU 37320023	CANTERBURY CT	1827974	ADU	1	Oct 22, 2019		
ADU 47231005	555 S 16TH ST	1836285	ADU	1	Oct 22, 2019		
ADU 65457017	3305 MUYKENDALL PL	1799798	ADU	1	Oct 22, 2019		
ADU 42927034	1154 DEAN AV	1827369	ADU	1	Oct 23, 2019		
ADU 67619020	3286 POMEROY CT	1790244	ADU	1	Oct 23, 2019		
ADU 37204016	1080 CYNTHIA LN	1800400	ADU	1	Oct 24, 2019		
ADU 40330038	12779 LANTANA AV	1825378	ADU	1	Oct 24, 2019		
ADU 47218030	829 S 7TH ST	1838038	ADU	1	Oct 24, 2019		
ADU 67014035	1867 CITRUS GROVE CT	1838045	ADU	1	Oct 24, 2019		
ADU 43634040	1141 MANOR DR	1824188	ADU	1	Oct 25, 2019		
ADU 45504055	2965 JAYHAWKERS PL	1834695	ADU	10	Oct 25, 2019		
ADU 45502085	2988 MANUEL ST	1834719	ADU	10	Oct 25, 2019		
ADU N/A	287 LLANO DE LOS ROBLES AV	1834732	ADU	10	Oct 25, 2019		
ADU 45504045	283 LLANO DE LOS ROBLES AV	1834880	ADU	10	Oct 25, 2019		
ADU 45502093	313 LLANO DE LOS ROBLES AV	1837312	ADU	6	Oct 25, 2019		
ADU 45502089	2983 MANUEL ST	1837331	ADU	6	Oct 25, 2019		
ADU 48807059	1488 SUFFOLK DR	1814096	ADU	1	Oct 25, 2019		
ADU 68445048	670 BRAXTON DR	1819296	ADU	1	Oct 28, 2019		
ADU 48927091	2614 TIERS RD	1837318	ADU	1	Oct 28, 2019		
ADU N/A	TRANQUILITY ST	1840984	SFD	1	Oct 29, 2019		
ADU N/A	TRANQUILITY ST	1841024	SFD	1	Oct 30, 2019		
ADU N/A	TRANQUILITY ST	1841031	SFD	1	Oct 30, 2019		
ADU 48606135	1614 MARSH ST	1841245	ADU	1	Oct 30, 2019		
ADU 45517067	900 IRONWOOD DR	1804173	ADU	1	Oct 30, 2019		
ADU 70931083	7028 VIA SERENA	1821908	ADU	1	Oct 31, 2019		
ADU 27414084	58 N HILLARD AV	1837298	ADU	1	Nov 05, 2019		
ADU N/A	6511 WISDOM CT	1820260	SFA	10	Nov 05, 2019		
ADU 37769031	1531 HARLAN DR	1820094	ADU	1	Nov 06, 2019		
ADU 70427072	6445 SAN IGNACIO AV	1843536	ADU	1	Nov 08, 2019		
ADU 65935011	2887 REIDEL CT	1822350	ADU	1	Nov 12, 2019		
ADU 57724052	6487 DWYER CT	1837311	ADU	1	Nov 13, 2019		
ADU 48605013	1512 PRIMM AV	1842489	ADU	1	Nov 13, 2019		
ADU 43604015	1946 COTTLE AV	1813835	ADU	1	Nov 14, 2019		
ADU 70433003	6775 ENDMOOR DR	1838063	ADU	1	Nov 14, 2019		
ADU 47759017	1313 SHORELAND DR	1844083	ADU	1	Nov 14, 2019		
ADU 49132028	2179 CUNNINGHAM CT	1789716	ADU	1	Nov 15, 2019		
ADU 49439012	4165 ROCKBROOK WY	1820037	ADU	1	Nov 15, 2019		
ADU 46211021	4384 INDIGO DR	1829087	ADU	1	Nov 15, 2019		
ADU 74204014	8138 CINNABAR HILLS RD	1781489	SFD	1	Nov 19, 2019		
ADU 9238038	1552 PUTNEY CT	1811912	ADU	1	Nov 19, 2019		
ADU 46203025	4488 WHISTLE DR	1843611	ADU	1	Nov 19, 2019		
ADU 48817011	2753 EL MONTE WY	1819867	ADU	1	Nov 20, 2019		
ADU 43912071	1183 FAIRVIEW AV	1844439	ADU	1	Nov 20, 2019		
ADU 49618028	1851 MANDARIN WY	1808827	ADU	1	Nov 20, 2019		
ADU 48603031	1798 TAMPA WY	1843020	ADU	1	Nov 22, 2019		
ADU 49411039	6281 SAN MIGUEL WY	1844628	ADU	1	Nov 22, 2019		
ADU 42937020	1537 CHERRY AV	1826486	ADU	1	Nov 25, 2019		
ADU 24130071	1487 SAJAK AV	1799049	ADU	1	Nov 26, 2019		
ADU 24946070	346 N 4TH ST	1843669	ADU	1	Nov 27, 2019		
ADU 28212032	EISENHOWER DR	1846019	ADU	1	Nov 27, 2019		
ADU 43628025	1496 MAXINE AV	1846162	ADU	1	Nov 27, 2019		
ADU 49448019	1020 KITCHENER CL	1806052	ADU	1	Dec 02, 2019		

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APN	Address	City	County	Parcel Area (sq ft)	Parcel Zoning	Element	Element Description	Element Type	Element Status	Element Start Date	Element End Date	Element Progress (%)	Element Progress Status	Element Progress Notes	Element Progress Other	Element Progress Other Notes			
49150001	1908 RECREATION DR	San Jose	San Jose	1827322	ADU	O				1	Dec 05, 2019	1							
43627010	2287 LANSFORD AV	San Jose	San Jose	1814235	ADU	O				1	Dec 04, 2019	1							
43633012	2389 RICHMOND AV	San Jose	San Jose	1838103	ADU	O				1	Dec 04, 2019	1							
68442006	5395 GREAT OAKS DR	San Jose	San Jose	1838796	ADU	O				1	Dec 04, 2019	1							
47222029	670 S 11TH ST	San Jose	San Jose	1825875	ADU	O				1	Dec 05, 2019	1							
70613024	16 FORT ROSS CT	San Jose	San Jose	1837320	ADU	O				1	Dec 05, 2019	1							
46719026	170 N 6TH ST	San Jose	San Jose	1828285	ADU	O				1	Dec 06, 2019	1							
49110021	1801 GUYTON AV	San Jose	San Jose	1845137	ADU	O				1	Dec 06, 2019	1							
29913016	4178 MITZ DR	San Jose	San Jose	1813740	ADU	O				1	Dec 09, 2019	1							
49602024	1927 SADDLEWOOD DR	San Jose	San Jose	1846248	ADU	O				1	Dec 09, 2019	1							
24948038	339 N 17TH ST	San Jose	San Jose	1820079	ADU	O				1	Dec 10, 2019	1							
67032057	2899 BARROW CT	San Jose	San Jose	1822833	ADU	O				1	Dec 10, 2019	1							
49916019	1363 MOCHO CT	San Jose	San Jose	1825059	ADU	O				1	Dec 10, 2019	1							
45502094	314 LLANO DE LOS ROBLES AV	San Jose	San Jose	1843871	5+	R				10	Dec 10, 2019	10							
45507011	3030 LINA ST	San Jose	San Jose	1843874	5+	R				10	Dec 10, 2019	10							
45507011	3027 MANUEL ST	San Jose	San Jose	1843879	5+	R				10	Dec 10, 2019	10							
45502110	3078 EMPOLI LN	San Jose	San Jose	1843892	5+	R				5	Dec 10, 2019	5							
45502111	3084 EMPOLI ST	San Jose	San Jose	1843896	5+	R				5	Dec 10, 2019	5							
45502108	3085 LINA ST	San Jose	San Jose	1843901	5+	R				5	Dec 10, 2019	5							
45502109	3087 LINA LN	San Jose	San Jose	1843905	5+	R				5	Dec 10, 2019	5							
45502092	337 LLANO DE LOS ROBLES AV	San Jose	San Jose	1843908	5+	R				7	Dec 10, 2019	7							
45502086	2986 LINA ST	San Jose	San Jose	1843912	5+	R				7	Dec 10, 2019	7							
28218035	681 PALM AV	San Jose	San Jose	1845132	ADU	O				1	Dec 10, 2019	1							
45502091	2989 MANUEL ST	San Jose	San Jose	1846469	ADU	O				5	Dec 10, 2019	5							
45502088	310 ADUSTYN NARVAEZ ST	San Jose	San Jose	1846479	5+	R				5	Dec 10, 2019	5							
45502090	2992 LINA ST	San Jose	San Jose	1846483	5+	R				6	Dec 10, 2019	6							
69913006	2878 CROFT DR	San Jose	San Jose	1847194	ADU	O				1	Dec 10, 2019	1							
69006045	3007 HIGH MEADOW LN	San Jose	San Jose	1848248	ADU	O				1	Dec 10, 2019	1							
26439081	924 HARLESS AV	San Jose	San Jose	1787304	ADU	O				1	Dec 11, 2019	1							
N/A	727 S 2ND ST	San Jose	San Jose	1836977	2 to 4	O				4	Dec 11, 2019	4							
N/A	2302 MIRTH ST	San Jose	San Jose	1841090	SFD	O				1	Dec 11, 2019	1							
N/A	2314 MIRTH ST	San Jose	San Jose	1841074	SFD	O				1	Dec 11, 2019	1							
N/A	2302 MIRTH ST	San Jose	San Jose	1841077	SFD	O				1	Dec 11, 2019	1							
N/A	2303 MIRTH ST	San Jose	San Jose	1841079	SFD	O				1	Dec 11, 2019	1							
N/A	2310 MIRTH ST	San Jose	San Jose	1841091	SFD	O				1	Dec 11, 2019	1							
N/A	2318 MIRTH ST	San Jose	San Jose	1841093	SFD	O				1	Dec 11, 2019	1							
49711013	13076 POTTS DR	San Jose	San Jose	1820090	ADU	O				1	Dec 12, 2019	1							
42538036	1900 BROOKDALE DR	San Jose	San Jose	1847832	ADU	O				1	Dec 12, 2019	1							
43405020	1061 PALM ST	San Jose	San Jose	1787749	ADU	O				1	Dec 16, 2019	1							
38111033	4490 BELVEDERE DR	San Jose	San Jose	1813736	ADU	O				1	Dec 16, 2019	1							
37718014	6030 COUNTESS DR	San Jose	San Jose	1815167	ADU	O				1	Dec 16, 2019	1							
67034028	1572 STANHOPE CT	San Jose	San Jose	1829130	ADU	O				1	12/16/2019	1							
24980041	363 N 5TH ST	San Jose	San Jose	1835733	ADU	O				1	12/17/2019	1							
27729019	556 CLIFTON AV	San Jose	San Jose	1837302	ADU	O				1	12/17/2019	1							
27409016	1444 MCDANIEL AV	San Jose	San Jose	1844730	ADU	O				1	12/17/2019	1							
46750025	421 S 5TH ST	San Jose	San Jose	1827980	ADU	O				1	12/18/2019	1							
49427060	4087 BROOK WY	San Jose	San Jose	1832813	ADU	O				1	12/19/2019	1							
N/A	717 W JULIAN ST	San Jose	San Jose	1786962	5+	R				249	12/20/2019	249							
43917085	837 CURTNER AV	San Jose	San Jose	1821575	ADU	O				1	12/20/2019	1							
48416022	143 PALA AV	San Jose	San Jose	1845139	ADU	O				1	12/20/2019	1							
66752004	3537 ROCKY MOUNTAIN DR	San Jose	San Jose	1811650	ADU	O				1	12/23/2019	1							
24989041	707 N STREET	San Jose	San Jose																
26140009	257 SUNOL STREET	San Jose	San Jose																
67322074	2662 FLATER DRIVE UNIT 2	San Jose	San Jose																
30744033	1089 CAROLA AVENUE	San Jose	San Jose																
26439045	861 PALM STREET UNIT 2	San Jose	San Jose																
58616040	3652 PINE WY	San Jose	San Jose	1708958	ADU	O				1	1/3/2019	1							
49728016	585 LUCIMENA LN	San Jose	San Jose	1746328	ADU	O				1	1/7/2019	1							
26126006	1359 YOSEMITE AV	San Jose	San Jose	1773642	ADU	O				1	1/13/2019	1							
58708067	1487 STONE CREEK DR	San Jose	San Jose	1649964	SFD	O				1	1/14/2019	1							
58708068	1499 STONE CREEK DR	San Jose	San Jose	1649971	SFD	O				1	1/14/2019	1							
48416039	56 PALA AV	San Jose	San Jose	1733511	ADU	O				1	1/15/2019	1							
58708064	1496 SIERRA CREEK WY	San Jose	San Jose	1649955	SFD	O				1	1/16/2019	1							
58708066	1483 STONE CREEK DR	San Jose	San Jose	1649957	SFD	O				1	1/16/2019	1							
58708065	1484 SIERRA CREEK WY	San Jose	San Jose	1649961	SFD	O				1	1/16/2019	1							
58708063	1488 SIERRA CREEK WY	San Jose	San Jose	1649969	SFD	O				1	1/16/2019	1							
26101112	787 THE ALAMEDA	San Jose	San Jose	1613138	5+	R				168	1/18/2019	168							
64918021	2749 GLIMDROP DR	San Jose	San Jose	1778402	ADU	O				1	1/18/2019	1							
68858011	465 MCCAMISH AV	San Jose	San Jose	1735480	ADU	O				1	1/22/2019	1							
24403011	1998 FLOCKINGER AV	San Jose	San Jose	1716638	ADU	O				1	1/24/2019	1							
42914040	1324 CHERRY AV	San Jose	San Jose	1736628	SFD	O				1	1/25/2019	1							
29646011	3150 RIDGLE RD	San Jose	San Jose	1730358	ADU	O				1	1/29/2019	1							
58311094	7257 GOLD CREEK WY	San Jose	San Jose	1640967	SFD	O				1	1/31/2019	1							
24924089	559 N 20TH ST	San Jose	San Jose	1655224	SFD	O				1	2/4/2019	1							
56743016	WEATHERSFIELD WY	San Jose	San Jose	1753814	ADU	O				1	2/4/2019	1							
46737021	361 S 22ND ST	San Jose	San Jose	1757901	ADU	O				1	2/4/2019	1							
26136095	298 LAUREL GROVE LN	San Jose	San Jose	1671387	5+	R				81	2/8/2019	82		N	Y	AHSC	Other	55	Other listing includes TOC, LRHC, Section 8 PBV
23507030	1104 N 2ND ST	San Jose	San Jose	1731915	ADU	O				1	2/13/2019	1							
67628028	3854 PINECREST CT	San Jose	San Jose	1773945	ADU	O				1	2/13/2019	1							
49750052	717 OVERLAND WY	San Jose	San Jose	1748945	ADU	O				1	2/14/2019	1							
47703026	1184 S 8TH ST	San Jose	San Jose	1760180	ADU	O				1	3/1/2019	1							
44226086	1739 HARTE DR	San Jose	San Jose	1778030	ADU	O				1	3/6/2019	1							
29919025	4171 WILL ROGERS DR	San Jose	San Jose	1715276	ADU	O				1	3/9/2019	1							
65467017	3571 PLEASANT ECHO DR	San Jose	San Jose	1779360	ADU	O				1	3/18/2019	1							
23708085	1760 JUNCTION CT	San Jose	San Jose	1666348	SFD	O				1	3/20/201								

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APN	Address	City	County	Parcel Type	Area	Units	Start Date	End Date	Notes
49133010	1335 SUPREME DR			ADU	0	1			
49412015	4057 MARCOLMA WY			ADU	0	1			
49460050	1165 BARRINGTON CT			ADU	0	1			
27963070	2630 MCDONNELL AV			ADU	0	1			
67317030	2383 RENFELD WY			ADU	0	1			
48419064	7 BRICH LN			ADU	0	1			
48134071	866 DIANA AV			ADU	0	1			
42108045	18110 SAMARITAN DR			ADU	0	1			
46751017	630 BROOKWOOD AV			ADU	0	1			
52334007	2295 LOS GATOS-ALMADEN RD			SFD	0	1			
27413071	1448 MARTIN AV			ADU	0	1			
70113023	6670 ELDRIDGE DR			ADU	0	1			
48115038	1608 SHOKTRIDGE AV			ADU	0	1			
24947064	WASHINGTON ST			ADU	0	1			
43934054	1107 MARLETTE AV			ADU	0	1			
69204052	5852 PENTZ WY			ADU	0	1			
26138050	128 CLEAVES AV			ADU	0	1			
28829016	1995 MERIDIAN AV			ADU	0	1			
9215017	2992 CAPOWOOD LN			ADU	0	1			
26124032	1175 SIERRA AV			ADU	0	1			
48427046	336 DORIS AV			ADU	0	1			
49451027	4070 SACRAMENTO AV			ADU	0	1			
43941006	2712 PLUMMER AV			ADU	0	1			
45802037	4796 TONINO DR			ADU	0	1			
30334023	390 ARDIS AV			ADU	0	1			
49469076	3962 TIVERS RD			ADU	0	1			
70429020	243 VINEYARD DR			ADU	0	1			
67627033	3993 TAMERLINE DR			ADU	0	1			
38104120	4990 ENGLEWOOD DR			ADU	0	1			
47701074	1144 S 2ND ST			S*	0	1			
40388003	5272 YORKTON WAY			ADU	0	1			
40388056	12730 LANTANA AVENUE			ADU	0	1			
29921010	1015 PHELPS AVENUE			ADU	0	1			
67318042	3210 PUMPERSTON WAY			ADU	0	1			
24931030	645 N 15TH STREET			ADU	0	1			
24931042	747 N 4TH STREET			ADU	0	1			
26140009	257 SUNOL STREET			ADU	0	1			
67322074	3062 FLATER DRIVE UNIT 2			ADU	0	1			
30740033	1699 CAROLA AVENUE			ADU	0	1			
26439049	862 PALM STREET UNIT 2			ADU	0	1			
41222024	630 ELLEN DRIVE UNIT 2			ADU	0	1			
40388003	5272 YORKTON WAY			ADU	0	1			
40388056	12730 LANTANA AVENUE			ADU	0	1			
29921010	1015 PHELPS AVENUE			ADU	0	1			
67318042	3210 PUMPERSTON WAY			ADU	0	1			
24931030	645 N 15TH STREET			ADU	0	1			

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	9233	345	314	190	146	134					1129	8104
	Non-Deed Restricted												
Low	Deed Restricted	5428	231									231	5197
	Non-Deed Restricted												
Moderate	Deed Restricted	6188										2304	3884
	Non-Deed Restricted				285	1300	719						
Above Moderate		14231	5904	1774	2622	1527	1572					13399	832
Total RHNA		35080											
Total Units			6480	2088	3097	2973	2425					17063	18017

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

Cells in grey contain auto-calculation formulas

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
Increase, Preserve, and Improve the Supply of Affordable Housing			
Programs & Funding			
1. Continue Predevelopment Loan and Project Development Loan Programs.			
	Review City's existing Income Allocation Policy and update as necessary to provide a funding framework for income categories.	2015-16	In mid 2018, the City Council approved the Housing Department's new Affordable Housing Investment Plan which defined uses for its funds. Priorities include both creation of new permanent supportive apartments for the homeless, non-homeless units in mixed-population projects, and traditional tax credit projects. The Department issued a \$100 million Notice of Funding Availability which defined target affordability levels. Given that the vast majority of the Department's funding is governed by specific State law on the restrictions associated with the reuse of program income from former 20% redevelopment funds, a new Income Allocation Policy is not anticipated. Rather, periodic Housing Investment Plans will define Council-approved priorities for expenditures.
	Continue to provide predevelopment loans to assist nonprofit housing developers with funds necessary to explore feasibility of proposed affordable multifamily housing.	Annual, ongoing	The Housing Department is encouraging affordable housing developers seeking predevelopment funds to work with the Housing Trust of Silicon Valley and Destination Home to receive funds for this purpose. In limited circumstances funding will be made available for predevelopment activities.
	Continue to provide land acquisition, construction, and permanent financing for the development of new affordable homes and the acquisition/rehabilitation of existing rental housing for affordable homes pending availability of funds.	Annual, ongoing	In 2018, staff obtained City Council approval to fund approximately \$12M for acquisition, construction, and permanent loans and grants to support the creation of 80 new affordable homes. In 2018, the City also issued \$350M in tax-exempt bonds to support rehabilitation and refinancing of existing rental complexes totaling 700 affordable apartments.
2. Maximize revenues from the City's loan portfolio.			
	Maximize City revenues and residual receipts when senior loans mature or are refinanced/restructured.	Ongoing	Residual receipts increased by 26% from 2017 to 2018 for a total of \$15.8MM. Organizational capacity and analytical tools to monitor and enhance portfolio revenues has been strengthened and continues to grow.
3. Facilitate affordable housing deals that require no City subsidies.			

	Facilitate mixed income deals. Facilitate 9% and 4% tax credit/bond developments.	Ongoing	It is the Housing Department's goal to review and modify the City's multifamily revenue bonds policy before or during the Fall of 2019. The Housing Department will engage with affordable housing developers, financial institutions, and other stakeholders with the goal of updating the bonds policy to increase the supply of affordable housing in San Jose.
4. Implement the City's Housing Impact Fee Program.			
	Develop and implement the Housing Impact Fee Program by the effective date.	2016	<p>Following the passing of State legislation (AB 1505) in 2017, the San Jose City Council took specific actions to clarify the transition from the Affordable Housing Impact Fee (AHIF) to the Inclusionary Housing Ordinance (IHO) on May 8, 2018. As a result rental development projects with 20 or more units that are submitted after June 30, 2018 will be considered under the IHO. The AHIF Program is still applicable to rental developments with 3-19 units. AHIF implementation is currently underway with:</p> <ul style="list-style-type: none"> - 4 projects (3-19 rental units) also known as small rental projects, have submitted their Affordable Housing Compliance Plans and plan to pay AHIF prior to issuance of their building permits. - 17 projects (20 or more units) also known as Transition projects, have submitted their Affordable Housing Compliance Plans and plan to pay AHIF prior to issuance of their building permits. These projects must obtain building permits by June 30, 2020 in order to remain under the AHIF, otherwise they will become subject to the IHO. One out of the 17 projects has paid their AHIF totaling \$1,410,406.49 based on 103 market rate units. - 9 projects (with 20 or more units) that are planning to be Downtown High-Rises and thus are eligible for a term limited exemption, have submitted their Affordable Housing Compliance Plans. They plan to record an Affordable Housing agreement to defer payment of their AHIF to Certificate of Occupancy. If these Downtown High-Rises receive 100% of their Certificates of Occupancy by June 30, 2025, they will be exempt from paying AHIF. - 7 projects (with 20 or more units) that are planning to be 100% affordable, have submitted their Affordable Housing Compliance Plans and plan to provide an Affordability Restriction that will fulfill their AHIF requirement prior to issuance of their building permits.
	Utilize the fees generated to finance the development of housing that is affordable to the workforce.		<p>To date, approximately \$3.1 million in Affordable Housing Impact Fees have been paid. The AHIF resolution provided a grandfathering provision (Pipeline Exemption) open to projects with approvals completed before June 30, 2016. A development will be exempted from the fee if the development receives its Certificate of Occupancy for buildings containing at least 50% of the declared units prior to January 31, 2020.</p> <ul style="list-style-type: none"> - 15 developments remain eligible for the pipeline exemption as of 2018, revising the estimated value of the exempted fee revenue for these developments to total: \$51 million.
5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.			
	Utilize resources to acquire land	Annual, ongoing	In 2018, the City issued a Notice of Funding Availability for \$100M in City funds for the development of new affordable housing including transit oriented development. The NOFA will create over 1,100 new affordable apartments.
	Partner with transit agencies such as VTA and BART to explore and facilitate transit-oriented development (See workplan item #15)	Annual, ongoing	VTA selected a developer team to build up to 440 housing units and commercial at the Tamien Light Rail and Caltrain Station. 20% of the apartments will be affordable per VTA's joint development policy. VTA continues to engage with the community and the City on several other TOD projects on the Santa Teresa light rail line.

	Explore the creation of a land bank to ensure the creation of affordable housing within Urban Villages.	2016-17	Examining a potential land acquisition loan fund is in the Housing Department's direction from the City Council as part of its Housing Crisis Response workplan. Given the very high land costs present in the market at this time, this does not appear to be a advisable strategy. Staff will report back to City Council in the coming year on this analysis. Staff will also continue to explore Community Land Trusts feasibility as another way to acquire and hold sites for affordable housing.
	Explore partnerships such as Community Land Trusts to facilitate acquisition of land.	2016-17	The City continues to explore CLT through participation in the PolicyLink anti-displacement network. The City's advisory group on the Diridon Station Area development also identified CLTs as a potential strategy. In addition, the Silicon Valley Community Foundation identified this as a priority and began exploring it in 2018 with regional partners including the City of San Jose Housing Department.
6. Advance Inclusionary Housing Programs			
	Continue to defend the Citywide inclusionary housing ordinance in court. Continue to implement the City's existing inclusionary housing policy on for-sale projects in former redevelopment areas.	Ongoing	In 2018, staff continued to implement the City's Inclusionary Housing Ordinance (IHO). Staff implemented requirements for newly-filed for-sale projects after the "Grace Period" ended for developments obtaining all needed Planning Permits prior to June 30, 2016. - 4 developments were deemed eligible for the IHO Grace Period. These 385 units would have generated \$9.8 million in in-lieu fees. - 3 projects are subject to the Inclusionary Housing Policy and are expected to generate \$24.1 million in in-lieu revenue. Thus far, \$8.3 million has been paid in in-lieu fees.
7. Increase supply of permanent supportive housing for homeless individuals.			
	Explore all opportunities to create homeless apartments with supportive services within the City.	Annual, ongoing - D3	Since the start of 2016, the City has committed funding for 532 units of housing for homeless individuals; the City, County and Housing Authority meet regularly to coordinate investments and progress.
8. Preserve existing deed-restricted multifamily rental homes.			
	Develop a funding framework to guide the allocation of resources between the production of new affordable homes or the preservation of existing affordable homes.	2015-16	As local Measure V, which would have provided \$450 million in resources for affordable housing, did not pass on the November 2018 ballot, the City has continued to prioritize available funds for the creation of new or newly-affordable homes. This aligns with the City Council's direction in 2018 to create 10,000 new affordable homes over a five-year period. To support production, the Department has developed new underwriting guidelines for the funding of new projects as well the refinancing of existing properties. The Department has drafted and will finalize guidelines for transactions on existing portfolio assets.
	Fund the extension of the affordability restrictions for existing multifamily affordable homes pending funding availability.	Ongoing	Staff has extended and strengthened affordability restrictions for 10 developments with 1,332 units without additional City funding.
	Monitor at-risk units and upon notification outreach with landlord, tenants, and qualified entities to assist with funding preservation of existing homes.	Ongoing	The City currently monitors its portfolio to identify at-risk projects and evaluates alternatives for extending affordability restrictions through negotiations with the borrower. This is pursued on a case by case basis.
	Explore and establish an outreach and tenant education program.	2015-16	For projects in the portfolio for which an extension of affordability restrictions cannot be negotiated, the City will work with borrowers to ensure that a satisfactory transition plan for existing residents is implemented. This is nursued on a case by case basis.
9. Continue parkland fee reduction for new affordable housing development.			

	Continue to charge affordable housing developers a lower rate under the Parkland Dedication Ordinance (PDO) and Park Impact Fee (PIO) for new affordable housing developments.	Ongoing	The Housing Department regularly works with affordable housing developers to ensure that they receive the PDO-PIO fee reduction on their developments. No changes have been proposed to this program.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.			
	Help shape the National Housing Trust Fund, GSE reform, tax reform and other Federal policies that create funding for affordable housing development.	Ongoing	In January, 2019 the White House announced plans to reform Fannie Mae and Freddie Mac and the nation's housing finance system. City staff will continue to monitor this. City staff have also been closely following the rollout of the Federal IRS Opportunity Zone program. San Jose has 11 Opportunity Zones. It is not yet clear if this program will provide meaningful incentives for the production of affordable housing. Finally, staff has accommodated the effects of tax reform into its tax credit financed transactions, and incorporated this into analysis for potential programs.
	Shape cap and trade implementation.	Ongoing	Completed. In 2017 and 2018 Housing staff attended AHSC information workshops and provided feedback on the program. The City has partnered with affordable housing developers on three applications, of which two have been awarded. The City intends to submit an additional three applications in early 2019 to build affordable housing, bike and pedestrian infrastructure, and urban greening improvements.
	Shape permanent source to replace lost State bond funding that was depleted.	Ongoing	Completed. Staff provided input to industry advocates that informed the formula for SB 2 (The Building Homes and Jobs Act) that was successfully passed as part of the Housing Legislation package in 2017. The new law uses a CDBG-based funding formula for the funding that will be directed to local governments starting in 2019. This is consistent with the City's input.
	Support new tools that replace Redevelopment Agency Low/Moderate Income Housing Funds including Infrastructure Financing Districts.	Ongoing	In 2018, several tax increment bills for affordable housing were introduced. The City will track these bills as they move through the legislative process. The new Governor has deemphasized the likelihood of a new redevelopment program for 2019.
11. Advance collaborative solutions to address housing needs.			
	Work collaboratively with other City departments, local jurisdictions and working groups such as the Santa Clara CDBG Grants Management Group, Regional Housing Working Group, ABAG/MTC's One Bay Area Plan, Regional Prosperity Plan, Santa Clara Association of Planning Officials, and other initiatives.	Ongoing	San Jose's Housing Director served on the MTC Committee to House the Bay Area (CASA) technical advisory committee which completed its work in December, 2018. CASA seeks to build an actionable political consensus around increasing housing production, preserving existing affordable housing and protecting vulnerable populations from housing instability and displacement. The Mayor of San Jose also served as a key member of the CASA board. City staff and selected Council members worked on potential subregional Regional Housing Needs Allocation strategy together with the Cities Association of Santa Clara County. The Department's Homelessness Response and Grants teams regularly coordinate homeless funding strategies with the County of Santa Clara staff and other members of the local CoC. The City's Housing Director meets quarterly with Housing Directors from Oakland and San Francisco. Staff also continue to interface with many regionally-focused housing organizations including Destination Home, VTA Land Use and Transportation Initiatives Working Group, NPH Legislative Committee, Santa Clara CDBG Grants Management Group, SV @ Home, Santa Clara County Office of Supportive Housing, Santa Clara County Housing Authority, the Cities Association of Santa Clara County, the League of California Cities, Working Partnerships, and the Law Foundation of Silicon Valley.
Potential Actions			
12. Advance regional solutions to address housing needs.			

	Explore creation of regional body or formal collaboration to make more efficient use of limited resources, maximize the delivery of affordable housing, or respond to homelessness.	Ongoing	At the end of 2018, MTC released the Committee to House the Bay Area (CASA) Compact, a package of policies to confront the housing crisis in the Bay Area and Statewide. Element #10 calls for the establishment of a Regional Housing Enterprise to implement CASA, track displacement and development, provide incentives and technical assistance. The state legislature is expected to introduce bills that implement the CASA Compact.
	Explore strategies to facilitate a more balanced regional distribution of affordable housing production.		The City of San Jose agreed to participate in Regional Housing Needs Allocation (RHNA) Sub region with other Cities in Santa Clara County. This will provide opportunities for communication and could lay the groundwork for future cooperation on the location of new housing development. In addition, Mayor Liccardo continues to advocate for a regional commercial linkage fee.
13. Coordinate and implement housing policies and goals contained in the City's housing plans.			
	Develop a Housing Element, Consolidated Plan and 5-Year Investment Plan with goals and measurable actions that are consistent with each other.	2015	The State-mandated Housing Element was certified by HCD in April 2015, and federal Consolidated Plan was submitted in May 2015. The City's 2017/2018 - 2021/2022 Affordable Housing Investment Plan was approved by the City Council on June 6, 2018.
14. Coordinate with Valley Transportation Authority (VTA) on transit-oriented development activities.			
	Explore ways to facilitate transit-oriented affordable housing development near BART, Light Rail, and Bus Rapid Transit (BRT) stations, including identification of opportunities to develop parcels owned by either agency with affordable housing.	Ongoing	VTA is moving forward with over 100 affordable apartments near its Tamien Light Rail Station and is conducting due diligence on 8 additional station areas. City staff worked actively with VTA and the identified developer for Tamien on potential collaboration and implementation of the City's forthcoming tenant preference policies. VTA has also released RFPs for development of Alder Station, Blossom Hill Station, Curtner Station, and Milpitas Transit Station. In addition, RCD is developing Quetzal Gardens, a 100% affordable housing development adjacent to the 522 Bus Rapid Transit stop. City staff are funding the affordable units at Quetzal and considering ways to fund a portion of its commercial space buildout.
Housing Planning Tools			
15. Develop and Implement Urban Village Plans			
	Explore various funding mechanisms and programs to help finance infrastructure and amenities for Urban Villages.	Annual, ongoing	The City Council accepted an Urban Village Implementation Framework in December 2017. Updates to Implementation Chapters for Little Portugal, Roosevelt Park, Five Wounds, and 24th & William Urban Village Plans were approved by Council in December 2018 to include financing and implementation tools to construct identified improvements.
	Complete and/or implement Urban Village plans for The Alameda, West San Carlos, South Bascom, and Diridon Station.	2015-16	The Alameda Urban Village Plan was adopted by the City Council in December 2016. The West San Carlos and the South Bascom Urban Village plans were adopted on May 8, 2018. The City recently kicked off work on the Diridon Integrated Station Concept Plan and is working with Google on a master plan for housing and commercial space in that area, including updates to the Diridon Station Area Urban Village Plan.
	Develop and implement additional Horizon 1 and other Horizon Urban Village Plans as appropriate.	2016-23	In 2018, the City Council adopted Urban Village Plans for South Bascom, West San Carlos, and East Santa Clara Urban Villages. The City Council also approved shifting North 1st St., Race St. Light Rail, Southwest Expressway, Alum Rock Ave., Stevens Creek Blvd., Santana Row/Valley Fair, Winchester Blvd., and South Bascom Ave. (North) Urban Villages from Horizons 2 and 3 into Horizon I.

	Annually and as part of the Four Year Major Review of the General Plan evaluate the Urban Village Strategy and modify the Strategy as appropriate and needed, to facilitate its successful implementation, and to evaluate and address constraints.	Annual, 2015-16 & 2019-20 (4 Year Major Review)	In late 2016, the City completed its first Four-Year Major Review of the General Plan. Changes included a goal that 25% of new housing in Urban Villages be affordable, allowing affordable housing to move forward ahead of market rate housing in Urban Villages, and allowing selected 1.5 acre commercial sites outside of Urban Villages to convert to mixed use affordable housing. In 2018, the City updated the criteria for affordable housing projects on selected 1.5 acre commercial sites outside of Urban Villages to be less restrictive. The City will begin the second Four-Year Major Review of the General Plan in fall 2019.
16. Maximize the City's competitiveness for external infrastructure funding to create complete, high quality living environments.			
	Continue to explore new funding sources for parks, transportation, and other types of infrastructure that favor cities with a demonstrated commitment to building affordable housing. Such programs include OBAG, Cap and Trade and other regional, state, and Federal programs.	Ongoing	Since 2011, the City has been awarded over \$106 M in State loans and grants to plan and build parks, transportation infrastructure, affordable housing and more. Ongoing eligibility for these grants would not be possible had the City not had a certified Housing Element and regularly submitted Annual Reports to HCD. In 2017, City staff partnered with a developer on San Jose's third Affordable Housing and Sustainable Communities (AHSC) funding application and the City intends to partner on three AHSC applications in 2018. In 2018 San Jose is partnering on three AHSC funding applications. San Jose also applied to Cal OES for nearly \$5M to retrofit soft story multifamily buildings.
17. Work with the private sector to help facilitate the development of affordable homes.			
	Adopt City-wide density bonus ordinance in compliance with updated State law offering specific incentives and concessions to encourage the construction of affordable homes while remaining sufficiently flexible to respond to market conditions across the City.	2015, ongoing	City Council approved a citywide density bonus ordinance in May 2018 to implement State housing density bonuses and incentives law and provide affordable housing incentives consistent with the San José General Plan. The City is currently working on an update to the ordinance to reflect the changes to the density bonus, incentives or concessions, and parking requirements made by AB 1763 in 2019.
	Continue to negotiate developer agreements in exchange for "extraordinary benefits" including affordable housing.	Ongoing	The City is currently working with stakeholders on a development agreement with Google for the Diridon station area which is expected to incorporate strategies for affordable housing development and preservation.
18. Protect mobile home parks as a source of naturally affordable housing.			
	a. Explore the efficacy of the existing mobilehome conversion requirements and potential updates/responses in order to protect an appropriate supply of mobilehomes.	2015-16	Zoning Code amendments, and a new City Council Policy to enhance protection of existing mobilehome park residents were approved by Council in February 2016. In 2017, City Council approved General Plan text amendments to enhance goals and policies to protect mobilehome parks. In 2018, City Council approved additional General Plan text amendments related to housing preservation and rehabilitation and directed staff to begin work in 2019 on General Plan land use amendments on two mobilehome parks at risk of conversion.
19. Facilitate the increase of the supply of legal secondary units.			
	Consider amending the existing secondary unit ordinance to facilitate a larger supply of compact "naturally affordable" homes.	2015, ongoing	In 2016 the City Council approved a secondary unit ordinance to loosen Zoning Code regulations and incorporate 2016 changes made to state law. City Council approved further changes to the Zoning Code in 2018 to enable more properties to qualify for secondary units and to ease requirements. These changes contributed to a spike in activity as the City issued 38 ADU building permits in 2016 and 190 in 2018. The City is currently working on updates to the ordinance to bring the city in compliance with AB 68, AB 881, and SB 12

	Develop and provide informational materials to inform homeowners of the development standards and the process for secondary unit approval and construction.	2015-16	Existing materials have been updated or replaced with new informational materials to reflect changes to inform homeowners of the development standards and the process for secondary unit approval and construction. A new webpage has been posted with the following URL: www.sanjoseca.gov/ADUs
20. Continue to ensure that existing redevelopment-assisted housing remains in compliance with long-term restrictions on rents and tenant incomes.			
	Continue to monitor redevelopment assisted homes for compliance with restrictions and other regulations.	Ongoing	The City currently monitors approximately 18,511 units of affordable housing for compliance with affordability restrictions. System capacity to measure non-compliance corrections has been developed and implemented to allow more effective and efficient compliance monitoring.
21. Continue to update the City's Zoning Code to facilitate housing at urban densities.			
	Evaluate and revise as appropriate Zoning Code to reduce parking ratios for Emergency Shelters, such as from 1 space for every 4 residents to 1 space for every 10 residents.	2015-16	Revisions to the Zoning Code were made in 2016 for parking ratios for Emergency Shelters to allow up to 100% reduction with approval of a Development Permit.
	Evaluate and modify existing or develop new Zoning Code to set appropriate parking ratios for developments in transit-rich or in urban/infill locations.	2015-17	Revisions to the Zoning Code were made in 2016 for Secondary Dwelling/Accessory Dwelling unit requirements to allow up to 100% reduction in proximity to transit or car-sharing in urban/infill locations. Additional changes to the Zoning Code were approved by City Council in 2018 to ease and clarify parking requirements for Secondary/Accessory Dwelling Units.
22. Assess development application and review process. Consider improvements as needed			
	Conduct an annual Customer Satisfaction Survey Study to measure satisfaction and to provide insight into how services can be improved.	Annual, ongoing	Based on customer feedback, staff has revised the Department's webpage, simplified applications, and expanded public information hours to make services more user-friendly.
Potential Actions			
23. Facilitate the development of Single Room Occupancy (SRO) buildings.			
	Modernize development standards for Single Room Occupancy (SRO) housing.	2015	Work on this item is in progress.
24. Minimize the impacts of condo-conversions on households.			
	Assess the rate of apartment to condominium conversions and impacts on the rental housing stock to determine if displacement is an issue.	2016-17	Work on this goal has not yet commenced due to higher priorities, as few condo conversions are occurring in our market.
	If displacement is identified as an issue, explore and establish policies and programs as appropriate to mitigate the potential impact on renters in the event of a condo-conversion.	2017-18	Work on this goal has not yet commenced due to higher priorities, as few condo conversions are occurring in our market.
Invest in Activities to End Homelessness			

25. Design, fund, and evaluate outreach, rapid rehousing, and supportive service programs for homeless individuals and families.			
	Continue to fund various nonprofit agencies that provide services to people who are homeless or at risk of becoming homeless. Funding includes but is not limited to programs geared toward preventing and ending homelessness, programs that permanently house homeless households with case management, one-time purchase of capital needs and equipment.	2017, Ongoing, Assess Annually	In 2018, the City dedicated over \$19M to support housing based solutions, including prevention, rental subsidies, supportive services, as well as crisis response interventions, including outreach and mobile case management, emergency shelter and mobile hygiene, to serve over 4,350 people experiencing homelessness in San Jose.
26. Implement master-lease program to provide transitional housing for homeless people in existing under-occupied hotels.			
	Revise Zoning Code to allow Hotel Supportive Housing as an incidental use to commercial hotels in non-residential zoning districts.	2014	Completed in 2014.
	Seek funding to begin implementation.		Completed in 2016. Worth noting that the City is currently in the process of purchasing a commercial motel property that will be transitioned to a Hotel Supportive Housing use and is projected to open for participants in FY 20-21.
27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.			
	In cooperation with the County Destination: Home, and other community partners prepare and implement the new Community Plan to End Homelessness in Santa Clara County that focuses both on chronic homelessness as well as family and youth homelessness.	Ongoing	In February 2015, City Council endorsed the Community Plan to End Homelessness. The City continues to provide direct support and funding to the County Office of Supportive Housing as it assumed the role of Collaborative Applicant for the COC and centralized the operations of HMIS. In 2019, the City provided over \$1M to the County for services to support 180 chronically homeless individuals to maintain permanent housing. The City also partnered with Destination: Home with over \$4M to launch new systems for employment and preventing homelessness, with a focus on families.
	Continue work with the County - as the COC applicant - to develop and implement new community-wide standards to ensure compliance for funding associated with the Federal HEARTH Act.	Ongoing	All service contracts from the City included community-wide standards and metrics as adopted by the COC and tracked in the Countywide HMIS system. Additionally, the Housing Director serves on the COC Board and staff participates in all COC work groups, including a strong partnership with the County on the planning and implementation of the biennial Homeless Census and Survey.
28. Provide an encampment response to abate, prevent, or deter significant encampments that impact the health and safety of the community and homeless individuals.			
	Partner with the Water District and other interested parties to implement a plan to consistently clean up encampments, prevent re-encampments, and responsibly address with the housing needs and belongings of homeless residents.	Ongoing	In 2018, the City completed 628 clean-up activities removing approximately 955 tons of debris and hazardous waste from the waterways.
29. Research and explore potential alternative homeless housing and services options.			

	Examine an array of alternative housing options, including: tiny homes and other best practice or new housing and service models.	Ongoing	In 2018, the City implemented its first interim housing program at a rehabilitated hotel in downtown San Jose; the program at the Plaza Hotel is designed to assist individuals enrolled in a Rapid Rehousing Program with a temporary place to stay while they search for permanent housing. By the end of 2019, the the program saw 41 participants exit to permanent housing. In December 2018, City Council directed the Housing Department to begin developing Bridge housing communities at two sites, each with 40 tiny homes for individuals with support services and shared common areas. A full scale prototype tiny home was displayed at City Hall on December 10, 2018. By the end of 2019, the first BHC site had opened its doors to its first residents and the second BHC site was beginning preparation to break ground. The City continued to support places of assembly, primarily faith-based organizations, to open their doors to provide emergency shelter through the Temporary and Incidental Shelter Program; the program provided over 50 additional beds in 2018. Lastly, the City continued to fund the Overnight Warming Locations, which, in 2019, the OWL model changed to allow two City-owned buildings to open their doors to homeless persons each night during the cold weather season. When the sites were open, they provided 60 additional emergency shelter beds in San Jose.
	Implement overnight safe parking program.	2018	In November 2018, the City implemented its first Safe Parking Pilot Program for families with a goal of moving them to permanent housing. During its first year of operation, the program had 223 participants, with 82% exiting to permanent housing or shelter. Additionally, the City began developing an ordinance to allow those residing in their vehicles to park overnight in designated areas throughout San Jose.
	Implement hotel/motel master leasing and conversion - see goal #26 also	2017	In early 2018, the City began leasing up the Plaza Hotel as an interim housing program for those searching for permanent housing with a rental subsidy coupon. In late 2019, the City was the final stage of purchasing a commercial property that will be converted to a Hotel Supportive Housing use, along with drafting an RFP for its operations.
30. Inform and engage the community around the issue of homelessness and how it impacts the City and its residents.			
	Develop ongoing community outreach through social and print media to provide comprehensive and consistent messaging on current services, outcomes, challenges, and long term goals.	Ongoing	Staff made presentations at community groups, boards, neighborhood associations, and a variety of other public and private entities on the issues of homelessness, programming and affordable housing.
Promote Equitable Development			
31. Facilitate equal access to housing.			
	Update the Assessment of Impediments to Fair Housing.	2015	The Analysis of Impediments update was completed in April 2017. A robust process per federal and State law on an Assessment of Fair Housing will be performed in 2019-20 for the 2020-2025 Consolidated Plan.
	Continue to partner with nonprofit organizations to affirmatively further Fair Housing throughout the City.	Ongoing	The City provides CDBG funding to support the Fair Housing Consortium, a collaborative of five nonprofit agencies. In 2018, the Fair Housing Consortium provided services to 328 individuals, made 38 fair housing presentations to tenants and landlords, and conducted 43 fair housing investigations. Measured by pre and post-training surveys, 96% of participants reported an increase in familiarity with laws governing fair housing.
	Explore opportunities to increase public awareness of and access to fair housing information and resources.	2015-16	The Housing Department continues to attend community meetings to provide information and housing resources and will begin work in 2019 on a new Fair Housing plan using the Assessment of Fair Housing format as directed by California Assembly Bill 686 (Santiago).

	Review and revise as appropriate Zoning Code definition of Supportive Housing to clarify that Supportive Housing is a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	2015	Completed. The definition of Supportive Housing in the Zoning Code was revised in 2014.
32. Update the City's dispersion policy to align with the Envision 2040 General Plan.			
	Update the City's existing dispersion policy: 1) to align the location of future affordable housing with residential growth areas identified in the Envision 2040 General Plan; 2) to maximize the access of transit, retail, services, and amenities to affordable housing developments; and 3) to facilitate the development of diverse and complete communities.	2016	The Department's last NOFAs in 2016 and 2018 for new affordable housing defined siting requirements for projects that took the place of the City's previous dispersion policy and built on the federal housing vouchers' framework. The Housing Department plans to work on a revised policy in 2019 and will build on these criteria and the Department's anti-displacement analysis.
33. Protect the affordability of rental homes.			
	Assess the efficacy of the existing rent control ordinance as a tool for preserving the affordability of rental homes and the feasibility of strengthening the program.	2015-16	Complete. On November 14, 2017, the City Council approved a modified Apartment Rent Ordinance providing additional protections to tenants in San Jose. Additionally, in May 2017, an Ellis Act and Tenant Protection Ordinance were approved providing additional stability to tenants in San Jose. In November 2017, two additional phases of a staffing plan were also approved providing enhanced services to tenants and landlords.
	Review Rent Stabilization Program to determine opportunities for improvement.	2015-16	Complete
	Secure voluntary agreements for at least 75% of petitions within ordinance-required 30 day period.	Ongoing	In 2018, the City secured voluntary mutual agreements for 71% of the petitions filed.
	Explore and establish other preservation policies, programs, or tools as appropriate.	Annual, ongoing	Staff has initiated a preliminary research into potential preservation policies and programs through its Anti-Displacement research. The Housing Department intends to share a Citywide Anti-Displacement strategy in late 2019.
Potential Actions			
34. Consider proposed policies or ordinances to protect low and moderate income residents in market-rate and deed-restricted affordable housing from displacement.			
	Explore policy requiring tenant relocation benefits so displaced low and moderate income tenants in market-rate housing can find comparable and affordable housing in San Jose.	2017-18 - 2 current Ellis Act Ordinance Projects - Ongoing	In May 2017, the City Council approved an Ellis Act Ordinances. This ordinance requires extended noticing, relocation benefits, and reconrol requirements to owners who remove apartments from the rental market. This ordinance provides significant benefits to tenants facing displacement in San Jose.
	Explore other anti-displacement policies or programs, including financing, land use, and acquisition strategies.	Ongoing	San Jose was invited to join the PolicyLink Anti-Displacement Network to learn about additional tools and strategies to help prevent and mitigate the effects of residential displacement. Staff from Housing, PBCE, Council District 5 along with external partners have attended two conferences and monthly video conferences to learn about best practices in other Cities. Housing staff began outreach in late 2018 and will work with stakeholders to develop a comprehensive anti-displacement strategy by late 2019.

4. Create Healthy, Sustainable, Communities and Neighborhoods

35. Increase the health and resilience of communities.

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

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

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

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

	Multiple Housing Inspection Program: this program issues permits of occupancy for all apartments, hotels/motels, guesthouses, residential care facilities, and fraternity/sorority houses. Code Enforcement Inspectors investigate complaints about substandard housing and conduct inspections.	Ongoing	In November 2015, Code Enforcement initiated a Code Connection Newsletter which offers building safety and code compliance tips to owners and managers. Printed newsletters are included in the twice-a-year Residential Occupancy Permit notifications. An electronic version of the newsletter is sent quarterly to subscribers.
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	Vacant Neglected Building Program: this program monitors all identified vacant or neglected buildings so that they remain safe and secure until such time as they are rehabilitated and reoccupied. This proactive program reduces the risk of loitering, illegal occupancy, and fire hazards.	Ongoing	Code Enforcement offers classes to assist multi-family rental property owners and managers in improving housing conditions using best management practices. Classes are offered in February, March, April, May, September, October and November.
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38. Continue robust code enforcement.

	Multiple Housing Inspection Program: this program issues permits of occupancy for all apartments, hotels/motels, guesthouses, residential care facilities, and fraternity/sorority houses. Code Enforcement Inspectors investigate complaints about substandard housing and conduct inspections.	Ongoing	In January 2015, Code Enforcement implemented a 3-tier service delivery model providing more frequent proactive inspections of buildings with higher risk profiles. Inspections are conducted on a 3-year, 5-year or 6-year inspection cycle. Code Enforcement Inspectors also investigate complaints and ensure that violations are corrected.
	Vacant Neglected Building Program: this program monitors all identified vacant or neglected buildings so that they remain safe and secure until such time as they are rehabilitated and reoccupied. This proactive program reduces the risk of loitering, illegal occupancy, and fire hazards.	Ongoing	The Vacant Neglected Building Program registers buildings that meet the standards of SJMC 17.38. Staff prepares summary abatements as needed to secure vacant buildings, conducts monthly monitoring site visits and investigates complaints.

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

	Continue to support the collaboration of landlords, tenants, community leaders, elected officials, service providers and social justice advocates to identify solutions for longstanding issues with crime, safety, nuisance, gang activities, graffiti, abandoned cars, trash and more at residential properties.	Ongoing	In 2015, the nonprofit Housing agency NHSSV ceased operations. The City Housing Department provided financial assistance to the organization to facilitate a smooth dissolution and transfer of assets, including a City funded loans, loan pools and the RLEI program. In addition to facilitating the program transfer, the Housing Department provided a \$150,000 operating grant to Catholic Charities to administer the RLEI program for one year. The Housing Department is working with Catholic Charities to identify a long-term funding source. The City is currently funding RLEI through the 2018-2019 Fiscal Year.
	Staff from the Housing Department's Rent Stabilization Program will continue to attend RLEI meetings.	Ongoing - Meet on Thurs.	Rent Stabilization Program staff will attend RLEI meetings once they are reconvened.

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

	Monitor availability of funding sources for energy and water efficiency measures.	Ongoing	The City's Environmental Services Department created an energy benchmarking program that was approved by City Council in late 2018. This requires medium and large commercial and residential building owners to obtain and provide data about energy usage. The program enables the City to track the data, identify high energy consumers, and provide information on available programs to help fund energy improvements. A high percentage of the City's stock of restricted affordable and rent stabilized apartments will be subject to these requirements in the future.
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	Explore alternate bulk energy procurement mechanisms	Ongoing	In May 2017, the City Council voted to create a Community Energy Department to deliver locally controlled clean carbon-free electricity options to residents and businesses.
41. Maintain the stock of existing owner-occupied homes.			
	Continue to work with nonprofit partners to provide low cost loans for emergency home repairs.	Ongoing	The City continues to close out its pipeline of existing City-administered single-family housing rehab applications. The City funds nonprofit partners to perform repairs, as explained below.
	Continue to provide minor grants and low cost loans for urgent repair needs as funds remain available.	Ongoing	In 2019, the Housing Department funded Rebuilding Together Silicon Valley to implement a Minor Repair Grant Program that assisted 196 homeowners, as well as Habitat for Humanity Silicon Valley that assisted 49 homeowners for urgent repairs.
42. Continue to support financial literacy programs for potential homebuyers as funds remain available.			
	Continue to work with nonprofit organizations to educate homebuyers.	Ongoing	Effective 7/1/18, the City is no longer funding financial literacy, due to budgetary reasons and scarcity of funds.
43. Continue to assist low- and moderate-income first-time homebuyers as funds remain available.			
	Originate 5 BEGIN second mortgages per year pending funding availability.	Ongoing	In CY 2019, no second mortgages were provided due to budgetary reasons and scarcity of funds.
Potential Actions			
44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.			
	Explore utilization of existing accessible homes.	Ongoing	Staff has not yet begun work on this item
	Explore partnership with organizations that provide outreach to disabled persons.	Ongoing	Staff has participated in multiple workshops on housing solutions for disabled populations. The Housing Department has reached out to its various development partners, and helped make connections to nonprofit partners that focus on providing housing to disabled populations.
	Explore ways to encourage site accessibility design in residential development.	Annual, ongoing	In the Fall of 2018, the Housing Department issued a Notice of Funding Availability for affordable housing. One respondent submitted a project that is under consideration for our managed pipeline. That project proposes to integrate affordable housing for disabled individuals within a market rate building.

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

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

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

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

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

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity	10	934	253	1197					
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income	10	934	253	1197					

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

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

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

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

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

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

Cells in grey contain auto-calculation formulas