COUNCIL AGENDA: 3/30/2021 FILE: 21-586 ITEM: 8.2



Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Rosalynn Hughey Jacky Morales-Ferrand

SUBJECT: SEE BELOW

DATE: March 15, 2021

Approved	Date
DiDSyl	3/18/2021

SUBJECT: ACCEPTANCE OF THE ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF THE SAN JOSE GENERAL PLAN HOUSING ELEMENT AND THE HOUSING SUCCESSOR TO THE REDEVELOPMENT AGENCY ANNUAL REPORT

RECOMMENDATION

- 1. Accept the Calendar Year 2020 Annual Progress Report on the Implementation of the San José 2014-23 Housing Element;
- 2. Accept the Fiscal Year 2019-20 Housing Successor to the Redevelopment Agency Annual Report; and
- 3. Approve the submission of an Amended and Restated Fiscal Year 2018-19 Housing Successor to the Redevelopment Agency Annual Report to correct a calculation error in the Seniors Test percentage.

OUTCOME

Approval of this request will enable staff to submit both the City's Annual Progress Report on the Housing Element to its General Plan and the Housing Successor Report to the State of California, as required by April 1, 2021. It will also enable submission of an Amended and Restated Fiscal Year 2018-19 Housing Successor to the Redevelopment Agency Annual Report. The City Council's acceptance of the Annual Progress Report is required prior to submitting the report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). In addition, maintaining a Housing Element that complies with HCD's reporting requirements allows the City to remain eligible for important State and regional funding for housing, transportation, and parks.

EXECUTIVE SUMMARY

State law requires jurisdictions to prepare an annual progress report each calendar year to detail the implementation of their Housing Elements to their General Plans and to submit the report to HCD and OPR. Since the passage of Assembly Bill 879 (Grayson) in 2017, this requirement has applied to charter cities such as San José. Recently, the California legislature passed several other bills to strengthen the Housing Accountability Act and to amend State Housing Element Law to hold jurisdictions accountable for meeting their housing goals. Maintaining a Housing Element that complies with HCD's reporting requirements qualifies jurisdictions for State funding programs.

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

In calendar year 2020, San José issued building permits for 1,375 new residential units. This number constitutes a 43% decrease from the number of building permits issued in 2019. The uncertainty caused by the COVID-19 pandemic has had a significant effect on building permit activity for the year. The 2020 building permits were issued for 712 market-rate units (44% of the annualized goal) and 663 affordable units (28% of the annualized goal). Investment in affordable housing from local and federal funding sources has helped sustain affordable housing permit activity, while market rate permit activity has been buffeted by economic uncertainty. Overall, the City continues to be well ahead in its market-rate housing permits, although it remains behind in its affordable housing permits. During the first seven years of the 8.8-year RHNA period (80% of the way through the period), the City has met all of its market-rate housing goal, but only 20% of its affordable housing goal.¹

In 2020, the majority of all residential building permits issued were for accessory dwelling units (331 permits), followed by those for single family detached units (109 permits). Thirty-two building permits, for a total of 931 units, were issued for new multifamily housing in Council Districts 2, 3, 5, 6 and 7. Building permits for multifamily were also issued in Districts 6, 7 and 9. As production under RHNA is counted once building permits are issued, the City's recent commitments to new affordable housing production should appear in future RHNA cycles as projects move to the building permitting phase.

Spurring housing production continues to be a focus of the State legislature. In 2020, the State of California enacted new housing laws to help encourage new housing production, including:

¹ Cumulative totals in HCD Tables will vary as the HCD tables reflect RHNA permits starting CY 2015; however, San José also is counting CY 2014 permits in the current RHNA cycle.

- AB 2345 (Gonzalez), which revises several provisions of density bonus law to provide additional benefits for qualifying projects, including lowering the threshold required to qualify for incentives/concessions; and
- AB 1851 (Wicks), which prevents cities from requiring faith-based organizations to make up lost parking spaces when housing is developed on their parking lots.

The Housing Successor to the Redevelopment Agency Annual Report for Fiscal Year 2019-20 is required to be submitted with the Annual Housing Element Progress Report, in order to satisfy the requirements of Senate Bill 341, which took effect on January 1, 2014. The Housing Successor report is a *fiscal year* report and provides information on the City's use of affordable housing assets created through redevelopment. The City's major asset is loan repayments from loans originated with 20% redevelopment funds for affordable housing, now known as the Low and Moderate Income Housing Asset Fund. The Housing Successor Report (Attachment B).

BACKGROUND

The Housing Element establishes a comprehensive policy framework to implement San José's residential strategies and outlines the City's plan to meet its affordable and market-rate housing production goals. The determination of regional housing need is made by HCD, the California Department of Finance, and regional Councils of Government throughout the State. The State agencies calculate statewide housing needs based upon population projections and regional population forecasts used in preparing regional transportation plans. The Statewide need is then distributed to regional Councils of Government throughout California, which work with cities and counties within their purview to assign each jurisdiction its share of the RHNA.

The City of San José is a member of the Association of Bay Area Governments (ABAG), the Bay Area's Council of Government. ABAG oversees housing goals over nine counties and 101 cities. ABAG is responsible for distributing the RHNA to Bay Area local governments through an allocation methodology that is consistent with development and growth patterns. San José's RHNA for the current 8.8-year projection period from January 2014 through October 2022 is 35,080 housing units. The City's current RHNA is slightly higher than the previous 2007-14 RHNA cycle allocation of 34,721 units. The current cycle's goal equates to an annual production rate of 3,986 units. Staff presented an overview of the new RHNA cycle during the October 27, 2020 City Council meeting. The 2020 staff report and presentation can be found <u>here</u>.

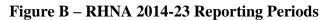
The RHNA itself is divided into four income categories that encompass all levels of housing need. HCD combines Extremely Low-Income (ELI) and Very Low-Income (VLI) units into the VLI category, but because ELI is an important focus in San José, this memorandum breaks them out. A large portion of San José's current RHNA goal (42%) is focused on ELI, VLI, and Low-Income (LI) households, as defined by HCD and as shown in Figure A below. All levels of

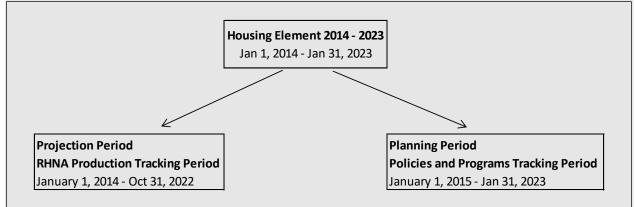
affordability are expressed as a percentage of Area Median Income (AMI) for Santa Clara County.

		Household Size						
Income Level % of AMI	1	2	3	4	5	6	7	8
Extremely Low Income (30% AMI)	\$33,150	\$37,900	\$42,650	\$47,350	\$51,150	\$54,950	\$58,750	\$62,550
Very Low Income (50% AMI)	\$55,300	\$63,200	\$71,100	\$78,950	\$85,300	\$91,600	\$97,900	\$104,250
Lower Income (80% AMI)	\$78,550	\$89,750	\$100,950	\$112,150	\$121,150	\$130,100	\$139,100	\$148,050
Median Income (100% AMI)	\$99,100	\$113,300	\$127,450	\$141,600	\$152,950	\$164,250	\$175,600	\$186,900
Moderate Income (120% AMI)	\$118,950	\$135,900	\$152,900	\$169,900	\$183,500	\$197,100	\$210,700	\$224,250

Figure A – HCD 2020 Income Limits for Santa Clara County

The City Council adopted its 2014-23 Housing Element on January 27, 2015 and submitted it to HCD for approval on January 30, 2015. HCD certified the Housing Element on April 30, 2015.² There are two reporting periods associated with the Housing Element, as shown in Figure B below. Building permit goals are measured against an 8.8- year projection period from January 1, 2014 to October 31, 2022. However, progress on policies and programs (**Attachment A**) have been tracked since 2015 against an 8.1-year planning period from January 1, 2015 to January 31, 2023.





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

Changes to the Annual Progress Report

In response to the passage of several housing bills, the State has increased reporting requirements for cities and counties. Since calendar year 2018, the Annual Progress Report has required

² The adopted Housing Element is posted at <u>https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/citywide-planning/housing-element</u>

jurisdictions to list of the number of development applications received, planning entitlements issued, building permits issued, and certificates of occupancy issued. The Annual Progress Report must also report on projects that applied for SB 35 streamlining, if these projects were approved, and potential affordable housing developments with filed applications. This year jurisdictions must also report on surplus or excess lands, pursuant to AB 1255, which aims to identify potential sites for affordable housing.

As required by the State, the Annual Progress Report reports on the City's continued progress with implementing programs and policies to increase, preserve, and improve the supply of affordable housing; to invest in activities to end homelessness; to promote equitable development; and to create healthy and sustainable communities and neighborhoods.

With the acceptance of a completed Annual Progress Report by the City Council, staff will submit the report to HCD and the Governor's Office of Planning and Research by the April 1, 2021 deadline. It is important to note that maintaining Housing Element compliance qualifies jurisdictions for State and regional funding opportunities including but not limited to: The Sustainable Communities Grant, PDA Planning Grants, Affordable Housing and Sustainable Communities grants for both housing and certain public improvements, SB 2 Planning Grants and the Permanent Local Housing Allocation program, Housing Related Parks Program, Infill Infrastructure Grants, One Bay Area Grant, and the Building Equity and Growth in Neighborhoods program.

The Housing Successor to the Redevelopment Agency Annual Report for Fiscal Year 2019-20 (Housing Successor Report) is included with the Housing Element Annual Progress Report to satisfy the requirements of Government Code Section 34176 and 34176.1. This report describes how the City (as the housing successor to the former Redevelopment Agency of the City of San José) has used its former redevelopment agency funds on housing activities in conformance with the State Health and Safety Code.

ANALYSIS

Housing Market Overview

San José remains one of the most expensive cities in the nation to rent or to buy a home. Although rents have fallen from pre-pandemic levels, market rents continue to be significantly out of reach for many San José workers including teachers, construction workers, and retail salespersons.³ Average effective rents⁴ fell 7% from 2019 but increased 2.5% over the past five years.⁵ This low rate of increase reflects the dampening effect of Class A rent decreases, as they

³ City of San José Housing Market Update Q3 2020,

https://www.sanjoseca.gov/home/showpublisheddocument?id=67724

⁴ Effective rent is defined as asking rent less rent concessions, such as move-in specials, one month free, etc.

⁵ Costar Q4 2015 – Q4 2020.

make up over 20% of the apartment stock. In Q4 2020, the average effective rent in San José across all apartment classes and sizes was \$2,299.⁶ Figure C compares rents and incomes needed to afford deed-restricted, rent-stabilized, and Class A⁷ market-rate housing in San José.

Income Level	1-Bedr	oom	2-Bedroom		
	Max Income	Rent	Max Income	Rent	
Extremely Low-Income (30% AMI)	\$37,900	\$849	\$42,650	\$955	
Very Low-Income (50% AMI)	\$63,200	\$1,416	\$71,100	\$1,592	
Rent-Stabilized	N/A	\$1,746	N/A	\$2,109	
Low Income (80% AMI)	\$89,750	\$2,266	\$100,950	\$2,548	
Market-Rate Class A	N/A	\$2,447	N/A	\$3,053	
Moderate-Income - 100% AMI	\$113,300	\$2,832	\$127,450	\$3,185	
Moderate-Income - 110% AMI	\$124,630	\$3,115	\$140,195	\$3,503	

Figure C: Comparison of Incomes and Rents⁸

In 2020, the average residential vacancy rose substantially because of the pandemic. Vacancy was 8.7% for all apartments but varied greatly among classes. The vacancy rate in Q4 2020 reached 18.1% for Class A housing, but was far lower at 6.6% for Class B apartments, 6.2% for Class C apartments, and 6.4% for Class F apartments.⁹ For context, CoStar data indicates that the average vacancy rates for San José apartments since 2000 are: Class A, 9.0%; Class B, 4.9%; Class C, 4.4%; and Class F, 4.9%.

Research indicates that San José's high Class A vacancy rates are being driven by knowledgesector workers able to work from home who are making temporary moves to other markets during COVID-19 office closures.¹⁰ The San José area has one of the highest proportion of workers who can work from home in the nation. Researchers noted similar trends in other expensive metro areas with a high proportion of knowledge-sector workers such as San Francisco, Boston, Washington D.C., and Seattle.¹¹

The lower vacancy rates for Classes B, C, and F housing indicate the relative scarcity of lowerrent apartments in San José. The lower vacancy rates also indicate that these renters are likely to

⁶ Costar Q4 2020.

⁷ Housing Class/Star Rating is defined by CoStar and is based on building characteristics such as location, size, quality of construction and materials, and amenities. See Attachment D for details.

⁸ Income and rent levels based on 2020 CSJ adjusted HCD Income Limits; HCD occupancy guidelines assume one person per bedroom plus one person; Rent Stabilized data from City of San José Rent Stabilization Program; Market-rate Class A rents from CoStar, January 2020. Note that affordable income and rents are maximums, while rent-stabilized and market-rate rents are current averages.

⁹ Housing Class/Star Rating is defined by CoStar and is based on building characteristics such as location, size, quality of construction and materials, and amenities. See Attachment D for details.

¹⁰ Interview with Igor Popov, Chief Economist of Apartments.com, Dec. 16, 2020.

¹¹ Popov, Dec. 16, 2020.

hold jobs that can be done remotely. Fourth quarter 2020 marks the first time that Class B apartments surpassed a 5% vacancy rate since 2015, and the first time that Class C and F apartments surpassed a 5% vacancy rate since 2005.¹² Definitions for CoStar building classes are included in **Attachment D**.

New construction activity in the San José metro area has remained robust, as over 4,900 units are under construction.¹³ However, these projects will be delivered into an uncertain economic environment. The near-term effects of robust supply growth and the current reduction in demand will likely lead to longer lease-up times and difficulty sustaining the elevated rents new projects typically command. New developments are being forced to increase their rent concessions in an attempt to expedite lease-up times. This is particularly challenging for what CoStar categorizes as 4 & 5 Star properties,⁹ with vacancies currently registering at 18% in Class A properties. This extremely high Class A vacancy rate is expected to inhibit new Class A construction starts until demand strengthens.

Demand for affordable housing remains extremely strong in San José. Even according to older data collected long before COVID, 57% of San José's renter households were lower-income, with income levels appropriate for deed-restricted affordable housing.¹⁴ Further, given large increases in area median income since that time, this proportion was undoubtedly higher when COVID started in early 2020. As with other classes of properties, affordable property owners report rising rates of nonpayment of rent due to COVID. While temporary assistance is needed to strengthen these properties' performance, the underlying shortage of affordable apartments still makes San José a strong market for affordable housing investors and lenders. But rising construction costs and difficulty competing for competitive public funding sources leaves affordable housing production at levels too low to meet production goals and the community's need.

In contrast to the apartment market, San José's for-sale market is very strong. Home sales prices increased by 49% over the last five years¹⁵ and by 12% over 2019. In Q4 2020, the median single family detached home in San José sold for \$1,225,000. Homes also are selling much faster, with days on the market falling from 38 days in 2019 to 18 days in 2020.¹⁶ While for-sale homes in San José are accessible to higher-income households, only 22% are affordable to households earning the area median income, according to the National Housing Opportunity Index.¹⁷ A San José household would need an income of approximately \$203,000 (143% of area median income

¹² CoStar historical vacancy rate data by quarter for San José.

¹³ CoStar San José Multifamily Market Report, Jan. 2021.

¹⁴ San José Comprehensive Housing Affordability Strategy data tabulated from American Community Survey data prepared for the U.S. Department of Housing and Urban Development, 2013-17, released Aug. 2020.

¹⁵ Santa Clara County Association of Realtors, Q4 2014 – Q4 2020.

¹⁶ Santa Clara County Association of Realtors, Dec. 2020.

¹⁷ National Association of Home Builders (NAHB) Housing Opportunity Index Q4 2020.

for a family of four) to purchase the median-priced home, assuming it paid a reasonable housing $\cos t$.¹⁸

Historically low interest rates have fueled home purchases for households that can afford to make this investment. In Q4 2020, the 30-year fixed interest rate was 2.68%, the lowest in history. It is 28% lower than last year's rate of 3.72%.¹⁹ This drop in rates has made the homebuying market far more competitive, as can be seen by the 53% decrease over 2018 in the number of days it took for homes to sell. And, with lower rates, buyers can afford to offer higher prices.

Summary of Planning Entitlements in 2020

In 2020, 36 residential entitlement applications were submitted to Planning for the development of 7,801 units, of which 79% were market-rate and 21% were restricted affordable. Given that 10% of units proposed for entitlement in 2019 were affordable, the share of total units that are affordable has increased. Five SB 35 and three AB 2162 applications, totaling 1,306 units, were submitted for streamlined entitlements processing. SB 35 (2017) and AB 2162 (2018) allow for streamlined ministerial review of residential or mixed-use projects that meet specific affordability levels and other criteria, reducing Planning review times by an average of 2 months compared to other affordable housing projects. Planning staff anticipates that ministerial applications will continue to increase as developers seek time savings under these two laws. **Attachment A, Table A** provides project-specific details on entitlement applications.

Entitlements for 4,362 units were approved in 2020, of which 2,660 were market-rate and 1,702 were affordable. Of these, 2,249 units were located in urban villages. Two AB 2162 applications were approved in 2020, one on June 30, 2020, and a second on November 19, 2020. Attachment **A**, **Table A2** provides details on completed entitlements.

Summary of Building Permit Activity in 2020

In calendar year 2020, the City issued building permits for 1,375 new residential units. Although this represents a nearly 43% decrease from the 2019 permits issued, over 7,400 units currently have approved planning entitlements and have not started construction likely due to the softening of the market and the pandemic. Of the building permits issued, 712 units were market-rate, while 663 were affordable. **Figure D** illustrates this 2020 activity by income category.

Affordable units are those offering rents affordable to extremely low-, very low-, low- and moderate-income households (as detailed in Figure A above). Figure D shows the City's annual production of extremely low-, low-income and moderate-income housing remained well below the annual goal. However, the City was able to meet more than half of the year's very low-income goal of 525 units. Of the total affordable homes that received building permits, 534 are

¹⁸ Santa Clara County Association of Realtors, December 2020. Income to mortgage calculations assume payments at 30% of income, 20% down, 2.68% interest, 1.1% Property Tax.

¹⁹ Freddie Mac 30-year Fixed Rate Mortgage, Dec. 2020.

deed-restricted affordable and 129 may be counted as affordable to moderate-income households based upon current market conditions.²⁰ **Attachment E** provides a detailed description of the methodology staff used for the 2020 moderate-income analysis.

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

Although less ADU building permits were issued in 2020 than 2019, ADUs increased as a share of permitted units from 17% to 24%. Unlike larger housing developments, ADUs are cheaper to build, meaning they can be profitable at lower rents, and applicants are more likely to be primary dwelling homeowners looking to house relatives or make extra rental income. This, combined with eligible sites in every residential area and friendly policies, has enabled ADU production to be less cyclical and less affected by the COVID-19 downturn.

ADUs are currently counted in the "above moderate-income" category because staff does not have data on the rents homeowners intend to charge or whether ADUs would be used for family members. However, it is likely that some ADUs will be offered at rents affordable to moderate-income households. Staff is working with the <u>Santa Clara County Planning Collaborative</u> to obtain results from an ADU Affordability Survey conducted by UC Berkeley and HCD for jurisdictions throughout the State, including San José. If initial rents for ADUs surveyed are at or below the moderate-income range, staff will accordingly reflect a portion of ADUs as affordable units for the next Annual Progress Report.

Despite the City's strategy for most new housing growth to be focused in urban villages, just 352 units (26%) of the units with building permits issued in 2020 were located in urban villages. The lack of production in urban villages is driven by multiple factors, including a decline in market conditions, increasing construction costs, and, more fundamentally, a small number of sites to build on. As these factors are likely to continue through the end of this RHNA cycle, it is important that the City consider other strategies that respond to these constraints and produce needed housing.

²⁰ HCD guidelines indicate that where actual rent information is unavailable, permitted units can be counted in the moderate-income category based on market conditions. However, it should be noted that it is uncertain how long the moderate-income units will remain affordable to moderate-income households because of the lack of recorded affordability restrictions.

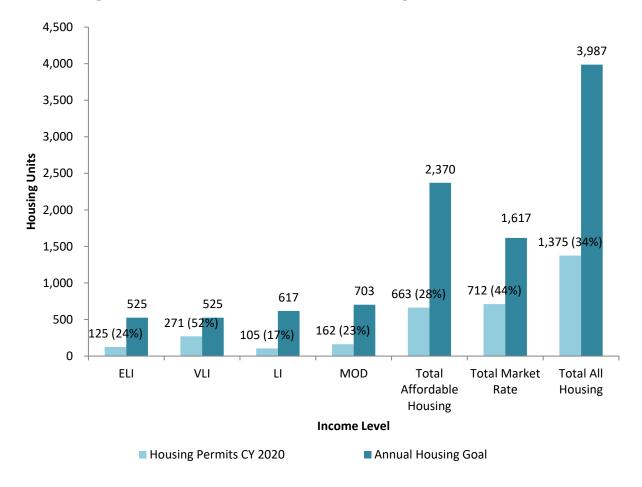


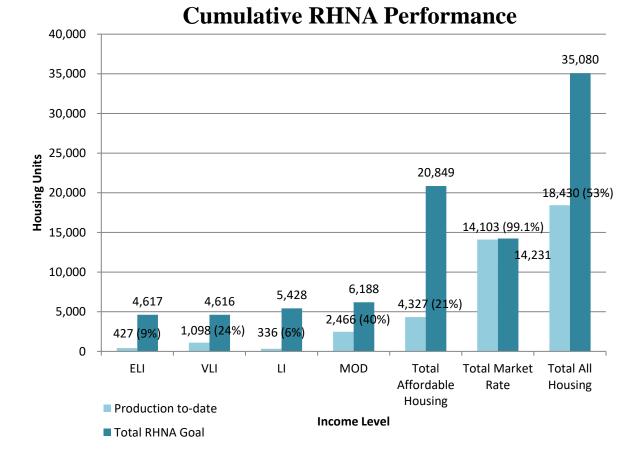
Figure D – Calendar Year 2020 RHNA Building Permit Performance

Summary of Cumulative Building Permits (2014-2020)²¹

Figure E compares the City's performance through 2020 with the overall goal through the current RHNA cycle. During the first seven years of the 8.8-year RHNA projection period – approximately 80% of the way through the current RHNA cycle – the City has met 99% of its market-rate housing goal but only 21% of its affordable housing goal.

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

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





Building Permit Type and Location

In 2020, the City saw significant increases in ADUs' share of all units with building permits issued. Approximately 68% of the units with issued building permits were multifamily, 24% were ADUs, 8% were single-family detached, and less than 1% were single-family attached. In 2019, approximately 75% were multifamily, 2% were for single-family attached, 17% were ADUs, 6% were single-family detached. **Attachment F** is a map that shows where 2020 multifamily and ADU building permits were located.

Certificates of Occupancy

In 2020, 1,216 units received certificates of occupancy, 589 more than in 2019. Of the 1,216 units that received certificates of occupancy, 957 were market-rate and 259 were affordable. Approximately 75% of the units that received certificates of occupancy were in multifamily development projects, and approximately 19% were ADUs. The remaining units were single-family homes. The four largest multifamily projects that received certificates of occupancy in 2020 two affordable housing developments – Park Avenue Senior Apartments (100 units) and

Renascent Place (162 units) – and two market-rate housing developments, The James Apartments (190 units) and The Platform (318 units). Details on certificates of occupancy can be found in **Attachment A, Table A2**.

Progress on Programs and Policies

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

Units Rehabilitated, Preserved, and Acquired

Attachment A, Table F summarizes the units that were preserved or rehabilitated in 2020. Preservation and rehabilitation only count toward RHNA goals in very narrow circumstances, and San José developments typically do not qualify under the State's rules. However, it is important to note that the City took action to extend affordability restrictions and/or rehabilitate five affordable housing developments with 774 apartments to ensure their continued long-term viability. Of the 774 apartments, 144 were affordable for extremely low-income residents, 344 were for very low-income residents, and 286 were for low-income residents.

Units Lost to Expiring Affordability Restrictions

As of February 2021, expiring affordability restrictions at the Housing for Independent People, Inc. Consolidated sites, Homebase, Mahalo, and Colonnade properties resulted in a total of 46 restricted units being lost. There are no further restrictions on these developments.

New Funding and Strategies

In response to the housing crisis, State lawmakers have passed several important pieces of legislation over the past few years that will assist cities in addressing affordable housing needs. While previous years included a significant number of State housing bills to help spur production, few major housing bills became law from the 2020 session. Two of note include:

- AB 2345 (Gonzalez), which revises several provisions of density bonus law to provide additional benefits for qualifying projects, including lowering the threshold required to qualify for incentives/concessions; and
- AB 1851 (Wicks), which prevents cities from requiring faith-based organizations to make up lost parking spaces when housing is developed on their parking lots.

However, new State and local funds have increased resources available for affordable housing production able to be counted under RHNA. The 2019-20 State Budget awarded \$2.5 billion in State funding to support affordable housing needs.²² Much of the State's focus was on awarding Project Homekey funding to enable localities to purchase and rehabilitate housing, including

²² HCD Annual Report 2019-20, p.7, <u>https://www.hcd.ca.gov/policy-research/plans-reports/docs/hcd_2019-</u> 20 annual-report web ada final lower res.pdf

hotels, motels, vacant apartment buildings, and other buildings and convert them into interim or permanent, long-term housing for the homeless.²³ In early 2021, the City expects to get approximately \$4.3 million, its first funds from the State from the new permanent source for affordable housing under SB 2 (2017). This SB 2 Permanent Local Housing Allocation will award flexible, on-going State funding annually to San José that can be used for a variety of affordable housing and homelessness activities. Per the City Council's approval on June 16, 2020,²⁴ San José's use of SB 2 funds for the next five years will support interim housing communities' operating costs; however, future SB 2 funds could support new affordable housing development. Future local resources for affordable housing production also will increase through two new sources: voter-approved City Measure E, a new general fund real property transfer tax that could generate an estimated \$40 million per year for affordable housing and homelessness, depending on market conditions; and, a new Commercial Linkage Fee approved by the City Council in September 2020, estimated to generate up to \$14 million over the next three years for the development of new affordable housing. Finally, Santa Clara County continues to commit its 2016 Measure A funds to fund extremely low-, very low-, and low-income households with a focus on permanent supportive housing. As of February 2021, the County has committed \$533 million in Measure A funds to build and renovate 3,587 affordable units in 34 affordable housing developments in seven cities.²⁵

In June 2018, the City Council approved the Housing Crisis Workplan, a strategy to facilitate the development of 25,000 housing units, including 10,000 affordable units, by 2023. City staff continue to implement 24 strategies to spur housing production in the Housing Crisis Workplan and have completed another 12 strategies. A status update on the Housing Crisis Workplan was given at City Council on November 10, 2020.²⁶ The next staff update is planned for the May 2021 meeting of the Community and Economic Development Committee.

Staff has recently completed several noteworthy workplan items. First, staff implementing the City's approved Commercial Linkage Fee, mentioned above, after several years of work. Second, on February 9, 2021, City Council approved modifications to General Plan Housing Policy H-2.9, the "1.5-Acre Rule," which allows for 100% affordable housing on underutilized commercial sites. Third, in August 2020, staff released the San José Housing Site Explorer to developers for initial testing. The Housing Site Explorer²⁷ is now available to the public through the City's GIS Maps Gallery to speed developers' predevelopment process.

In early 2019, the City announced selections from its 2018 \$100 million Notice of Funding Availability. This Notice of Funding Availability will support 11 proposed developments that will add 1,144 new affordable apartments at varying affordability levels, including permanent

 ²³ Staff will need to determine whether any of San José's Project Homekey units can be counted in RHNA.
 ²⁴ <u>https://sanjose.legistar.com/LegislationDetail.aspx?ID=4551087&GUID=D78A525E-E223-4D00-8FB1-AAAB3FF35595&Options=&Search=</u>

²⁵ Santa Clara County Office of Supportive Housing, as of Feb. 28, 2021,

https://www.sccgov.org/sites/osh/HousingandCommunityDevelopment/AffordableHousingBond/Pages/home.aspx. ²⁶ https://sanjose.legistar.com/LegislationDetail.aspx?ID=4678009&GUID=67D82432-34A0-473D-8010-63A6AE143A0D&Options=&Search=

²⁷ <u>https://san-jose-housing-ca.tolemi.com/</u>

supportive housing for unhoused residents. Between early 2019 and February 2021, the City Council committed \$86 million in loans to eight affordable housing developments that will create 697 units of affordable housing. Staff plans to request that the City Council commit funding to the remaining three qualifying projects in the City's managed pipeline as they progress through their predevelopment work and meet the City's readiness requirements.

Including the use of all City sources to create affordable housing, including Measure E and Commercial Linkage Fee revenues, the City's current Affordable Housing Investment Plan projects a total of 7,434 new affordable units achieved through FY 2022-23.²⁸ However, this leaves the City short of meeting both its RHNA and its 10,000-affordable unit production goals. Assuming a need for \$125,000 in City subsidy per unit, the City would need an additional \$320 million to fund the balance of 2,566 units to meet the City Council's 10,000-affordable unit goal.

While the City can do its part to further affordable housing production, 100% affordable housing developments can proceed only if developers are successful at obtaining tax credits and/or bond financing allocations from the State. Unfortunately, while 4% tax credits and tax-exempt bond allocations were reliably obtainable in the past, these programs have become competitive and harder to get awards. South Bay projects have been less successful than those from other regions in obtaining awards recently largely due to scoring penalizing an urban format of construction and extremely low-income housing, given their higher costs of development relative to lower-cost regions. The City filed a comment letter with the State Treasurer's Office on proposed scoring changes in December 2020. Organizational changes also are expected in the coming year, as the Tax Credit Allocation Committee and the California Debt Limit Allocation Committee will be under one leader and will be creating a one-stop shop format that will be easier for developers to navigate. The State Department of Housing and Community Development will also administer several of its funding programs with a common application and synchronize with the Treasurer's Office timing.

In addition to the Housing Crisis Workplan items cited above, recent staff work and City Council actions also have the potential to increase further the production potential of City policies and programs. First, on February 23, 2021, the City Council approved changes to the Inclusionary Housing Ordinance that will give developers additional flexibility and hopefully result in additional homes being built over time. Second, staff will return to the City Council in spring 2021 with proposed actions to help spur apartments' acquisition and restriction to low- and moderate-income renters using financing provided by tax-exempt bonds issued by Joint Powers Authorities. Third, staff also expects to begin work in 2021 on two efforts to enhance the production of housing likely to be kept affordable over the long-term. These recommendations were authorized by the City Council's approval on September 22, 2020, of the Citywide Residential Anti-Displacement Strategy. Recommendation 8 would make it easier to develop

²⁸FY 2020/21 – FY 2020/23 Affordable Housing Investment Plan, https://www.sanjoseca.gov/home/showpublisheddocument?id=66577

affordable housing on sites for assembly uses such as houses of worship, and Recommendation 9 seeks to optimize pre-plan Urban Villages for affordable housing production.²⁹

Further, the City's General Plan 4-Year Review process could also result in changes that promote production. One major recommendation by the Task Force was to allow "Opportunity Housing" (buildings with up to four units on Residential Neighborhood-designated parcels) citywide. Staff is currently working with a consultant to examine feasibility of this type of 'missing middle' housing. If it is approved by the City Council, San José would join Minneapolis, Portland, Oregon, and Sacramento as major American cities that allow small-scale multifamily housing in virtually all residential areas and become the most populous American city with such a policy.³⁰ Opportunity Housing forms similar to single-family houses, at costs lower than most multifamily construction. As approximately 94% of the City's residential land supports single family housing, Opportunity Housing is a tool that has the potential to integrate homes and add diversity to the City's housing stock while retaining the character of existing neighborhoods.

As the City remains short of meeting both its RHNA and its 10,000-affordable unit production goals, despite diligent staff work and the dedication of considerable resources, San José will need to be aggressive in pursuing all production strategies appropriate and feasible for the community that will grow and diversify its housing stock – both with new types of housing, and with more housing affordable to lower- and moderate-income residents.

Housing Successor to Redevelopment Agency Annual Report

The Housing Successor to the Redevelopment Agency Annual Report for Fiscal Year 2019-20 (Housing Successor Report) is included as **Attachment B**. The Successor Report is required to be submitted with the Annual Housing Element Progress Report. The City is the Housing Successor for the former Redevelopment Agency. The Housing Successor Report provides information on receipts and expenditures in the Low and Moderate Income Housing Asset Fund (LMIHAF), which contains repayments of loans made with original redevelopment 20% funds.

The Low and Moderate Income Housing Asset Fund is the City's major asset. At the end of FY 2019-20, the City as Housing Successor had \$692,354,983 in total LMIHAF assets comprised of cash, loan receivables, and real property owned by the Housing Successor. Besides information on aggregate expenditures, the Housing Successor Report includes several expenditures "tests" that the Housing Successor must meet. The City met all of them, as follows.

²⁹ Citywide Residential Anti-Displacement Strategy, <u>https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-policy-plans-and-reports/citywide-anti-displacement-strategy</u>

³⁰ Berkeley's City Council also approved the elimination of single family zoning on February 23, 2021, although further actions need to occur to implement this direction. "Berkeley to eliminate single-family zoning, cites racist ties," *Mercury News*, Feb. 24, 2021, <u>https://www.mercurynews.com/2021/02/24/berkeley-to-end-single-family-residential-zoning-citing-racist-ties/</u>.

Excess Surplus Test

The "Excess Surplus Test" requires that the Housing Successor cannot have unencumbered funds that exceed the aggregate amount deposited into the fund during the preceding four fiscal years. If a Housing Successor fails to meet the excess surplus test, it may be required to transfer excess LMIHAF funds to the State. The Housing Successor Report indicates that the aggregate amount deposited into the fund during the four prior years was \$156.5 million, while the unencumbered amount at the end of FY 2019-20 was \$138.5 million. Therefore, the Housing Successor met this test because the balance does not exceed the aggregate amount deposited for the test period. The Housing Department will have committed \$90 million in funds to new developments by June 2021 and will be releasing a new Notice of Funding Availability in spring 2021 seeking additional affordable housing developments for funding.

Senior Housing Test

Redevelopment law places a limit on the amount of funds that can be spent on affordable housing for senior citizens. If this percentage exceeds 50% of units funded over the last 10 years, the Housing Successor cannot expend future LMIHAF funds on new senior housing until it has reduced this percentage to 50% or below. The Report indicates that only 15% of the City's expenditures over this period went to fund senior affordable housing. Therefore, the Housing Successor met the "senior housing test" and can continue to fund senior affordable housing developments with LMIHAF funds.

An amended FY 2018-19 Housing Successor Report also shall be submitted to HCD (**Attachment C**), as the Seniors Test percentage was incorrectly calculated and reported last year. The percentage reported last year was 28%, which reflects a cumulative proportion of funded senior affordable units relative to all funded affordable units over time. The corrected percentage is 21% for the prescribed 10-year period.

Extremely Low-Income Test

Redevelopment law also requires at least 30% of LMIHAF funds be expended for the development of rental housing affordable to extremely low-income households earning at or below 30% of the area median income. The total housing development expenditures between July 1, 2015, through June 30, 2020, were \$53,009,757. Of the total amount, \$16,098,814 (30%) was spent to build affordable homes for households earning at or below 30% of area median income. San José's expenditure for extremely low-income households in the period 2014 to mid-2019 meets the State's expenditure requirement of 30%.

The City also has its own goal to fund housing for extremely low-income households. In April 2019, the City Council approved the Housing Department's Affordable Housing Investment Plan. The City Council's direction requires that the Department dedicate 45% of all future project funding to extremely low-income households.

While the City spent 30% of LMIHAF funds on extremely low-income households under this particular test, is important to note that the State's test has a different time period (July 1, 2015, through June 30, 2020) than does the City Council's new, forward-looking goal of 45% established in April 2019. This goal is contained in the City's current <u>Affordable Housing</u> <u>Investment Plan</u>.

CONCLUSION

The City continues to work towards meeting its regional housing needs and the City Council's production goal by implementing the programs and policies outlined in the Housing Element. In calendar year 2020, 33 residential entitlement applications were proposed for the development of 7,876 units, of which 79% were market-rate and 21% were affordable. The City issued building permits for 1,375 new residential units and issued certificates of occupancy for 1,216 units.

EVALUATION AND FOLLOW-UP

After the City Council accepts the Annual Progress Report and the Housing Successor Report, staff will submit the approved document to HCD and the Governor's Office of Planning and Research by the State-mandated April 1, 2021 deadline.

CLIMATE SMART SAN JOSE

The recommendation in this memorandum has no effect on Climate Smart San José's energy, water, or mobility goals.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the March 23, 2021 City Council meeting.

COORDINATION

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

COMMISSION RECOMMENDATION/INPUT

This report will be presented to the Housing and Community Development Commission on March 11, 2021. As the submission deadline for this memorandum precedes the Commission meeting, staff will submit a Supplemental Memorandum to the City Council reflecting Commission comments and feedback, if any.

FISCAL/POLICY ALIGNMENT

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

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

<u>CEQA</u>

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

/s/ ROSALYNN HUGHEY Director, Department of Planning, Building and Code Enforcement /s/ JACKY MORALES-FERRAND Director, Department of Housing

For planning-related questions, please contact Jared Hart, Division Manager, at (408) 535-7896. For housing-related questions, please contact Kristen Clements, Division Manager, at (408) 535-8236.

Attachments:

Attachment A: San José Housing Element Annual Progress Report for CY 2020 (Tables A-H) Attachment B: Housing Successor Annual Report FY 2019-20 Attachment C: Amended and Restated Housing Successor Annual Report FY 2018-19 Attachment D: CoStar Building Class & Star Rating Definitions Attachment E: Methodology for Non-Deed-Restricted Moderate-Income Units CY 2020 Attachment F: Map of Building Permits Issued CY 2020

Attachment A

 Jurisdiction
 San Jose

 Reporting Year
 2020
 #REF!

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

								(-											
							House		Table A		Submitted								
		Project Identifi	er		Unit Ty	pes	Date Application Submitted	ing Develo			its - Afforda		usehold Inco	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
		1			2	3	4				5				6	7	8	9 Was APPLICATION	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	Application Submitted (see	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project		Total <u>DISAPPROVED</u> Units by Project	SUBMITTED Pursuant to GC 65913.4(b)?	Notes ⁺
Summary Row: Si	tart Data Entry Below							1024	0	547	0	43	0	6187	7801	1205	0	5	
	44615020	SANTA CLARA ST		H20-001	5+	R	1/3/2020	90						1	91	91			AB2162
	64705028	ROCK AV		CP20-001	5+	R	1/6/2020							796				No	
	70609094	WINCHESTER BL		SP20-002	5+		1/8/2020							61				No	
	68426006	4TH ST		H20-002	5+		1/15/2020	93						1	94	94			AB2162
	41948014	BAYWOOD AV		SP20-008	5+	0	2/24/2020							79				No	
	49104054, 49104050, 49104056, 49104052, 49104052, 23710238	447 NORTH 1ST ST		H20-005	5+	R	2/25/2020	20		67				28	115	115		Yes-Approved	
		95 NORTH 11TH ST		H20-007	5+	R	3/26/2020	14						30	44			No	
	66052010			H20-008	5+	R	3/30/2020							46	46	46		No	
	48641033	605 BLOSSOM HILL RD		SP20-012	5+	R	4/15/2020	89						239	328			No	
		1747 ALMADEN RD		SP20-013	5+	0	4/16/2020	9						62	71			No	
	42107029	ROCK AV		CP20-015	5+		4/30/2020							194				No	
		1197 LICK AV 653 NORTH 7TH ST		PD20-003 PD20-004	5+	R	5/6/2020 5/20/2020							434 65	<u>569</u> 65	569		No No	
	43928007	3090 SOUTH BASCOM AV		H20-013	5+	R	6/9/2020	79							79			No	AB2162
		51 NOTRE DAME AV		SP20-020	5+		6/18/2020							290		290		No	
	43411081	ROCK AV		CP20-017	5+		6/18/2020	65							65			Yes-But no action taken	
		612 NORTH 4TH ST 323 GIFFORD AV		H20-019	SFD 5+		6/25/2020							4	4			No	
		2223 CAMDEN		CP20-019	SFD		6/29/2020							40	4			No	
		AV		PD20-005											-10				

43905007 486 WEST SAN CARLOS ST	SP20-019	5+	R 6/29/2020	9			175	184	No	
26421066 600 SOUTH 1ST ST	SPA18-001-01	5+	O 6/29/2020				336	336	No	
70435026 459 SOUTH 4TH ST	SP20-021	5+	R 6/29/2020				222	222	No	
4300 MONTEREY RD	H20-024	5+	R 7/2/2020		438			438	Yes-But no action taken	
30711001 230 SOUTHSIDE DR	H20-020	SFD	O 7/17/2020				2	2	No	
25432065 17 EAST SANTA CLARA ST	H20-026	5+	O 7/27/2020	17			79	96	No	
56914128 605 SOUTH 2ND ST	H20-028	5+	R 8/5/2020	84	42	43	101	270	Yes-But no action taken	
24406002 1312 EL PASEO DE SARATOGA	PD20-006	5+	R 8/18/2020				741	741	No	
44234059 17 BOSTON AV	CP20-020	5+	R 8/25/2020				61	61	No	
44723007 10 SOUTH 3RD ST	HA17-059-01	5+	O 8/26/2020				36	36	No	
24417048, 270 SUNOL ST 24417047, 24417046	H20-030	5+	R 9/1/2020	154				154	Yes-But no action taken	
68438022 14200 UNION AV	PD20-007	SFD/5+	O 9/1/2020				378	378	No	
48118067 2880 ALUM ROCK AV	CP20-025	5+	R 10/21/2020	166				166	No	
2323 MOORPARK AV	H20-035	5+	O 11/12/2020				41	41	No	
48402005 19 NORTH 2ND ST	H20-040	5+	R 11/25/2020				210	210	No	
37308002 35 SOUTH 2ND ST	H20-037	5+	R 12/1/2020				194	194	No	
67615039 409 SOUTH 2ND ST	H20-038	5+	R 12/2/2020				520	520	No	
24950083 972 ELM ST	PD20-010	SFD	O 12/4/2020				8	8	No	
24423014 244 MCEVOY ST	PD20-011	5+	R 12/18/2020				695	695		
25921115 161 RANCHO DR	H20-048	5+	R 12/19/2020				14	14	No	

Juristicitions 0 ANNUAL ELEMENT PROGRESS REPORT Reporting Yaar 2020 (Jan 1-Dat 31) Housing Element Implementation (CCR Title 25 §6202)	Note: ** indicate an optional field Colle is pay contain ads-adolation formulas	
Table A2 Annual Building		
Project Identifier Unit Types Affordability by Household Incomes - Completed Entitlement	Affordability by Household Incomes - Building Permits Breamlining Company and Comp	Housing without Financial Asistance or Deed Restrictions Deed Restrictions Notes
1 2 3 4 9	4 · · · · · · · · · · · · · · · · · · ·	18 19 20 21
Start Data Entry 530 68 739 342 20 0 2660		Far share and provide instructions and there is a share of the share o
Image:	Norm Norm <th< td=""><td>carby the memory of the logical and analysis Description Description Description in the logical and analysis print base Description Description Description in the logical and analysis print base Description Description Description in the logical and analysis in the logical and analysis Description Description Description in the logical and analysis in the logical and analysis In the logical analysis Description Description in the logical and analysis in the logical analysis in the logical analysis Description Description in the logical analysis in the logical analysis in the logical analysis In the logical analysis in the logical analysis in the logical analysis in the logical analysis In the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis <</td></th<>	carby the memory of the logical and analysis Description Description Description in the logical and analysis print base Description Description Description in the logical and analysis print base Description Description Description in the logical and analysis in the logical and analysis Description Description Description in the logical and analysis in the logical and analysis In the logical analysis Description Description in the logical and analysis in the logical analysis in the logical analysis Description Description in the logical analysis in the logical analysis in the logical analysis In the logical analysis in the logical analysis in the logical analysis in the logical analysis In the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis in the logical analysis <
4125600 994X056 CA 9754021 0914021 5+ R 5000 0914021 5+ R 50000 0914021 5+ R 500000 0914021 5+ R 5000000 0914021 5+ R 5000000 0914021 5+ R 5000000000000000000000000000000000		
31 58 ИОВЕ СА 11 5927 2014 R 2 202000 2005001 2015-0411 119-027 2104 R 2 202000 310 70 ИОВСКИТ 510 70 ИОВСКИТ 119-027 2104 R 1 1110000		
Addition (Control) Distribution Distrib		
Int MERIDIAN V MACONE AD MERIDIAN AF JAM JACONE AD ARCONE AD AND AD ARCONE AD AND AD JACONE AD AND AD ARCONE AD		
1775 MD0/PMK / W/W/W/DE CA 10264 H10264 H10264 S- R 53 53 22 9/11000		
Norder trainer Product tra		
WWAR-Bill Charles All Charles		o
Subject Subject <t< td=""><td></td><td></td></t<>		

Janisabolen 0 Reporting Year 2000 (Jan. 1-Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR The 25 (900)	** "reductions are optimal field r p my certains sub-collabilities formulae	
1398 M/O-FEAAN AV 159A JOBE M AND AN AV M AND AN AV M AND AN AV AN AV AN AV AN			
AV 044 02-0040 AV 04-0040 AV 04-00400 <t< td=""><td></td><td></td><td></td></t<>			
(0011007) (2001307) 2001307 20010000000000000000000000000000000000		1 200.00.00	
06213049 25132 APU 187012 APU R BRC20000 LN BRA3005 CA B133-706, 500		1 2005/11/2/	
UNT 2 SAN JOBE. EVR 65EPU 100%) 02220305 CA95132 EVR/ADU 105% J 326 326 326 326 326 326 326 326		1 220-9.3	
0922017 01524-00444 01524-00444 01524-01501120 01524-1051120 1040-0444 01524-1051120 1040-0444 01524-1051120 1040-0444 01524-1051120 1040-0444 01524-0151120 1040-0444 01524017 1052400 1052400000000000000000000000000000000000		122592	
22020009 CA 95782 CODE CASE - ADU 1986890 ADU R 1303 SAN JUN AV UNIT 2 SAN EPH (SEPH 500%) 1985218 ADU R 220202082 AD10 NEW ADU 1985218 ADU R		1 2020-09-19 1 202	
1231 FORMESTAL AV SAL SDIE CA FORMESTAL AV UNIT 2 SAL SDIE ERR BERM 100%		1202-1112	
21 MMTLE 3T BAALOBE.CA WATELEST BAT 2 SAALOBE.CA WATELEST BAT 2 SAALOBE.CA EVA BEPA 100%			
2054/132 10:03 JUST (LARAGE TO AGU) 1986/87 ADU R 10:03 JUST (LARA		1289-9-27	
2000017 www 6x113,667 An1 100007 An1 0 0 000007 000007 000007 000007 000007 000007 000007 000007 000007 000007 000007 0000007 0000007 00000000 0000000000 000000000000000000000000000000000000		1 205.11.09	
34/17093 Mal 4/34 APT 8007 8007 APT 8 34/17093 Mal 4/34 APT 8 APT 8 APT 9 APT 9 APT 9 APT 9 APT 94/04/05 APT 9 APT 9 APT 9 APT 94/04/05 APT 9 APT 9 APT 9 APT 94/04/05 APT 9 APT 9 APT 9		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
24434020 35131 0EEM 1009.4CE 0 5540 5540 5540 0 1657M 1009.4CE 0 5540 5540 5540 5540 0 1705 RENZWOOD C (C) (EEM 1009.4CE 0 5540 5540 5540 5540 5540 5540 5540 5			
24434620 26312 5005000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			
AV DAN JOSE, CA. BEPRI 100%) NEW 95131 SER 100%) NEW 95131 SER 000 D.D.E.M.CT 24434020 D.D.E.M.CT		1 2006-02-10 1	
91323539,2480 0.0 ELUCTUR EPIGEEPIN 1000) 24504034 2.0 DELACTUR EPIGEEPIN 1000) 22502 2004.0.0 DELACHED ADU 152539 ADU R		1 2020-06-13	
IAM, 3002; CA IAM, 3002; CA IAM, 3002; CA IAM, 3002; CA IAM, 3002; CA IFRR (BEPM 100%) IAM, 3002; CA		1 2028-07.01	
ANA 302E C.A. 1911-3033.2024 WIZMOZ I UAR 1931-3052.2024 S131-3052.2024 NIZMOZ I UAR EFPR BEPM 100%) 1954-080 A00U R		1,2005-11-00	
1477 FL000ECF. 8513-309, 147 FL000EF.W 1477 2 SUL-000E, (BEP4100%) NEW 5407044 APRIL 98 5407044 APRIL 98 5407044 APRIL 98 5407045 A		1 20049-19	
17/38 BENULE INV BAN ADDE CA BENULE INV INT BENULE INV INT 2 SAN ADDE CA EVIT (BEPHITON)			
2956005 272 USSIONT 051/0-102 000 999055 AU0 R BANADEC AL 8113-0011:278 E 125-000250 AU EPR (82PM 100%)		1 220-9-30	
2469400 (5112) 200 JAT 1260 JAT 155075 ADU R 3417026 CA 55133 JAT 151705 CA 55133 JAS 319 B 2411341 JAT 15170 FEB 2513 5510		1220-0-30	
2450507 0012 0012 0012 0010 001 0010 001 0010 001 001		1200-1100	
248135018 (2014) 248135018 (2014) 348135018 (2014) 348135		1229-321	
344/00E_CA (BEP# 10%).NEW 249/564 300 0000000101 100 0000000101 144600 Abw.00E_CA 8000000000000000000000000000000000000		1200-01-57	
2 244,002 CA (8274 1001,102 2491595 5 9172 AA 004RADE 122505 ADU R 258172187 5 1 491524 ADU R 491524 ADU R 49		1 2269177	
24522073 2107 21 UM2 7 EPR (\$EPR 150%) 24522073 210 20 20 20 20 20 20 20 20 20 20 20 20 20		1205-2-9	
EXPLOSE TO THE TOTAL TOTAL TO THE TOTAL TO THE TOTAL TO THE TOTAL		1220-034	
24620548 05123-007 ATACHED.ADU 1851485 ADU 18 940-02525, da N 1911 TURT 2 EIRR, 82594 15050, da N			
AMN JOSE, CA NEW SND LINIT 24932035 65112 (ADU) 1853299 ADU R 411N RTINSTSAN JOSE, CASITZ EPR (BEPM 100%) 1953299 ADU R			
		1220-06-06	

Jurisdiction 0 Reporting Year 2000 (Jan 1-Dec 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 25 §4002)	Note: "* indicates an optimate field Celle in pry contain adir-calculator formula
355 N 117H 57 SAK-052 (A S11331) 12 N SAK-052 (A SAK-052 (CA S451-2) (S454-2) (S45472) A111 (S4572) A111 (S4572)		
4 42 N 127N 5T BAN JOBE, CA BS1123358, 42 N SAN JORE CA JIERON 10143, NEW		
32241319163T 544-0.005_CO. 1011011111111111111111111111111111111		
2014 LINE CONTRACT		
APT HINTST MAX ADDE (APT HINTST) MAX ADD (APT H		
2000 200		
24981002 414 N 201119T BEPNI 1004/NEW A001 N 24981002 261313144 DETACHED ARU BEERNI ARU R 24981002 261313144 DETACHED ARU BEERNI ARU R		
24981640 2411 (2014) 2412 (201		
2490000 / JAN JOSE A PROVIDE /		
95112-1747,460 N 96112-1747,460 N 2495048 Ne 844,005C L FPR 6EPM 1005) 2495048 Ne 8412 C A ATTAC/ED.ADU 1951534 ABU R 95112 C A ATTAC/ED.ADU 1951534 ABU R		
Visits, 35 Vieta? Dep (BEPM 100h) 246806/7 CT 047 12 AM Sec. (24 Control of C		
ANOLOXINIZO (R 1017 S.M. 1050), (REPM 1001), (NEW UNIT S.M. 1050), (REPM 1001), (NEW SIGLAMME CALL, (REPM 1001), (REPM 100		
2544054 251047 2544054 251047 251047 2544054 25132 2544054 25102 2510 2544054 25132 2510 2510 2510 2510 2510 2510 2510 251		
SALS 2007, CA Am NAME OF BB 24 SALS 2007, PA SALS 2007, PB, 24 SALS 2007, PB SALS 2007, PB, 24 SALS 2007, PB SALS 2007, PB, 24 SALS 2007, PB, 24 SALS 2007, PB, 25 SALS 2007, PB, 25 SALS 2007, PB, 25 SALS 2007, PB, 25 SALS 2007, PB, 25 SALS 2007, PB, 25		
242 FW137 544 FW137		
242 FW31 242 FW32 244 FW		
2411 In FAL Mag 2411 In FAL Mag 142 Aug 2 Aug 2412 In FAL Mag 142 Aug 2 Aug 2412 In FAL Mag 142 Aug 2 Aug 2412 In FAL Mag 144 Aug 2 Aug 2414 In FAL Mag 144 Aug 2 Aug 2414 In FAL Mag 244 In FAL Mag 2413 In FAL Mag 244 In FAL Mag 2414 In FAL Mag 244 In FAL		

Juristician 0 Reporting Year 2020 (Jan. 1-Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 25 §0002)	Note: ** indicates an optional field Cells in gay conten sals-calculation formulae			
2420 111 14 2 Mag. 5470 2 2 4 4 4 7 14 2 Mag. 2420 11 14 2 Mag. 24 4 7 1 2420 11 14 2 Mag. 24 4 7 1 2420 11 14 2 Mag. 24 14 14 14 14 14 14 14 14 14 14 14 14 14			s		
24/02/02 A/DE CA 2013 3/22 1960/07 5* K 6/07/02 F 1960/07 5* K 5/07/02 F 1960/07 5* K 6/07/02 F 1967 5* K 2269/17054 8/110 SECOD UNT 114571 ADU R			1 2020-01-08		
4 CAVTONW 54 CAVTONW 54 CAVTONW 64 CAVTONW 96 1998 8 241 CAVTON 491 196 1998 8 241 CAVTON 491 196 1998 8 241 CAVTON 491 196 1998 1991 1991 1991 1991 1991 1991 1					
Сериналост 1 Закадов ст 3 на 15528 со 1 15528 со			1,200-0-0-1		
SAN XOBE, CA 60154724, Y77 LEXEDAV UND 2 25154054 251554054 25154054 251554054 251555555555555555555555555555			1.000-12.01		
28103-2421: 364 SCHELE AV URT 2 244-0562 CA (BEPM 1001, NEW 28105058 2502 2502 (BEPM 1001, NEW 28105058 2502 (BEPM 1001) 1509/178 ADU ED STOCKTON INT ADU			1 2023-01-30		
95155-234, 62 27 8150-0164, 42 29 (B,B2M 1001k) 1047 3-54-3052 (ADV GAAGE 28100568 A-51928 (ADV GAAGE 552 ELLIST UNF 652 ELLIST UNF 552 ELLIST 552 ELLI			1 2009/01/02		
80 W TAVLOB 31 Serv. Nose, CA 95/325-349, 170 W TAVLOB 37 URT 254-340, 170 2810066 C A5512 K WW ADU 1965332 ADU R			1 2020-05-31		
776 ELAIST SNA JOBE, CA S1378- 1800, 736 (LAIST ELEM 100%), NEW 1800, 736 (LAIST ELEM 100%), NEW 28110040 CAS1328 CANAGE 184504 ADU R 184504 ADU R			1 2020 48-14		
24/13/14/2 / / / / / / / / / / / / / / / / / /			1 202-01-04		
28114988 95/28-1964 2802.WRT (AUD) 1559725 ADU R 28114988 05/85/ER.AV SAN JOBE, C.A 95/10-56/00, 1230 HE/STRA KUME (EPR (BEPM 100%)) 145/1764 AUD (EPR (BEPM 100%))					
2012/00/0 10/00/00/00/0 10/00/00/00/0 10/00/00/00/0 10/00/00/00/0 10/00/00/00/0 10/00/00/00/0 10/00/00/00/00/0 10/00/00/00/0 10/00/00/00/0 10/00/00/00/0 10/00/00/00/0 10/00/00/00/00/0 10/00/00/00/00/00/00/00/00/00/00/00/00/0			1 2029-8-09		
UNT 2 MU LOBE (EVP (EDP M 100%)) 2412/02 CA 0250 EVF ACCHE 0 ADU 19171100 ADU R 1131 NARK AV IAN ADU ADU ATU ATU ADU ADU 19171100 ADU R IAN ADU ADU ATU ATU ADU ADU ADU ADU ADU ADU ADU ADU IANU ADU ADU ATU ADU ADU ADU ADU ADU ADU ADU ADU ADU AD			1 2020-24-31 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		
28127014 9528 ADU COE CASE 1987638 ADU R AV SAN JOBE CA 1975742 ADU CA 197574 ADU R 1977744 ADU CA 197774 ADU R 28127094 CASE352 MIRT 1122772 ADU R					
151 S MURIEBON AV 54 VADEL CA 65154-3021 15 8 MURIEBONAV URIT 2 SAV.0051 54710011 001 (5671001 1607 169400 8111 0 54710011 001 (5671001 1607 169400 8111 0			1 200/EM		
AV 544 LOSE CA 69 ST-20022 15 S B MORRISORAV B (BPM 100%) CODE (MORRISORAV 2002) (BPM 100%) CODE 28 ST001 CF 394ALOSE (BPM 100%) CF 394ALOSE (BPM 100%) CF 394ALOSE (BPM 100%) CF 394ALOSE (BPM 100%) CF 394ALOSE (BPM 100			1 2020-01-31		
2012 CA 1012- EVR (BEPL 1001) 1012 CA 1012- EVR (BEPL 1002) 2013 CA 1012 CA			1 2026-12-99		
HNANNI ST UIUT PREBPIL 100 NJ 26416022 56326 REP ADU 1559464 ADU R 26416022 56326 REP ADU 1559464 ADU R 3643002 56330 REP ADU 1559464 ADU R		• • • • • • • • • • • • • • • • • • • •	1 200.07.23		
Instantion in register Instantion 3600000 102 MAXOSE BRM MORE Market instantion 7720 Exaministic 102 MAXOSE BRM MORE Market instantion 9000000 900 MAXOSE BRM MORE Market instantion 9000000 900 MAXOSE BRM MORE BRM MORE 90000000 900 MAXOSE BRM MORE BRM MORE			1 999493.94		
2434/05E CA IACCESSORY 9427012 40150 (ACCESSORY 2211M00RAV (VIII INTINT 1780114 dhii 0 0211M00RAV (VIII 0211M00RAV (VIII) 021100 (ACCESSOR 21 M000RAV (VIII) 0212 EPR (8294 1001k) 0240 (ACCESSOR 21 EPR (8294 1001k) 0240 (ACCESSOR 21 EPR (8294 1001k)			1 000,03,04 1		
2442204 94125 4000			1 2023-96-23	De Deserved Moderate in Annual A	neoma par al by HC2 - of Owned
123 W WILLAM 87 SAN KOBE, CA. 29 10 2080; 129 WILLAM 5105; EPP REPH 1001) WILLAM 5105; EPP REPH 1001) 20 430047 CA1911 DETACHED ADU 185448 ADU R			1 2020-56-27		

Jurisdiction 0 Reporting Year 2020	(Jan. 1 - Dies. 37)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (cCR Time 25 stora)	Note: "+" indicates an optional field Cells in gray contain auto-calculation formulas			
	Act Jone, Lisb, Av. Biol Jone, Lisb, Biol Jone, Lisb, Biol Jone, Biol, Bio			,	•	
26440130	ONTO UNIT APUIL VIRTURY ATULE SH4 JEROME ST LINIT 2 SAN JOSE, (PC) 2ND UNIT LINIT 2 SAN JOSE, (PC) 2ND UNIT LANT 2 SAN JOSE, (PC) 2ND UNIT 1860179 ADU R			1 2020-11-25	• • •	
	973 DELMAS AV SAN JOSE, CA 95125-1630, 978 DELMAS AV LINT				•	
26449091	2 SAN JOSE, CA. (BEPM 100%) 95125 SECOLUNIT 1846701 ADU R 1018 BIRD AV SAN ERR (BEPM 100%) JOSE CA 85125 - INEV DETACHED			1 2020-11-08		
26451045	1616 ADU 1859183 ADU R 903 RIVERBIE DR SAN JOSE, CA			1 2020-08-27		
26452071	20 (25-200) MU RVVRRbDE (BEPM 100%) UNI 2 SAV JOSE (BEPM 100%) CA 69125 DEPEM 100%) NEW R			1 2020-08-05		
26455103	1038 CLINTONA SPD ON A AVAILABLE AND AVAILABLE AND AVAILABLE AND AVAILABLE AND			1 2020-09-24		
28456025	AV SAN JOSE, CA 95152-222; 1072 BROADWAY AV UNIT 2 SAN JOSE, (BEPM 100%) NEW			1 2020-09-10	•	
204500/05	CA301252000 RUU 1049479 AUD R 1156 CA80000R C D030533100,1158 C04907470 R			1 2020-02-10		
28458063	UNIT 2 SAN JOSE, EPR (8EPM 100%) CA 95152 NEW ADU 1986787 ADU R 969 TWIN BROOK	a		1 2020-11-10		
28462010	CT SAN JOSE, CA LEHR (BEHM 100%) 95128-4085 NEW ADU 1884522 ADU R 1956 BURRELL CT SAN JOSE, CA			1 2020-08-03		
27408055	95128-1607; 1595 BURRELL CT UNIT 25AN JOSE, C. EPR (BEPM 100%) 95126 NEW ADU 1567948 ADU R			1 2020-09-28		
	H 30 YOSEMITE AV SAN 2005 CA 90 DEBATE AV 1011 2 SAN 100F					
27414023	CA 95126 (BEPM 100%)ADU 1874213 ADU R 1851 HANCHETT AV UNIT 2 BAN (BEPM 100%)			1 2020-12-15		
27415060	JOSE CARSTIN DELACHED ADU 18/4/81 ADU R 1820 LANKERSTY AV SAN JOSE, CA 1821 LANKERSTY AV SAN JOSE, CA 1821 LANKERSTY 1821 LANKERSTY 182			1 2020-09-18		
27425025	UNT 2 SAN JOSE, CODE CASE - NEW CA 95132 MODULAND 2030 WOODLAND AV SAN JOSE, CA			1 2020-04-17		
27433038	95125-1355, 2203 WGODLAND, BEPM 100%) NEW UNIT 2 SAN JOSE, BEPM 100%) NEW CA 95125 ADU R			1 2020-09-25	•	
	AV SAN JOSE CA 95128-1398 SATO WODELAND AV LINT 2 SAN JOSE, (BEPM 100%) 2ND				•	
27450021	CA 95128 UNT 1732538 ADU R 2470 NEWHALI ST SAN JOSE, CA 95128-1119, 2470			1 2020-02-08		
27456013	NeWHALL ST Um 2 SAN JOSE (BEPM 10%) ADU 1849550 ADU R 581 JOSE F.0.			1 2020-01-14		
27458028	95128-1143;2415 TLILIP ROLINT 2 SAN JOSE, CA EP (BEPM 100%) 95128 DETACHED ADU 1858008 ADU R			1 2020-10-16	•	
	197 DI SALVO AV SAN JOSE, UN 2015000, UN 2 SAN JOSE, CAL FOR (SEPA 100%)					
27459053	98128 NEW 2ND UNIT 1863773 ADU R 437 MENER AV SNA JOSE, CA 5128-2494, 437			1 2020-08-01		
27715045	IDESN(FXV)04E IDESN(FXV)04E SS128 IDESN(FXV)04E SS128 IDESN(FXV)04E VID125 IDESN(FXV)04E VID125 IDESN(FXV)04E			1 2020-02-20		
27716039	CA 95128 UNIT 1857011 ADU R 1718 SCOTTST SMA JOSE, CA 95128-3525, 1716			1 2020-07-29		
27725032	SCOTT ST UNT 2 SAN JOSE, CA EPR (BEPM 100%) 95128 DETACHED ADU 1876475 ADU R 953 CUFTON AV			1 2020-12-23		
27728042	owrauos, LA 95128-315, 953 CLIFTONAV UNIT 2 SAN JOSE, CA EPR (BEPM 100%) 95128 DETACHED ADU 1853661 ADU R			1 2020-10-02	•	
27909071	3/22 NEAL AV UNIT 2 SAN JOSE, (BEPM 100%) NEW CA 85128 ADU 1850712 ADU R			1 2020-12-17		
	AV SAN JOSE, CA 95133-774, 880 RICHROND AV UNIT 2 SAN JOSE, (BEMP100%) NEW					
28239048				1 2020-02-12		
28247063	INUSCIULUT CANJOR EPR (BEPM 100%) CA 95128 NEW 2ND UNIT 1846200 ADU R 1781 TOUCIRES DOLORES ADU R ADU R			1 2020-10-19		
28415009	95125-5237; 1761 DOLORES DR EPR (BEPM 100%) UNIT 2 SAN JOSE , NEW DETACHED CA 95125 ADU 1859207 ADU R			1 2020-07-16		
	10447 WILLOWHERST AV SAN JOSE, CA 95125-365; 1549 WILLOWHERST					
28826018	AV UNIT 2 SAN EPR (BEPM 100%) JOSE, CA 95125 NEW ADU 1846872 ADU R 1659 WILLOWHURST			1 2020-09-14		
28826019	AV SAN JOSE, CA 92125-3661; 1659 WILLOW-HSZ, FASS WILLOW-HSZ, FASS VULLOW-HSZ, FASS VILLOW-HSZ, F			1 2020-09-17	•	
20020019	IDED IDEDUX IDEDUX <th></th> <th></th> <th>1 2/2/-08-17</th> <th></th> <th></th>			1 2/2/-08-17		
28828026	VIETCHUMR AV EPR (BEPM 100%) CA 95125 ADU 1872361 ADU R 0 SAN JOSE, CA			1 2020-09-28		
28830015	95124-1215,2173 DRY CREEK RD UNIT 2 SAN JOSE BEPM1075); PHAM CA 95124 BEPM1075); PHAM SECOND UNIT 1538165 ADU R			1 2020-01-02		
28914030	14140 DE MILLE DR SAM JOSE CA EPR (BEPM100%) 95117-3101 DETACHED ADU 1848892 ADU R			1,2020-08-10	•	

Jurisdiction 0 Reporting Year 2020 (Jan: 1 - Der: 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (core new 54 sect)	Note: "* Indicates an explored field Cells a pay continue sub-collabeliation formulae
1115 LESUE DR IAN X005C, C-A (251, 254, 251, 254, 251, 254, 251, 254, 251, 254, 251, 254, 251, 254, 251, 254, 254, 254, 254, 254, 254, 254, 254		
313 G.GREEDIA WY SAN JOBC, CH G.GREEDIAWY PROBANNON G.GREEDIAWY PROBANNON G.GREEDIAWY PROBANNON G.GREEDIAWY PROBANNON MARKAN SAN JOBC SAN		
201 PADLOFFE DELANAGE RADUETE DE RADUETE DE		
APALEON SIGN APPETON CONTROLLED A DOUBLE ON ADDRESS CONTROLLED CONTROLLED CONTROLE		
204/003 V 204/003 V 204/004 V 2		
ADD/000 Sol (0.5400 OF		
Journey Set SPARA V EAN RER AGA JORESU JORESU AGA N JORESU AGA AGA <td< th=""><th></th><th></th></td<>		
32000 00 0940 A 2000 00 0940 1010 1289 304 TOMA 6/2000 EPR (BFW 100%) R0 1047 2940 N NEW DETACHED 20720077 JUGE CASH 00 1057		
4132 MORE AND W 59 ANJORE CA 695105-1224 A 132 MORE AND WY UNT 2 ANJORE CFR (6PM 100%) 3072400 C 45953 D EFF (6PM 2014) 1527871 ADU R		
957 SM JOSE CA 957 SM		
1115 MULER AV SMN JOBE, CA 091293494: 1115 MULER AV UM17 SMN JOBE, CA 3730009 00104 CA EPR (BEPM MODIs) SMN JOBE, CA 2730009 001000 CA EPR (BEPM MODIs) 1815094 ADU R		
1135 UDAULAR SM X025 C 113 20040 2011 7 2 20040 2011 7 2 21700 2016 A 2017 ADU 21700 2016 A 2017 ADU 21700 2016 A 2017 ADU		
0F EAN JOBE CA 9753344 (333) RANBOUR DR 9770000 CA 9770 CA 978 (5594 100%) 97706000 CA 9729 NOV 1965963 ADU R		
WT SAU JOSE CA 50 2015 ADD 153 10 215 ADD 153 WT 25 AVX CSE, (8EPW 100%) 237316040 C X05159 ATTACHED ADU 1827809 ADU R		
02/00/00/00 C C C C C C C C C C C C C C C		
Index and the second se		
3.3.4402 4.45122 4.40 105024 105024 105024 10502 10		
37354026 CA 99292 DETACHED ADU 1944953 ADU R VOUR		
37327050 CA 95/23 ATTACHED ADU 1955878 ADU R 74,DERBODIC ILM SAN UNGE, CA 9512535956; 1071 44,DERBODIC ILM		
UNT 2 AVU ADDE (BEPANDON) 2000 37328010 CASP32 UNT 180056 ADU R 1048 ALEERBOOLIN EPIR BEPANDON) SAN JOBE CA. NEW 200 UNT 1448817 ADU R		
5532 OKF ANK PR (PC) KW 2ND 37816027 JOSE, CA 5139 LAT (JAU) 37816027 JOSE, CA 5139 LAT (JAU) ADU R LASE 1000 CASTLEW000CT CH (JAU) LASE 1000 CASTLEW000CT CH (JAU) LASE 1000		
101 101 <th></th> <th></th>		
38146588 CA35129 SECOND.UNIT 1816413 ADU R 44514000001 WY SNA.08E, CA 505120000000000000000000000000000000000		
Woldmask CAL93130 DECCINCUME 1 1250075 ADU R W1 SAN UX56, CA 305101501; 1524 30510150; 1524 30510150; 1524 30510150; 1524 30510150; 1524 ADU AND WY 3041AAD EXECUTION (SEE STREED) EVER (SEE STREED) 10000000 10000000		
4333128 95150 56C0x0.bury 154764 ADU R 2240.0017E304 EPR (p8.bury 1507) 40419015 2040, EPR (p8.bury 1507) 40419015 2040, A19605 (p8.40, Jul) 1827197 ADU R		

Jurisdiction 0 Reporting Year 2000 (Jan 1-Dec 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCF Time 25 (2007)	Note: "+" Indicates an optional field Cells in gay contain auto-calculation formulas	
3719 ALCAPAL CO BILSDOODS 271 ACT 2000 1979 BEDW 1000 1970 ADU R BEDW 1000 1970			
49421007 CC#39005 NeW 2940 UNIT 185031 ADU R 933 DPC 20EEK 905 DAN JOSE, CA 41226026 PS1240005 EPP (PC) NEW SPR 1776687 SED 0			
2009 JOSEPHAV JOSEPHAVE SNA JOSE CA (BEPM NOV)NEW 41405004 99124 MIXED USE 1790722 5+ R 2197 WILLESTER 1000			
AV SAN JOSE, CA 95/34-2017, 2197 WILLESTER AV UNT 25 AV JOSE, INEP/M 100% J2ND			
41414083 CA.95124 UNT 1724354 ADU R 1483 CAMERAV SAN JOBE CA (BEMP 100%) NEW 41424034 921242342 220 UNT 1555576 ADU R			
4065 MSE AV SAN JOSE, CA 95134- 5006-9668 MSE			
AV UNIT 2 SAN E EPR (BEPH 100%) 41952026 JOSE, CASTAL DETACHED ADU 15118 BEL ESTOS DR Unit 2 SAN			
JOSE, CA 95134- 42108038 5023 (BEPM 100%) ADU 1847480 ADU R 1547488 BREWSTER AY SAN JOSE CA			
9 5134-5027, 15146 BREWSTER AV EPR (BEPM 1005), UNIT 2 SAN JOSE, 1982 200 UNIT 42108079 CA93524 (ADU 1950019 ADU R			
15040 UNION AV UNIT 2 SAV JOSE, (BEPM 100%) NEW 42108034 CA 95124 DEFACHED ADU 1808845 ADU R 4333 KINDRODE			
0 R SAN JOSE, CA 90124, 433 00070540, 0008. [FPR (BEPM 100%)] 40112048 CA 90124 A TATACHED ADU 1550117 ADU R			
1246 CURTIES AV SAN ADDE: CA CARTISA V NAT 2 SAN JOBE: CA CHR 158 AV NAT 2 SAN JOBE: CA			
11,20153 304,025,0.2 304,02 001 0 001 0 10,20154 304,025,0.2 301,000 302,000 001 0			
42905055 NA CA.55725			
BALLANDER AND BALLANDER CA SAN JOSE CA 95135-3136 (18) ANDER AND BALLANDER A			
SAN JOSE CA PER (BEPN 100%) 4021102 S135 NEW ADU 1891199 ADU R 1564 EVERETT AV 564 AUX/CETT AV			
EVERT 74 URT 2534/305C B EPEMID0%) 4295104 0515 00 000000 DETA/ED ADU 157752 ADU R 1030 00.000 0	e		
4153-560 1233 LE-MW000 W UHT 3 AN JOBE EPH (8EPM100%) UHT 3 AN JOBE ADU 42035004 CAS(32)2 ADU 1860261 ADU			
SAN.302E CA 5123-3803, 1522 CHEMY AV UNIT CHEMY AV UNIT 42255010 B 9125 EC A NOL NAT' 1228579 ADU R			
1422-0005.8/2 504792-3811-1422 HOCA V (MT 2 504792-5811-1422 HOCA V (MT 2 (BEPM 100%) (BEPM 100%) (BEP			
4233/039 26125 267.04.76 1000/16 ADU R 1125 267.04.76 26.04 1000/16 ADU R 3112 267.04.76 26.04 1000/16 ADU R 3112 264.08.02 3.056 ADU N 1152 ADU R 3126 ADU 1151575 ADU R 1151575 ADU R			
SAN JOSE CA. SISTIDATA: 1200 PLANST LATZ ANA JOSE CA. SAN JOSE CA. SISTIDATA: 1200 PLANST LATZ SISTIDATA: 1200 PLANST			
202 IMPREDITA			
43414035 C439125 ADU 1870539 ADU R 1459 F6070 ADU 1870539 ADU R 1459 F6070 ADU 1970539 ADU 8 4441707 C439155 (19594014) 1955981 ADU 8			
1648 FORD AV 0.000 0.000 SAVA JOSE, CA 0.000 0.000 2010,000 UNIT 2 BEEPM 1000,104W 0.000 SAVA JOSE, CA DECAMED 200 0.000			
consets to end consets to end consets to end consets			
43423144 rest10 ECCMD LineT 1949302 ADU R 8343 555 LIACOLAR 5 560 Million 1949302 ADU R 9343 560 Million 1949302 ADU R 1949302 ADU R			
2 2 8/4/30/26 CA 43916050 9/9123 01 (BEPMI10%) ADU 1859500 ADU R 2017 / MONTELE 0 9123 2019 014			
43017121 CAVIDSULTE AV URT 3 SM JOSE (BEPM 100%) INF 3 SM JOSE / SM J			
9 (525-359, 1797) (0.4711, MA), W. (1999, (1979, 1100%)) 41527(008 C4, 9573 NEW ADU 1859811 ADU R 213 COTTLA W 1			
SAN 2005; CA 10071-080, UNI 20071-080, UNI 2008/005; CA 40531016 0012 40531016 0012 012 40531016 0012 40531016 0012 40531016 0012 40531016 0012 40531016 0012 405310 405310 4054 4054 4054 4054 4054 4054 4054 40			
23% COTTLE AV SAN ADEL GA COTTLE AV LANT (CONVERT) COTTLE AV LANT (CONVERT) 23% ADEL GA DETCARED			
Statement			
4365521 BVX.00C,LA (BCP III (078))3732 9513 SUL UNIT DETICADE 1833034 ADU R 1836 DVX OREK DVX 1936 DVX OREK DVX 1936 DVX 01824 ADU R 4400070 ADVX 1936			
HOS AV UR12 Sec.			
44228033 JOSE, CA 95124 NEW ADU 1967119 ADU R			1 202-06-7

Jurisdiction 0 Reporting Year 2000 (Jan. 1 - Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 25 §4202)	Note: ** Indicates an any point field Only in gray works and a validation formate
148 6701850 / DILBA 2014 (a) 1422100 / 422100 / 422100 / 422100 / / 422100 / / 442000 / / 445000 / / 445000 / / 445000 / / 445000 / / 445000 / / 445000 / / / / / / / / / / / / / / / / / /		
11708 84706200 A 11708 84706200 A 117154284 1700 A 11715421 A 11715421 A 1171521 A		
1701 3WEETBRIAR DR UMT 25 AN JOBE, EPR (BEPM 100%) 44650038 AVE. INEW ADU 1855035 AOU R		
SAV.305E_CA 30135-4182_0217 2 2 34V.305E_CA 2 2 34V.305E_CA 0 4622047 1 5125 4 4622047 1 5125 4 101 1		
1941 04 CONGETTA DR LINT 25 MER BEPM 150 N) 4452001 LOBE CA 93155 NEW ADU 1855005 ADU R 2224 BELLOAV		
SAN JOSE, CA 95135-4007, 2224 BELLO AV UNT 2 84150-500, BERN BOND 15770-500, BERN BOND 15770-500, BERN BOND		
1938 BARTA LIDBE CARATA DECE CARATA TOTO, 1938 BARTA VIZZ, 1938 BARTA LIDBE CARATA LIDBE CARATA LIDDE CARATA LIDBE CARATA		
41700001 99118 SECONLINET 1546520 ADU R 212 D.008170 V 0124-2342 (1994) 0014 (1994) 100% 0124-2342 (1994) 001% 024170 V/1 041 (1994) 001% 024170 V/1 041 (1994) 001%		
Biological Processor Biologica		
44705049 05124 - UADia 10400 11645308 ADU R 3229 RAAM OSE CA BAN JOSE CA 9134 - 323 2729 A		
AAX.058; C.A. (BEPMINON,NEW) 44709054 95124 2X0 LINT (ADU) 185444 ADU R 4280 EXCOMPELID DR EX.COMPELID DR		
0 05124.414, c88 BL COMFELD REPR (BEPM 100%) UNT 2 SAN JOSE, NEW DETACHED 44754040 CA 85124 ADU R		
Sava, 2016; C.A. Solita, 471; 6, 438 Solita, 471; 6, 438 Helbelkov, Writ Levil, BESRM 100%, I CODE Felbelkov, Writ Levil, BESRM 100%, I CODE 201, 1471 9 574:471; S.C., 201, 1471 Levil, 201, 1471 4 47734058 B 5744		
HAMANGERO DR HAMANGERO DR HAMANGERO DR HAMANGERO DR HAMANGERO DR		
LINT 2 2AN JOSE, EPR (BEFM 100%) 4551500 2A 55155 NEW ADU 1985355 ADU R 2585 BOBCILINK DR SAN JOSE, CA		
80400.004 (200 10417 2240.005 (200 46519013 CA59135 DETACHEDADU 1849217 ADU R DOMINIERA (200 104071878 A		
LLAND DE LOS Reductions de Los Reductions de Los de 198 301 LLAND de 198 301 LLAND de 198 301 LLAND de Los 200 LLAND de 198 301 LLAND de 198 301 LLAND de 199 301 LLA		
46.0007 Sit. Ga Modela 46.0007 Joint Angela 46.0007 Joint Angela 46.0007 Joint Angela 46.0007 Joint Angela 100.140074 Joint Angela 1001.140074 Joint		

Jurisdiction 0 Reporting Year 2020 (Jan: 1 - Dec: 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR the 25 gistor)	Note: "* indicates as optional field Cols in pays portion sub-solubilities formatia
Neuronia 2020 (art.1 - Size - 3.0) Contraction Contraction Contraction Contraction Contraction Contrecontraction Cont		
5 55 11, 100, 100 11, 100, 100 11, 100, 100		
SAN JOBE, CA etista, Stati Land Land's Awa JOBE, Canava JOBE, Canava JOBE, Cana Stati Stati Land, Martin B Stati Land, Martin B		
5NN.3052; CA 05135; 3031 LMA UHT 3 BAN JOBE, 11258 (85PM 100%) UHT 3 SAN JOBE, 11264 (85PM 100%) USPLEXCOMM 40520077 NN JOSE CA93158; ILL 11YRE SPAGE 40520077 NN JOSE CA93158; ILL 11YRE SPAGE 40457 (SMN) CA93158; IL		
SAN_305C_CA d5153-2988, 4415 TONMO RUNT 25AN_305C_CA EPR (BEPM 100%) 45801013 95138 NEW ADU 85128 NEW ADU 1549543 ADU R		
SAN JOSE, CA distauration KOZERA DO KUNAT KOZERA DO KUNAT 45820048 20138 CERCAN ADU 45820048 20138 CERCAN ADU 1540882 ADU 1540882 ADU 1540882 ADU 1540882 ADU 1540882 ADU 1540882 ADU		
25156-2747.5111 SEVERANCE DD [SPR (BEPM 100%) UNIT 26 N. X0.56E [SPR (BEPM 100%) UNIT 26 N. X0.56E [SPR (BEPM 100%) 45521026 C. 0.455156 NEW ADU 1986221 ADU R 0.4552100 (S. 0.4) (S. 0		
45922054 (0107 24047 (0107 24047 (0107 24047 (0107 24047 (0107 24047 (0107 24047 (0107 24047 (0107 24047 (0107 04007 (0107 0407 0407 (0107 0407 (0107 0407 0407 0407 (0107 0407 0407 0407 (0107 0407 0407 0407 0407 (0107 0407 0407 0407 0407 0407 0407 0407		
CLARISTON OR LEPR (BEPMINDON) 45925018 CLARISTON OR LEPR (BEPMINDON) 45925018 CLARISTS ZAVENIDA PACE LARIZ 2AN ZAVENIDA ZAVE		
Work/IMW (193) ST MARE LASE ALM (197,58% ADU IK 1 554,005 0.0		
65 5 5 7 JAMES 87 54 AV 056 C. 87 7 54 AV 056 C. 97 7 55 56 56 57 57 57 57 57 57 57 57 57 57 57 57 57		
9112-187,927 0005EVLT 37 UHT 2 AN JOSE (BEPM 100%) NEW 40750528 C AS112 204 JURT (AGU) 153736 ADU R 78 N 121R 57 AN JOSE C AS112 EPR (BEPM 100%)		
91 UAT 2 SAN 46716016 JOE CA-9112 (SOE) 1 1519523 ADU R SOE EAN12 (SOE) 1 1519523 ADU R SOE EAN12 (SOE) 1 1519523 ADU R CARAST SAN JOE CA-9112 (SOE) 1 1519523 ADU R JOE CA-9112 (SOE) 1 151954 ADU R JOE CA-9112		
SAVIA CARAA ST (BEPM 100%) 46716100, NA 056, CA TUCEM LIVING 46716100, NA 05112 STUCEM LIVING 1001 SAM0010 WT UMT 2 BAVIOSE (EPR (BELIP 100%) 46720006 (CAS112) MILLION (CARAGE 1878552 ADU R		
SAN 3032 C.A B11132783, 2045 ARR070 WY M3T 2584/3052 C.A (BEPM 100%) 45720010 55112 SECONDUNT 1550158 ADU R 45720010 55112 SECONDUNT 1550158 ADU R		
4058C, Advinis- 2176, 43 2011 51 CMT 2 AVA 46730046 CA 2015 1 EPR (BEPM 100%) 46730046 CA 2015 1 EPR (BEPM 100%) 19 21 51 51 CMT 9 21 51 51 CMT 9 21 51 51 CMT 9 21 51 51 CMT 9 21 CMT		
24 5 3151 71 MT 24 5 3151 71 MT 25 404,005 C. A 46731016 25116 EPR (PC) NEW ADU 1965190 ADU R 1505 ESN FERWARDO ST UNT 25N JOSE (gEPM 100%)		
407,4103 (0.403110) (0.603400 ADU RT) (0.00440 ADU RT) 0.004400 ADU RT 0.004400 ADU RT) 0.004400 ADU RT 0.004400 ADU RT		
216 3 201191 T 46737033 UCA 511 6 V (2019) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
AB2102 CALVER (M) MAD (M)		
4738051 95116 A0U 1958775 A0U R 4958775 A0U R 4958775 A0U R 495173192, 285 3 1011141 SUR1 2 807.000 A00 A00 A00 A00 A00 A00 A00 A00 A00		
Wet-rubs (p)1.4 UM1 107/201 ADU R Wet-rubs M68 010161 EPR 6004 0001 ADU R U48 1010 L04 510161 EPR 6004 0001 ADU R 48742032 49.011 S300 015 AMU S300 015 AMU ADU R 48742032 53.00 015 AMU S300 015 AMU S300 015 AMU S300 015 AMU ADU R 49742032 44543 53.900 S300 015 AMU S300 015		
471072 3AN (BEPM 10%) NEW 471027 3AN (BEPM 10%) NEW 976 511157 3AN 472 4054 325 3AN (BEPM 10%) 1558773 ADU R 472 14054 3933 3AN 157 3AN 472 14054 3933 3AN 157 3AN 157 3AN 472 14054 3933 3AN 157 3AN 15		
011030/ 0782 51151 540 0202 51151 540 0000 5115 0202 51151 540 0000 5115 021 5115 540 0000 5115 021 5115 540 0000 5115 021 5115 540 0000 5115 021 5115 540 0000 5115 021 5115 540 0000 5115 021 5115 540 0000 5115 021 512 540 511 0000 5115 021 512 540 511 0000 5115 021 512 540 511 0000 5111 021 512 540 511 0000 5111 021 512 540 511 0000 5111 021 512 540 511 0000 511 021 512 540 511 0000 511 021 512 540 511 0000 511 021 512 540 511 0000 511 021 512 540 511 0000 511 021 512 540 511 0000 511 021 512 540 511 1000 511 021 512 540 511 1000 511 021 512 540 511 1000 511 021 512 540 511 1000 511 021 512 540 511 1000 511		
ORVIS AV LINT 2 SMA JOSE C.A 2 EPR (8EPM 100%) 47221056 26112 NEW ADU 1877673 ADU R		

Jurhsletion 0 Reporting Year 2003 (Jan 1-Dir: 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 25 §6002)	Note: *** indicates an optional field Cells in prey combin auto-calcolation formulas	
200 5 2710 571 580 VOID C A 9911722397 / 20 5 1171 F1 VIAT2 58A VOID C A EVR (82PM 100N) 67221082 89112 NEW ADU 1984414 ADU R			
006 5171475 544,4056 (2014) 5171471 (2014) 5 1711471 (201			
CLARGE 411 STITUTT STORE LOOK UNLER STATUTT STORE LOOK UNLER STATUTT			
4722087 02112 TV 15 1549 20 UV 1 144723 ADU R 02512 0052 C4 2111 1 144723 ADU R 1052 C4 2111 1 1472 ADU R 1732 0458 3171 1 1472 ADU R 1732 0458 3171 1 1472 ADU R 1730 045 045 1 1472 ADU R 1450 045 1 1			
10 - 2014 10 - 201 10 - 201 10 - 201 10 - 201 10 - 201 10 - 201 10 - 201 10 - 201 10 - 201 10 - 201 10 - 201 10 - 20 10 10 - 20 10 - 20 10 - 20 1		199 06 33	
47720122 ADSC 4021 FW 250 LMT 1852089 ADU 8 47720122 ADSC 40512 KW 250 LMT 1852089 ADU 8			
9122-3755 (1)2 WATELLOP (BEPM 100%) 4730051 WATELLOP (BEPM 100%) 4730051 WATELOP (BEPM 100%) 1943347 ADU R 910 TELIMAW (BEPM 100%)			
644-0562 c.a 1542-0562 c.a 1542-0562 c.a 1542-0562 c.a 1542-0562 c.a 1542-0562 c.a 1542-0562 a.b 1542-0562 a.b 1542-056			
47753128 C-04522 EPP (82PH 1001) 47753128 C-04522 EPP (82PH 1001) 1535 MI 1535 MI			+
65116-229 1500 M Frakka TON 5620 EPR CDE CASE 564-050 EPR 1000 HI 64151052 EPR 1000			
4110345 2041 2047 2047 2047 2047 2047 2047 2047 2047			
4114029 (MIT 2 BAN, GOE, BEPM 100%), ADU/ 4114029 (MIT 2 BAN, GOE, BEPM 100%), ADU/ 43114029 (MIT 2 BAN, GOE, BEPM 100%), ADU/ 504 MIC (MERC) (MIT 2 BAN, GOE) 504 MIC (MIT 2 BAN, GOE) 504 MIT 2 BAN, GOE) 5			
4110689 (AL 0042000) (AL 004200) (AL 004200) (AL 004200) (AL 004200) (AL 004200) (AL 004200) (AL 0042000) (AL 004000) (AL 00400)			
411910-0231-141 0047-0240-047 UMT 2.04.0062, MM 200-UMT 44119100 C.05111 4000 R 155555 ADU R			
4/ SN JOSE CA SI JULISERS 30 (BELEVING) 4120505 (CAS111) (POTS ADU 185555 ADU R 4120505 (CAS111) (POTS ADU 185555 ADU R			
4127087 9316 CA 6211-0308, 1707 COSL/1701 WH 62127087 9316 22 REPM 1000, 16W 4127087 9316 22 REPM 1000, 16W 94127087 9316 22 REPM 1000, 16W			
2002 PAGING OR 6 05115-3049, 2002 PACINA OR LWIT 2 PACINA OR LW			
INTERFECTOR SANAUDEC CA TURELYOR UNIT TURELYOR UNIT TURELYOR UNIT EPRY (BEPM 100%)			
4150/16 5118 ADJ/GAAGE 185649 ADU R 4150/25 CA 3518 GEFACRD ADU R 0 0			
46412013 4557-4642-237 N 46412013 4557			+
49127-2015 2270 49127-2015 2210 49416007 544.06 LATTACHED NO 49416007 549 LATTACHED NO 1969077 ADU R 1969077 ADU R			
NICOE A VAN 2020. C. 05177- PLEASAT PROCE EMPLOYED PLEASAT PROCE EMPLOYED 44-1000 S. 0007 PAIN PROVE 44-1000 S. 0007 PAIN PROVE 196547 ADU R.			
AT ME BANKE LA BAN JOSE C.A. MARKE LA VARTA Z MARKE JAN JOSE C.A. TO ONS SECOND BANADES JAN JOSE C.A. TO ONS SECOND			
4444801 4518 4118 4118 411 41			+
44-5009 CA 4572 ECCAR LAR 1 1950-19 ADU R ADU R 1 1950-1950 ADU R ADU R 1950-1950 ADU R			
45420049 CASISTE 1600.0 1611105 AGU R 2005 2005 1611105 AGU R 1611105 AGU R 2005 2005 1611 1000.0 1000 1000.0 1000.0 R 2005 2005 2005 2005 2005.0 1000.0			+
441201 34011 21120 400 8 441201 370 × KNAR 0 MARKAR 0 MAR			

Jurisdiction 0 Reporting Year 2000 (Jan 1-Dec 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element implementation (CCR Time 25 §6002)	Note: "" indicates an optional field Colds to pay contain ands-colubilitor formula
1523 (CORDAN) 304 056 CA 904 052 CA 91 CORDAN (MAT BERM 100%) 2 SANJOBE CA (DARAGE 48650076 9522 CONVERSION 1755146 ADU R		
149 CLFPRODO D SA 2014 CL D ST SA 2014 CL CLFPRODO D SECTION (1997) 485 2011 CLFPRODO D SECTION (1997) 485 2011 CLFPRODO D SECTION (1997) 495 2014 CLFPRODO		
2710 BIRTIDIC GR BIRTIDIC RE LINE (1910) 1000 CT (1910) 3010 CT (1910) 1000 CT (1910) 46807000 0000 CT (1910) 46807000 0000 CT (1910)		
1802-000-000 WOOL 000-00 960 27-4491 103 WOOD000-00 HV UM7 2 5M-100E 4802024 C AS 5977 BEPM 100% JOU 152220 ADU R		
Montes Disk Methods Disk Methods Montes Montes Nov N		
2005 004 000 004 004 004 004 005 014 014 004 004 014 014 004 014 014 014 004 014 014 004 014 014 004 014 014 004 014 004 004 014 004 014		
W1.1080 0.11 0.12 0.12 0.02 <th0.02< th=""> 0.02 0.02 <</th0.02<>		
1 1000000000000000000000000000000000000		
34N 105E C. n 952 2024 (1941 1052 NUL WY 12 1052 NUL WY 12 491 5400 C. A. FPR 8EPM 1005) 491 5407 295 32 1057 204 AU 1058 702 AU		
SAUX05E_CA IS5227872.115 TEXMAX.VUE2 4915505 JSH22781 4915505 JSH22781 ATTACHED.ADU 145585 ADU R ADU R		
A34.00E CA 015441702500 01515441702500 01515404200E (PR (BEPM 100%)) 01515404200 (D1516450 A60) 1890489 A50 R		
92,534,4 W 7 SN 1,008; C A9311- 3551,4 14 8 AWA 1,008,4 W 7 (MT 1,254,304,56; C,A 444/005; G (H1) DETICHED ADU 158684 ADU 444/005; G (H1) DETICHED ADU 158684 ADU R 1,008; C ADU R 1,009; C ADU R 1		
484-1092 CA 511-1521, 611 534, 1052 CA 534, 1052 CA 649-1099 ST11 409-110 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 409-100 400-		
4137 HOLDESBROCK WY SAV.00E.C.A. (811-1535.4137 HOLDESBROCK EVE BEPM BODY 1007/0817504 49447095 JOSE CA1911 HEVR ADU 1957/055 ADU R		
444109 J.OBE CAVENT Rev AQU 1917029 AQU K 944109 SEARCH STANDARD 1917029 AQU K 95111-582.389 J 9445105 NA 03E CA EPK (8EPM 500) J 4445105 NA 03E CA EPK (8EPM 500) J 4445105 NA 03E CA EPK (8EPM 500) J 4445105 NA 04 CA EPK (8EPM 500) J 445105 NA 04 CA EPK (8EPK 500) J 445105 NA 04 CA EPK (8EPK 500) J 445105 NA 04 CA EPK 500		
1272 TOTOLOTINY 49499019 LA 924N, LOBE EREM 105N, NEW LA 9017 LA 9217, LOBE TOTOL 1000, NEW 4000 1000, NEW 1940348 ADU R		
4913124081400 AMERICA CE 49460006 49460006 49400006 4970000 49700000 49700000 49700000 49700000 49700000 49700000 49700000 49700000 4970000 4970000 4970000 4970000 4970000 4970000 4970000 4970000 4970000 497000 497000 497000 497000 49700 49700 49700 49700 49700 40		
4710803 107291115282 1072 1072 1072 1072 1072 1072 107 107 107 107 107 10		
91 Jaco 244 Jacob W 180 Jaco 266 A 306 Jacob 266 A 306 Jacob 266 A 306 Jacob 266 A 306 Jacob 266		
2701 NOALS CT SAX-05E CA 8311-3313: 2704 4072503 0511 (1997 1001) 210 4072503 0511 (1971 1057 1057 1057 1057 1057 1057 1057 10		
412 412 <th></th> <th></th>		
2004 ACTINA VY SAVADE CA 05131-3303,2006 ACTINA VY VINT 2 (BEM 100%) SAVADE CA 4710/452 340 4804013 0111 (INT 105002 ADU R		
201 PHLIP CT SAX-DSE CA 9312-3341; 2021 PHLIP CT 94024071 0531 84004071 0531 850C010 DWT 1527294 ADU R 850C010 DWT 1527294 ADU R		
132 8010 CT SAN 052 (A2 8011 2001 1020 EPH 86PH 1005) 9011 2002 EPH 86PH 1005 9011 2005 9011 2005 90110		
AM ADE C.A 8513-2711-3840 1534-056C, A 8511 6921505 8511 0571-2674-850-200 153064 ADU R		

Jurindiction 0 Reporting Year 2000 (Jan 1-Dec 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CRT Mrs 25 (2007)	Note: "+" indicates an optional field Cells in gay contain add-calculation formulae	
132 CLAPPPER DR 344,00E CA DR 244,00E CA DLAPPPER DR UNT 2 544,00E, EPR (BEPM 100%)			
49919020 (3.9.8.1)49611.00 (3.9.9.1)490172 A53 H ANAJOSE, CA. 6011.01 (3.9.9.1)4911 (3.9.9.1) 9111-3249, 2783 27.3.9.4.0052, (3.0.1) (3.9.9.9.1)4911 (3.9.9.1)			
4931021 05121 4014426 ADU 1952164 ADU R 05124 ADU 1952164 ADU R 05124 ADU 192 CC2000 ADU 201 CC2000 ADU 201 05124 ADU 192 CC2000 ADU 201 05124 ADU 192 CC2000 ADU 201 05124 ADU 192 CC2000 ADU 201 05124 ADU 192 CC2000 ADU 201 05124 ADU 192 05124 ADU			
S2734058 CA 83734 Twe LEVEL 1522M2 ADU R S35 MARETTA BPR ADU BS22M2 ADU R BS22M2 ADU R S952D013 DR 34M ADEL CA (BEPA ION) DS14242 ADU R BS22D013			
IA4.30E CA ISE I			
544-302 CA 5131-222 117 GRAE 714 UADT GRAE 74 UADT 550 1100 07 550 1100 07 550 1100 07 1550 100 07 1			
(622) FULLOW (622) FULLOW 9632 CA013 D. (850P 100%) NEW 9632 C002 0000 CONSTRUCTION 175411 SFD 0			
3627039 .00E C-A0132 86PM 100H ADU 1455158 ADU R 302 10			
Ketorif Biotocia (Befrai 1076) New Section 2016 (CA1912)			
9 1132-1795 11968 [11 Aubletive 5 (15 112 - 1795 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705 1100] 15 112 - 1705			
2008E (24.05153) 3021 (44.05153) 01626 (26.01.471 2 01626 (26.01.471 2 01501 2010) 01102 (26.01.471 2 01102 (26.01.471 2 0100 (20.01.471 2			
+437 OLD BOUL PEDMONF CAL DO LOU PEDMONF CAL VORK, REFM 98706016 29332-3411 100% ADU 1855159 ADU R 1055 MORELAN DO			
913323281 1988 1998L AV URF (1998) 92720075 (h) 1280 2085 (1997) 92720075 (h) 1297 00011 (1997) 9272000 (1997) 9272000 (1997) 9272000 (1997) 9272000 (1997) 9272000 (1997) 927200 (1997) 927200000			
AN4 (DSE, C ap) MORELAN VERT 1 28N (DSE, CA) EPR (BEPH 100%) 5800038 0130 mmr 3 28C (ART 1855687 ADU R			
SAN.00E CA 05102201 V0F // 05102201 V0F // CAN.00E CA 951120 DETACHED ADU 1807062 ADU 1807			
Adv. 3026 C.A. 19 PA/APARASCAN PA/APA/APARASCAN			
Indel: Product NUMT 2 EVALUATE: Product NUMT 3 EVALUATE: Product NUMT 3 EVALUATE: ADU R 547524702 S47524702 S4752			
CARPICE STLATT (BEPW 100%) 254N JOSE, C. DOWERT CARACE 99994590 9537 100 J 13 OCT 10 J 13 SOFT AGU 10 J 13 SOFT AGU 10 J 13 SOFT AGU			
95127-1043-1399 0002 807-10489 9900014 05127 (0419-100):200 9900014 05127 (0419-100):200 90000000000000000000000000000000000			
05127-342,941 05127-342,941 0511603 X10472 (0579-1008) 0511603 X10472 (0579-1008) 05127-0520 ADU 1547-061 ADU 1547-061 ADU 1647-061 05127-0520 ADU 1547-061 ADU 1647-061 ADU 1647-060-060-060-060-060-060-000-000-000-00			
SNA USD: C. 143 HERDER CT LINE 15234640 15226400 15226400 15226400 15226400 15226400 15226400 15226400 15226400 15226400 15226400 15226400 15226400 15226400 1522600 1522600			
470005 60 - 284 JOSE CA 500 - 284 JOSE CA 6470005 61 - 284 JOSE CA 195707 ADU R			
AV 204-005E CA 8512-1456, 1459 UN 21-1456, 1459 UN 21-2456, 1459 UN 21-2456, 1457 UN 21-2456, 1457 UN 21-2457 UN 21-245			
1000 6497701 10174 111, 1007 4471407 1017 047 4471407 249711 047 4471407 24971062 A 257102420 1102770 400 44714060 257102420 ADU 1027704 ADU 9			
A 23 M MY VIRTA CHE A 24 A 25 M MY VIRTA CHE A 24 A 25 M MY VIRTA CHE A 25 M MY VIRT			
Distance Distance Convertingent Autor (Increase) Autor (I			
(4/17 234).405E. [CONVERT CANAGE (4/2702) (4			
Image: International Constraints Image: International Constraints Image: International Constraints 94501007 2400 39/07 E Rob 1115956 ADU R 94501007 2400 39/07 E Rob 1115956 ADU R			
S WHTE RO LWT 2 SAN JOSE, CA. EPR (REPM 100%) 6422001 95146 ATTACHED ADU 1860160 ADU R			

Jurindición 0 Reporting Year 2001 (Jan 1-Dec 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 26 (4002)	Note: ** indicates an optional field Costs is pay contex sale-celoiadan formulas			
Negative Yet 202 204 1 - 0.0 - 3.0 Image: Section of the sectio		•	1 2020-08-18	0	
3396 FUNTDALE DRUNT 2 AN (BEPMI00%) NEW 94927095 JOSE CA 55146 DETACHED ADU 1850247 ADU R 2809 KLIN RD			1 2020-12-07	•	
SAM JOSE, CA 05144-212, 2850 20144-212, 2850 20147-212 BEPM 100N) 65207012 05146-212 LWNT 1755733 ADU R			1 2020-02-05	•	
IDEALITYL DEXE (FROMA DR) SNA JOSE, CA. NM I IDEALITYL NM N 0.5142 (FROMA DR) SNA JOSE, CA. SNA JOSE,			1	•	
			1 2020-10-20	o -	
UNT 25 AN JOSE LEGALIZE 65450308 CA30148 TATACHED ADU 1845114 ADU R 1806 CA30148 TATACHED ADU 1905 CA3018 CA 951774071 F055			1 2020-11-03		
CLATON RD MAT 3 SAN 406E EPR (6EPM 150%) 65423043 C2327 INEW ADDU 1657413 ADU R INSTA12 ADU R INSTA13 ADU R			1 2020-08-27		
SA4.005 CA 5144.2735.355 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			1 2020-03-03	o	
2248 WHTTING CON 95949342, 2946 WHTTINGTOK DR				•	
UNT 2 8A4 JOBS (BEPW 100%) NEW 65915017 3761 VERBA ADU 11602662 ADU R 3761 VERBA NET 2 EERMIN035) 6 AND 1075 11 ECR 1075 IND			1 2020-09-23	e	
			1 2020-11-04	a	
BAV JOSE, CA. (BEPM 1005) NEW BOSO4070 X 200 LBRT 19950033 ADU R JISO5070 LBRAND 1995003 ADU R JISO5070 LBRAND JISO5070 LBRAND JOSE, CA 891 55-			1 2020-01-09		
1931;1318;07/34. BASADVI U.UATT 86540092 (2006);CA 96540092 (2006);CA 953530 (2014 AN (2014));ADU (1823851) ADU R 35330 (2014 AN (2014));ADU (1823851) ADU R			1 2020-07-29	e	
BAN 005E CA 01371 1103 201 01371 1103 201 BAN 005E CA 1 (BEPM 100%) 8440 005E CA 1 (BEPM 100%) 85155 BECORD IAN 1811715 ADU R			1 2020-08-10	•	
1326 F AMALE C 1 544 2002, C M300 P AMALE C 10407 P AMALE C 10407 2 S AMAJOE, C A EPP (BEPM 100%)				•	
06050031 05135_0247ER ATTACHED.ADD 1940997 ADD R 00050031 05105_047ER 05000 00050ED8.500 00050ED8.500 1940997 ADD R 1940997 ADD R 194097 ADD R			1 2020-08-17		
6700804 2756A4 EPR 86P9 100%) 6700804 2056 CA 3121 L BEYA DU 1872034 ADU R 2780 09ELA AV			1 2020-11-05		
0194521.3.V.143 2.54N.2062 CA EPR (8EPM 100%) 67020040 65122 NEWADU 1860369 ADU R 2449.98E1U.00 NEWADU 1860369 ADU R			1 2020-08-25	°	
9 5122-1131.2340 BEELUS AV LINIT 2 SANJOSE, CA. EPR (BEPM 100%) 6 5122. DB 6122. DB KW ADJ 1865058 ADJ R			1 2020-08-19	•	
DR 54M USE; CA 8512-152; 327 WAR-04T PR 447: 34M USE; ConVERSION TO 8731102 87311000 87311000 8731100000000000000000000000000000000000			1 2020-01-22	•	
0151162 2819 1514/00 100 100 100 100 100 100 100 100 100			1	o	
87034037 CA 93231 ATTACHED ADU 1832552 ADU R 2413 HARN JOSE UNI 2 9AN JOSE 64 95124-056 [BERMP 100/N JADU 1821512 ADU R			1 2020-01-24 1 1 2020-02-19 1	•	
2209 00.42C LP CINCL F 454.046 544.036C, 40 (BFM) 003) NAV 67045024 65122 8FR 1960580 SFD 0 EVENDER			1 2020-03-16	0	
2019 SOLACE LP CIRCE * 30AvA 84X-00E CA (BEPM 105N);6W 1980005 SFD 0 87048028 000 SFR 1050005 SFD 0 3704 NUTER-LDE SFR 1050005 SFD 0			1 2020-03-16		
E7546028 S5122 100/13/KW SFR 1868398 SFD O 77/ MTERLIK ST SAN OSE, CA ASAN, BEFM ST SAN OSE, CA ASAN, BEFM S745003 SWTSFR S62015 ST SAN OSE, CA SAN, BEFM S ST SAN SFD O			1 2020-06-24 1 1 2020-06-24 1	•	
SAN 2002 (CA SH43342, 2007) SH412 (CA 2014) SH412 (CA 2014) SH			1 2020-07-29	a	
320 EVERDALE DIS BAN JOSE CA BUSINGALE JOSE UNIT 23 BAN JOSE E PPR dEPM 100%)			,	•	
67321000 CA9548 DETÁCHEDADU [*] 1849477 ADU R 9158 11948 AN JOBE CA			1 2020-10-02		
914 17962/JARELLE WY 1542/JEELE 17992/JEELE/17972/JEEL			1 2020-19-06		
411/0355 2.026 CAN171 #AQU 188/227 #AQU R 1			1	a a	
			1 2020-10-06		
00.81.415.2743 UK17 29.41.026 67520015 CA 95121 844 944 944 1837316 ADU R			1 2020-02-25		
HILL3BCROUCH WY SANJOSE, CA (BEPM 100%)2ND 67621029 05121-1218 LWT-ATTACHED 1779557 ADU R		a	1 2020-07-10	٥	

Javidston 0 Reporting Year 2000 (Jan. 1-Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR The 25 §602)	Note: "*" Indicates an optional field Cetts in gwy cortain auto-calculation formulas	
2314 PHACHEST CT EAN, 2002, CT PHACHEST CT UNT 2 SAN, 2002, [REPM 100%)			
0/5/0033 (2017) (2018 0000 (2017) (2			
54A.30E (A EPR (8EPM 100%) 67320034 (9312) 94032 (9404) 94032 (947) 94032 (947)			
000,300 uC2 000,000 07842084 2010012 320 UR1 1837208 ADU R 2018 F02010 7 F02010 ADU R			
8123-1447,3885 (BEAPF 100%) HARANCOTC JARAGE UNIT 3844,10582 (CONVERSIONTO UNIT 3844,10582 (CONVERSIONTO 15411851 ADU R			
W* 93A-105E, CA 82151-140, 3357 0417 28A-1058, 587 0417 28A-1058, 584 0746024 0-043521 NEWA DAU 1887177 ADU R			
07 12 444 JOSE CA 05 12 1-1437 (173) 04 20 51 70 CC / CF EPR (2014 JOSE) 07 05104 CA 5137 10 EPT (2014 DON) 07 05104 CA 5137 10 EPT (2014 DON)			
7706 LOB ALTOS DRI 1844 JOBE CA LOB ALTOS DR LOB ALTOS DR LUT 2 SAL JOBE [EV9 (8294 100%)			
PCLUST 23AN EPR apPL 4000h B000b ADU R 67531017 CLUST 23AN EPR apPL 4000h B000b ADU R 67531018 CLUST 23AN EPR apPL 4000h B000b ADU R 67531018 CLUST 23AN EPR apPL 400h B000b ADU R 67531018 CLUST 23AN EPR apPL 400h B000b ADU R			
UNT 2 8AN A005, [BEPARDON) 67831041 C 4053111 OETCA/EE AUU 1797270 ADU R 78 SOUTHARZ 0 78134-1817, 76			
20UH-14-82 CEE EFR (2EPH VDU) 67547008 045133 05474 VDU 75 50UH86ACT 54 50UH86ACT 54 50UH86ACT			
SAUTHEACT UNIT 28AV.026 (BEPM 100% 07847031 CA8333M DETACHEDADU 1538777 ADU R 043033M DETACHEDADU 1538777 ADU R			
9133-1161,94 00176-0115 (2) 0176-015 (2)			
UNT 2 8AV.JOBE EPR (8EPH 100%) B6039011 CAS13M SCORDARY UNT 1794853 ADU SAVA.JOBE EBFM 100%) NEW B606602 91345000 COSTRUCTOR 16947			
4545-1021 C. AV 8511-1281 C. AV 8511-1281 C. AV 9440000 V. III EPI (8594 100%) 9440000 C. AVAGE 844000 III S. AVAGE 84400 II			
170 KANAK DR 500 KANAK DR 500 KANAK DR 100 K 100 K 1			
(64/3105) EXT (FACURE 1 100:384 ADU 1)			
684-6027 95111 ADU 1538702 ADU R 684-5027 9511 000 000 5581/0000 000 5581/000 000 5581/0000 <td></td> <td></td> <td>1220-811 2<</td>			1220-811 2<
EXEC. 53 9473-5 53 44 77 1 A02194 EECA CT INT 2 PFR (REPRISON) EECA CT INT 2 PFR (REPRISON)			
140 ADJE 6V 144 ADJE CA ADJE CA ADJE CA ADJE AD VIST 2 142 ADJE CA ADJE ADJE CA ADJE ADJE CA ADJE ADJE CA ADJE			
- (877-977) (1920) -			
Bit 2012 Control of the Statute of the St			
49904039 2013 Conc Pril distributivi			1200-05 Image: Control of the contr
016 SAN JOSE CA 0152-JA113, 317 0152-JA113, 317 0172 SAN JOSE, BERPM 1001, NEW 0182204-33 CAV JOSE, BERPM 1001, NEW 0182204-33 CAV JOSE JOSE JOSE JOSE JOSE JOSE JOSE JOSE			
1950 MAN-04FTT CT 344, 405E, CA MAN-04FTT CT MAN-04FTT			
Importuge LCA 3012.0 THEM ADU 1885607 ADU R 01133-0110, S072 LCAA, 3024.CA 1895607 ADU R 1000000000000000000000000000000000000			
89434684 95123 NEW DET ADU 1860115 ADU R	0		

Juriholicition 0 Reporting Year 2000 (Jan 1 - Dat: 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 25 §4002)	Note: "" Indicates an optional field Calls in gray contain auto-calculation formulae	
0255 HOP CL SAU JOBE, CA 94 3123- 0000, 6255 HOP CL UNT 2 SAU (BEPM 100%) NEW			
access room access room access room access room access room access room access room access room access room access room access room access room access room access room access room access room access room access room access room access room access room access room <		1 2000 58-17	
Bit STABLE 1 BIT STABLE 1<		1 2020-07-02	
72468031 CA 54312 AOU 1855572 ADU R Index TRUCTSAN 2005 CA 513 54 72668032 DU SAN 0475 BULD 72668032 DU SAN 0475 BULD		1 2020-12-09	
Toesdact Lx bak_x08E, cA (BERM 1059) SULD 550266 9FD Visitiant Sistiant Sistiant Sistiant Sistiant Visitiant Visitiant Sistiant Sistiant Sistiant Sistiant Visitiant Visitiant Sistiant Sistiant Sistiant Sistiant Visitiant Visitiant Visitiant Visitiant Sistiant Sistiant		1 2020-01-37	
Telescole, List Sak X.odg, C.A. (Berley 100%), New View View View View View View View Vi		1 2020-01-37	
000 580 77 CEN (1989 000) 1850 7 10000000 199 00 400 CE, 1850 7 1990 1990 1990 1990 1950 1950 1950 1 1990 1990 1990 1990 1990 1990 1990 1990		1 2020-01-27	
70550144 03110 KW SPD 1833114 SPD 0 15484 TRACTORN 2005 CA 3138 1049 SPA 000 CA 3138 1040 SPA 000 CA 3138 1040 SPA 000 SPA 1858/1040 SPA 1040 1050 SPA 000 SPA 1858/1040 SPA 1040 1050 SPA 000 SPA 1050 SPA 10500 SPA 1050 SPA 1050 SPA 1050 SP		1 2020-01-27	
Treaded: List aux_JOSE_CA BerPart 100% (NEW HISSO25 BFD D 70860469 20182 TAULT 54 (As 134-5) SFD O SFD SFD SFD SFD SFD SFD		1 2020-01-27	
Teledicatio Letter Microsoft Busicial Betrial total Betrial Betriad Betriad Betrial Betrial Betrial Betriad Betrial Betrial Betri		1 2020-02-24	
70695699 9513 5FD 1957286 8FD 0		1 2020-02-24	
70550050 05110 BULL DIEW 5FD 1557245 SFD O 1048 TRACT SAN 2056 C A 05135 N 3940 2056 C A 10559 BULD 70500000 DUE CA 10559 BULD		1 2020-02-24	
70550051 05110 NEW SPD 155092 SPD O 10480 TRACT STAL JOBE JOBE O JOBE		1 2020-01-27	
70650052 0510 97D 1553085 97D 0 1048 TRACT SIAN 2008 C A 313-55 2008 2008 C A 313-56 2008 2008 C A 313-56 2008 2008 C A 313-56 2008		1 2020-01-27	
20585053 05119 8°D 1853038 8°D 0 1046 TALVET SAV 0000 TALVET SAV 00000 TALVET SAV 0000		1 2020-01-27	
70650054 05119 MeW 9FD 1853103 9FD 0 15660 F3040 F3040 F304 0000 5546 F143F1 UBAN 0AK5 70605025 UN SAM 0546 C (18594 1059) NeW		1 2025-01-27	
Prodestos 2511 PD 16527 3 FD 0 1006 FRACT SM BP 1652079 3 FD 0 1		1 200 91-97	
7689098 0 504 FT 448 9840.046 W 24 1853115 SPD 0 3056 C A015 38 9840.046 W 24 1853115 SPD 0 3056 C A015 384 A014 38 4840 A045 7060502 D 105 484 A014 A014 A014 A014 A014 A014 A014 A01		1 2006 01 57	
Noticity Solid FlacT Sal SPU Iso Jos SPU U JOSE (A-S) Solid FlacT Sal SPU Iso Jose Solid FlacT Sal SPU U JOSE (A-S) Solid FlacT Sal SPU Iso Jose Solid FlacT Sal SPU U JOSE (A-S) LISA JOSE (A-S) LISA JOSE (A-S) LISA JOSE (A-S) LISA JOSE (A-S) Todicid2 LIN Sak JOSE (A-S) LISA JOSE (A-S) LISA JOSE (A-S) LISA JOSE (A-S)		1 20060-24	
1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 10000000 10000000 10000000 10000000 10000000 100000000 100000000 100000000 100000000 100000000 100000000 1000000000000000000000000000000000000		7 205 00 24	
		205-9-5	
Image: Source Control Image: Source Contro Image: Source Contro <		7 209-0-34	

Jurisdiction 0 Reporting Year 2020 (Jan. 1 - Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 25 §6202)	Nein- ** visidades are optioned field
0 VA 62. GHD 0 VA 62. GHD VERAUT LF Blag. 0 VA 62. GHD VERAUT LF Blag. 0 VA 62. GHD VERAUT LF Blag. VERAUT		
Hern STRALTING INC. Hern STRALTING INC. CASH TRADING HERN STRALTING INC. CASH TRADING INC. HERN STRALTING INC. TREALTING INC. H		
200 200 400 <td></td> <td></td>		
Bits VECTOR CT VE110 ACT		
etcl Code: C etcl Top: C etcl Top: C Code: C <		
Interaction Interaction An interaction		
JOBE, CA 05141 SFR 8.ATTACHED 71228054 0000 CARAGE 2358 ALLAM ROCK (EFR 8EPM 100%) AV SAN JOBE, CM MLT FFAARLY V		
ID:0 (90.10) (100.001/2010) (100.001/2010) (200.001/2010)		

Jurisdiction 0 Reporting Year 2020 (Jan. 1- Dat: 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 25 §5020)	Note: "+" Indicates an optional field Cells in gay contain sub-ratiostation formulas			
2662 INTERLUDE ST SAN JOSE CA ASANA (REPM	(CCK 1186 25 §6202)				
NA 25122 100%) NEW SFR 1500669 SFD O		0	1 2020-11-12		
NA 0552, CA ASANA (8EPM 95122 100%) NEW SFD 1890676 SFD 0 2308 N		0	1 2020-12-07		
EVERGREEN LP SAN JOSE, CA ASANA (BEPM 95122 100%) NEW SRR 1630678 SFD O		0	1 2020-12-07	e	
2878 INTERLIDE ST SAN JOSE, CA. A SANA (BEPM 95122 1005) NEW SFR 1800885 BED 0			1 2020-11-12	0	
2304 N EVEROREEN LP BAN JOSE, CA ASANA (BEPM			,	a	
NA 195122 100% NEW SFR 1830887 SFD 0 2006 N BREEZE LP SAN JOSE, CA ASANA (BEPM			1 2020-12-07	a	
100%) New SHR 1800801 SHD 0 2514 N BREEZE L2 P SAN JOSE, CA. ASAN (BEPM) L2 P SAN JOSE, CA. ASAN (BEPM)			1 2020-12-07	a	
100 J01/2 T00%)/REW DYR 18008/3 3PD 0				a	
100 J01/2 100/10/2017 100/21 070 0 2310 NBREZZE UP SAN JOSE, CA. ASANA (BEPM 100/21 070 0 0 0 0 0 0 0 0 0 0 0 0 0 0			1 2020-12-07	a	
1301LLAND DE LOS ROBLES LUNT ISAN JOSE			1 2020/12/07		
CA 05138; 350 LLANO DE LOS ROBLES LINT 2					
SAN JOSE, CA 95136; 350 LLANO DE LOS ROBLES					
LUNT 3 SAN JOSE, CA 95158, 350 LLANO DE LOS					
Produces Live 1 4 SAN JOSE CA 95130: 350 LLANO DE LIO B PAR ER					
UNIT'S SAV JOSE, CA 95158, 350 I LIMOTE LOS			10	•	
ROBLES LINT 6 SAN JOSE, CA 95350; SO LLINO					
DE LOS ROBLES UNIT 7 SAN JOSE, CA 95158, 350					
LLAND DE LOS ROBLES LINT 8 SAN JOSE, CA					
95136, 350 LLANO DE LOS ROBLES BLDG 125A (BEPM UNIT 9 SAN JOSE, 100%) 10-PLEX					
CLIGHT 58, 550 COMMINEL THE A NA LLIANO CLOS PHASE II 1882171 5+ R 3034 EMPOLIST Junit 6 com John Junit 6 com John Junit 6 com John Junit 6 com John		0	10 2020-12-17		
CA 5159,304 EA9519,304 EA9CLISTUNT2 EA9 VIGE A					
83139,3004 EMPOLISTUMT3 BANINGE CA					
95138; 3034 EMPOLI ST UNT 4 SNN JOSE CA					
95138;3054 EMPOLI ST UNT 5 SAN JOSE, CA					
95138;3054 EMPOLIST UNT 6 SAN JOSE, CA			10	•	
9519; 3034 EMPCLI STUNT 7 SAN JOSE, CA					
BS138;5024 EMPOLISTUNTS SANJOSE, CA					
BISD; 0000 EMPOLIST UNIT 3 SANJOSE; CA https://doi.org/10.1000/000000000000000000000000000000					
102 JUL 35 UNIT 10A 102 FEX COMM 105 BAN JUSE (A HILL TYPE A 105 BAN JUSE (B HILL TYPE A 105 JUL 35 UNIT 104 JUL 35 JUL 3			10 2020-12-17		
1598 RINGWOOD KEVIN VILLAS AV SAN JOSE, CA. BLDG 1 (BEPM NA 95131 10003) NEW SFR 1596475 SFD 0			1 2020-12-18	a	
1566 MURPHY AV 8LD2 2 (8EPM SAN JOSE CA 100%) NEW SINCLE 85131 FAMULY HOMES 1506476 SFD 0		0	1 2020-12-18	c	
1522 RINGWOOD BLD2 4 (BEPM AV SAN JOSE, CA 150%) NEW SINGLE NA 95131 FAMLY 1826477 SFD O		0	1 2020-12-18	•	
1596 RINGWOOD BLDG 3 (BEPM AV SAN JOSE, CA. 1005) NEW SINGLE NA 95131 FAMLY 1896478 SFD O		0	1 2020-12-18	e	
NA 945131 FAMLY 0 BLDG 5 (BEPM AV SAN JOSE, CA 1005) NEW SINGLE FAMILY 1836479 SFD O		o	1 2020-12-18	a	
JOBE, CA 95128- 1228: 341 PAGE 87 SAN INDE CA				27	
951263229;333 PAGE 31 SAN JOSE, CA 9253- APT (8EPM 100%)		81	82		P839 Other 55
NA;27720066 3228 NEW APARTMENTS 1885437 5+ R 10066 TRACT 58-1 JOSE, CAST 58-1			1 2020-11-30		
0000; 301 AGUSTINRVAEZ COMMINLLIIPHII ST SAN JOSE; CA (BEPM 100%) NEW			1	•	
NN-45502072 05138 ROWHOMES 1855784 SFD 0 1038 TRACT SAN JOSE, CA 95125-			1 2120-03-02		
0000;307 AQUSTINEVAZZ COMM HILL II PH II ST SAN JOSE, CA. (BEPM 100%) NEW ST SAN JOSE, CA. (BEPM 100%) NEW			1	•	
1995 CA 95125- 10585 TRACT SAN 10585 CA 95125- 0000 317			1 2020-03-02		
00000,311 AGUSTINRVAEZ COMM HILL II PH II ST SAN JOSE, CA. (BEPM 100%) NEW 95198 - BROWN DE - BROWN DE - BROWN DE - BROWN DE - DE			1 2020-03-02	•	
10068 TARACT SAN JOSE CA 9515- 0000 315 -					
AGUSTINEVAEZ COMMILLII PH II ST SAN JOSE; CA (MODEL 1) NEW N4:45502075 95138 ROWHOMES 11855816 SFD 0			1 2020-03-02		
10368 TRACT SAN JOSE (CA 95155- 0000, 319					
AQUSTINEVAEZ COMMINLL II PHI ST SAN JOSE CA (BEPM 100%) NEW N4,45502076 95139 SFD 0		0	1 2020-03-02		
1008 TRACT SAN JOSE C. A 95125- 0000; 323					
ACUSTINEVOLEZ COMMINILII IPHII ST SAN JOSE CA. (BECPM ION) NEW PS138 ROVINON NA-45502077 25139 ROVINON 1855826 SFD 0			1 2020-03-02		
10088 TRACE SAN JOSE C. A 95155- 0000; 327 4018/TMB9VaF7_C0844Het = 9414			,		
Nucleo Intervence Common Tube Intervence Common Tube Intervence Intervence <t< td=""><td></td><td></td><td>1 2020-03-02</td><td></td><td></td></t<>			1 2020-03-02		
			,		
ST SAN JOSE, CA (MODEL 1) NEW DS178 ROWHOMES 1855833 SED 0		0	1 2025-03-02		

	Basedies Very 2020 (Jan 1 Day 23)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Impermentation	Note: "+" Indicates an optional field Cells in gray combin auto-calculation formulae				
	10588 TRACE Dawl 2058 CA 49135 - COMM HEL 2 0000, 3033 PRAKE # [BEFM MARALE AT SAWL [NOV DET YOWN			1	o		
	IA4.390208 JOSE_L63138 1984/10 SPD D JOSE_L63138 COMHILI2 COMHILI2 D D D JOSE_L63138 COMHILI2 COMHILI2 D D D D JOSE_L63138 COMHILI2 COMHILI2 COMHILI2 D D D D						
	Wei, 4550,4507 State File O JODE, CA, 9157,4 Am State State State JODE, CA, 9157,4 Molecular State State State State JODE, CA, 9157,4 Molecular State						
	INV-050L008 Object FNQ/F3AL Diss Dis Diss <thdis< th=""> Diss<!--</th--><th></th><th></th><th>,</th><th>•</th><th></th><th></th></thdis<>			,	•		
	Inc. Statute Desc. Statute Desc. Desc. <thdesc.< th=""> Desc. Desc. <</thdesc.<>				•		
	1598 TRACT SAN 2508 TRACT SAN 2000, 2005 PHAEB alleform 1594/2010 P			1	•		
	1938 TRACT SAN JOSE C.A9135- COMMINL 2 000 3101 LINI, PHALE I (JETAN 9 5138 C.A.1915- 1944 C.A.1924 A.A.1944 A.			1 2020-11-06	o		
	10938178-04 CAMBING 2 JOB C ANDIS COMMING 2 JOB C ANDIS PARE 100 USB VALUE PARE 100 MAL 4000010 PARE 100 NM 4502020 PA138 MAL 5001010 ISMA51 SFD O			1 2020-11-06	c		
	10381 TRACT SAM (2005 C. A8135: C. CHARSE 1) (2017 (2017 C. CHARSE 1) (2017 C. CHARSE			1 2020-11-06	o		
	100381194/CL134AW COMBINEL7 JOBC CANDISS COMBINEL7 JOBC CANDISS COMBINEL7 STEAN JOBC CAN DISS COMBINEL7 STEAN JOBC CAN DISS COMBINEL7 VAL4502105 STEAN JOBC CAN DISS VAL4502105 STEAN VAL4502105 STEAN			,	•		
	Incel Invit-Inv ColarMLI Invit-Inv ColarMLI Invit-Inv ColarMLI Invit-Inv ColarMLI Invit-I			1 2020-11-06			
	1002 CONTEX 1002 CONT			1 2020-11-06			
	AV SAN JOSE, CA 91415-1203, 7N C 191 EPR QUETZAL NGA B102AM APT3 (EEPH 100%) NSA 411200 KA APT ARCT SAN APA APA APA APA APA APA APA APA APA A		47 23	1 2020-01-16	•	PBS8, MHP Other	55
	JOSE, CASIST2- 1354,2710 540,202,CAT ASAM (SEPM 540,202,CAT ASAM (SEPM 94,6794000 J 5912 100(1):NEW SFD 1569210 SFD 0			1 2020-03-02	•		
	I INAN TANA KATANA 2015-2700 TINANDULIYAT NANJOS CA ASANA BEPM			1	•		
	Inc. Strekinuz Calvasi Tanchinu Strekinuz Strekinuz <thstrekinuz< th=""> Strekinuz</thstrekinuz<>			1 20203-02			
	N4.67048003 9172 107313EW 9F8 1540236 9FD 0 V-044178ACT58A 540122 V-04612.681522 17049028LIT 9T			1 2020-03-02			
	SAN_2052; CA ASAWA (BEPM) SFD MA_E704600; MO12 0522 105402; MO15W (MF of 15402) SFD 0 MA_E704600; MO12 1540245 SFD 0 0 1540245 SFD 0			1 2020-03-02			
	INA-020LIV1Y01 SASAN_EBYM NA-070-LIV1Y01 SASAN_EBYM			1 2020-03-02			
	104-0421 (p 464) A 4544" 469M 2054 C 469132 (1 400 N 899 97 1340152) 5FD 0 1044 1740-07540 2054 C 469152 2054 205			1 2020-03-02			
	95.1.42E UP SAN, REPM 95.1.42E UP SAN, REPM 96.1.22E UP SAN, REPM			1 2020-03-02			
	Sci. Acc. IP SAIN, ASAMA BEPM Sci. Acc. IP SAIN Sci. Acc. IP Sai			1 2020-03-02			
	SDLACE DF SAM, ASAM, SEPM SFD V4.4754010 SFD O V44.754017 SVA.7554 SFD V44.754017 SVA.7554 SFD			1 2020-07-17			
	JOLACE ST STAN JAAMS BEPM JST 200 SFD O 144.504601 300 CA0322 300 NNW 97R 1873020 SFD O 103.62, 043122 300 CA03122 300 CA03122 300 CA03122 SFD O			1 2020-07-17			
	SGLACE 37 SANI, ASAMA, BEPM NA-67040172 ASAMA, BEPM VA-67040172 BODINEW SERIE VSE CA03122 VSE CA03122			1 2020-07-17			
	NA, 6754013 USCL/C2 51300 JASAM, 89794 1973009 SFD O NA, 6754013 JASE, 045120						
	N4. 67048014 20152 105011621 978 1873221 8FD 0 0 004170647584 0 005 0.061920 1 00500.061920 1 005000000000000000000000000000000000			,			
	NK.87546015 OGC 6.65122 USD/INEW SFR 1873015 SFD O VD8C.6581322 USD/INEW SFR 1873015 SFD O						
	1334,2288			,			
	Net, 61744017 ADBE (AX 93172 100%) NEW SFR 1968539 SFD 0 100% TRACT 100% NEW SFR 1968539 SFD 0 1058 (AX 9172- 500, ACE LP 3N ASAWA BEPM			1	•		
				1	• • • • • • • • • • • • • • • • • • •		
80.4/25/19-38/ 68/07 19/07/19/07 Net/2020 0/25/49/19/ 19/07 19/07 Net/2020 0/25/19/19/ 19/07	INA.6704039 LOBE CABLEZ 1000-MEX 3PE 1006-29 3PD 0 INA.6704039 LOBE CABLEZ INON-MEX 3PE 1006-29 3PD 0 INA.6704039 LOBE CABLEZ INON-MEX 3PE 1006-29 3PD 0 INA.2580 CIRCLE YAMAN CIRCLE YAMAN 0 0 0			1			

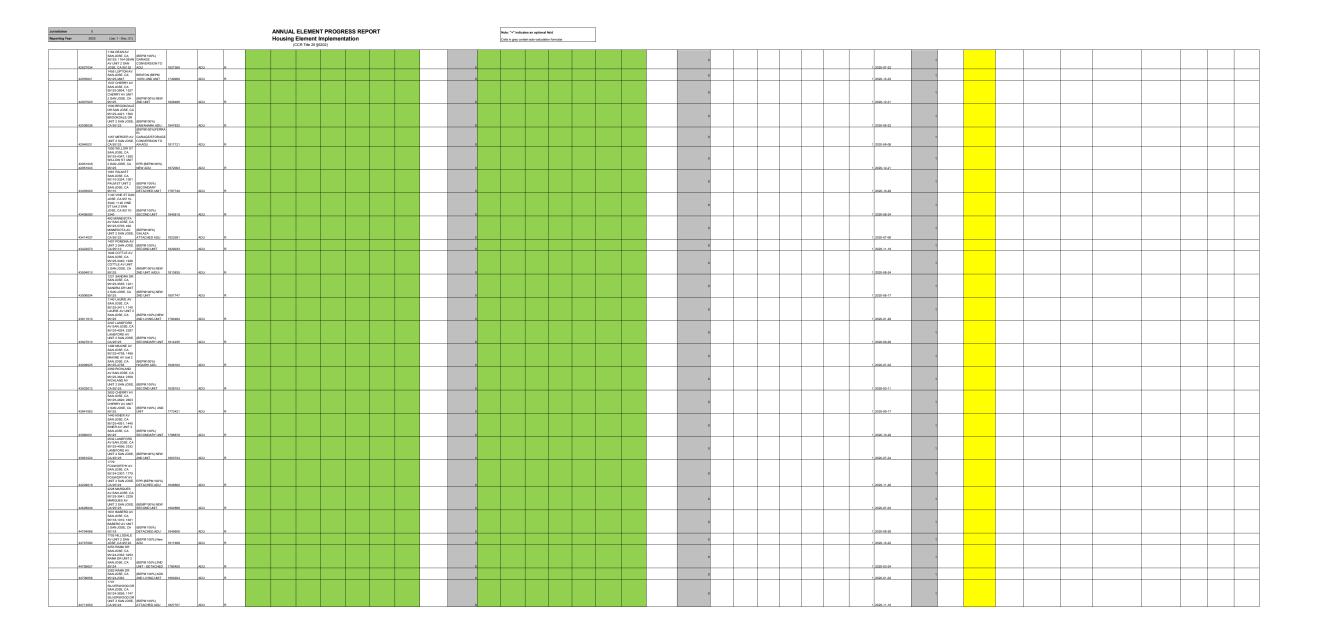
Autoritides 0 Reporting Year 2020 (Jan 1-Dar. 31) (CCR TRe 25 §p202) (CCR TRe 25 §p202)	Note: "* indicates an optional field Cells in gwy certain sale calculation formulae		
Image:		1 200-02-16	
1044 TRACTAN ADEC AND ID EVENDMENT 1045 CARL TARLE AND ADDRESS 1046 CARL TARLE AND ADDRESS 1047 CARL TARLE AND ADDRESS		1 2020-03-16	
1444 TRUET SAM ADEL, CA 1912: I (VEIndreiten) 150-(200 C, CA 1912: ADAMN NA 670-4822: AD 262 CA 1912: SPA NA 670-4822: AD 262 CA 1912: SPA 1500000 SPD 0		1 200-03-16	
1444 TRUCT SAM JOBE, CA 1972: E VERINGER 1343, 2010 - CA 1972: E VERINGER 1344, 2010 - CA 1972: E VERINGER Ne 4TH-4820 - ZORE CA 1972: E PFI BOOTS - SFD 0.		1 2004-01-16	
1944 TRUCT SAM JOBE, CA 9122- 133, 2010 98-NJOBE, CA ASAW, BEPH			
NNL 47046027 04122 01120 01100 NEW 97D 186808 97D 0 NNL 1000 NEW 97D 0 NNL 1		1 202-06-24	
SAV, 502; C.A. 34A, 56; EV 1001, 1001, 1007 20 1001, 1007 20 1001, 1007 20 1007		1 202-06-24	
BGLACE (19-Mit Alaway, BEPU IN4, 6714-631 20/Mit (19-12) 10/Mit (19-12) 10/Mit (19-12) IN4, 70-0 20/Mit (19-12) 10/Mit (19-12) 10/Mit (19-12)	•	1 2020 66 42	
02.4.27 (2.9.44) A42.44) (2.9.44) 104.67(4632) 2.026 (2.0.12) (2.0.14) (9.9.14) (9.9.14) 104.67(4632) 2.026 (2.0.12) (2.0.14) (9.9.14) (9.9.14) 105.67(1.0.14) (2.	•	1 2020-06-02	
No. Operation Cold C. 40172 Cold C.		1 2020-07-17	
NL 674603 2564 (2.1.938) Address (2.9.93 970 (2.1.9.93) 970 (2.1.9)		1 2020-07-57	
Nu. 6194031 Disku 62 (-Disk) Disku 62 (-Disk) Disku 62 (-Disk) Nu. 6194031 Disku 62 (-Disk) B/D 0 0 July 2014 Disku 62 (-Disk) B/D 0 0 July 2014 Disk 64 (-Disk) B/D 0 0		1 2020-07-57	
947-0245 CA ASAN RETW 944-0245 CA ASAN RETW 944-0176027 8922 1000:NEW SFD 196245 SFD 0 9444 TRACT SAN (2012) 2		1 202:02:34	
NETERLISE ST INCOLOGIE CA ASAW (EPM INCOLOGIE CA ASAW (EPM) INCOLOGIE CA ASAW (EPM) INCOLOGI		1 200-06-34	
Table 771 Table 772 Allows, BEPN Meson EPD D NR. 47946828 4132 Meson 670 D		1 2020-19-01	
JOEC CANTON 154 J. 720 MICHLORD WARNARDS STORES 1000/WERF 1000/WERF 1000/WERF 1000/WERF		1 2009-39-01	
No.2506.05 Model C-L Model Ref No.2507 Model Ref Model Ref No.2507 Model Ref			
N4, 473-4695 95122 USDN, 864 92 N 186268 92 O O		1 2020-54-01	
SML (2014) SML (20		1 2020-19-01	
Revice verifision J Acade, gebru Bission Status	• • • • • • • • • • • • • • • • • • •	1 2020-06-200	
NK 6714008 0562 01420 11400 8978 1455114 5970 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	• • • • • • • • • • • • • • • • • • •	1 2020-06-20	
N+ 81/M000 2006 CA8022 000/00/00/00/00 00 00 00 00 00 00 00 00		1 2029-96-20	
N4, 61/M010 XX82, CX8122 XX000 NBFF 97R 1453174 97D 0 104, 61/M010 XX00, XX00 XBFF 97R 1453174 97D 0 103, 104, 104, 104, 104, 104, 104, 104, 104		1 200-04-28	
NALTONE CONTRACTOR CONTRACTOR NEXTOR PEDITOR		1,200,04-28	
Net/6746072 OSE CA1912 DOWN/W 978 193142 970 D OVEC CA1012 DOWN/W 978 193142 970 D D D OVEC CA1012 DOWN W 978 193142 970 D D D D VOEC CA1012 DOWN W 978 193142 970 D D D D D VOEC CA1012 DOWN W 978 193142 970 D </th <th></th> <th>1 2020-06-28</th> <th></th>		1 2020-06-28	
NA, 0594.057, CA, MASAN, 86794 102044 970 0		1 200-16-01	
NTERLOE ST JAN 41246/01 A JANA (JEPH) NK 41246/01 A J322, RAA T JANA (JEPH) AUX 2010 A J322, RAA T JANA (JEPH) AUX 2010 A J322, RAA T JANA (JEPH)		1,2022-19-01	
134.270 MTRLUE 61 MTRLUE 61 MT		1 2000-19-01	
154.270 154.270 145.00% <t< th=""><th></th><th>1 2000-19-01</th><th></th></t<>		1 2000-19-01	
10227 19021 1908 2005 C.C.B.B.B. 2005 C.C.B.B.B. 2005 C.S.B.B.B. 2005 C.S.B.B.B. 2005 C.S.B.B.B. 2005 C.S.B.B.B. 2005 C.S.B.B.B.B.B.B.B.B.B.B.B.B.B.B.B.B.B.B.			
Vision HTL-CH-CH (R01 K HZ) VICTOR CF SAN JOIG C-A019 (P) LINE CH-CH-CH-CH-CH-CH-CH-CH-CH-CH-CH-CH-CH-C			
Note (2,4)192- NTL, Carl (2000) Note (2,4)192-			
Tobelosci Statute Explorition Tobelosci Statute Control		6 2026-02-34	

Jurisdiction 0 Reporting Year 2020 (Jan: 1 - Der: 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (core new 25 (2007)	None: "*" Indicates an optional field Cells in pays contain nais-calculation formulas
Vitadir Local tabular Vitadir Local tabular <t< td=""><td></td><td></td></t<>		
2119 LARSWOOD DR SNA JOBE, CA 99332-1027, 2119 HOENWOOD RR BEPKINOPN) 4029401 CA 99332 BEPKINOPN) 1029401 CA 99332 BEPKINOPN) 1029401 CA 99372 BEPKINOPN HER		
Optimizer Optimizer All Antonesise Million a 021007 2006 Antonesise Million a a 021087 2006 Antonesise Million a a a 021087 2006 Antonesise Million a a a 021087 2006 Antonesis Million a a a 020208 Antonesis Million a a a a 0922097 Antonesis Million Million a a a		
WY SMU CRE CA 80533-682 708 ROTA VALE WY ROTA VALE WY 0920861 C 947932 01900 TRACT SMU 0050 (C 94155) 01900 TRACT SMU 01900 TRACT SMU		
2009/19253-X ID Big 15 XX-2005 (PLXTPGW/LK3110 CA 0151 0000) [D0 KBP/M CA 0151 0000] [D0 KBP/M 24158611 [D1 Ca 025 AN (PLCLIDE) 24158612 [D1 Ca 025 AN (PLCLIDE) 24158612 [D1 Ca 025 AN (PLCLIDE)] 24158612 [D1 Ca 025 AN (
95131-3027, 19477 SUAN XX UM7 2 SUAN OBE, AC (BEPH 100%) 2ND 24150071 (BEPH 100%) 2ND 11787 CLORE (E) 11787 CL		
244 2014 0, 0 5013 4005 C, A 1013 4000 2014 2014 2014 2014 2014 2014 5013 0 2014 2014 5013 0 2014 2014 5013 0 2014 2		
142 VINC / WAR (SW 700 X) 2900 24528042 J026 CA5191 UNT ADDR (SW 700 X) 2900 1056 CA5191 UNT ADDR (SW 700 X) 105411 ADU (R 1056 CA51 X) 1056 CA51 X) 1057 (X1 X20 (SK 200 X) 105 (X1 X X20 (SK 200 X)) 105 (X1 X X20 X) 105 (X1 X X20 X)) 105 (X1 X X20 X) 105 (X1 X X20 X) 105 (X1 X X20 X)) 105 (X1 X X20 X) 105 (X1 X X20 X) 105 (X1 X X20 X)) 105 (X1 X X20 X) 1		
2405100 J.205E CA.512 DVPELURG UNT 178554 ADU R 6079 427151 51 UNT 28-N.205E (85PH 107%) 2402551 CA.512 SEC.004YUNT 1778599 ADU R 518 N.15155 CA.004YUNT 1778599 ADU R 518 N.5155 CA.004YUNT 1778599 ADU R		
10116/11/27 2 24926056 09112 2 24926056 09112 2 24926056 09112 2 24926056 09112 2 0497 249.7060 2 2492000 C 42917 0447 1915345 ADU R		
1044/0082.CA 8051133313.537 ACKG04/917 (MRT 2493099 95112 SEC040 (MRT 90512 SEC040 (MRT 1792791 ADU R		
244325172 01 01 025/010		
24995001 19112 2042UM0 LMT 1957300 ADU R 2016 UM1161 55M 2016 UM110 0100 2010 0100 2010 2496500 53M 2496500 53M 2496500 53M 2496500 53M 2496500 53M 2496500 53M 2496500 54M 2496500 54M 240500050000000000000000000000000000000		
41 HR 1913 SAW ADBC 404 11. ADBC 404 11. STEVET 25 AVE STEVET 25 AVE 24047022 24047022 3100 RT HST SAW ADBC 404 11.		
0104772 0004772 0004772 0004772 0004772 000477 00		
(#16000) (#16000)		
244.6112.4 3012.144.3201 () BEHN 100%) INTERTURE CONVERTIGANCE 24558070 5612 44512 LUNID LINT 172152 ADU R 444.81151 T		
SAKJOBE CA VEX.101 SET VIT 244 M VEX.101 SET VIT 2		
5410 MABLEN'R DOGING SM JOB, CA MARTIN SM JOB, CA MARTINE 15401004 9 0533 HORK 1830145 5+ R		

	Jurisdiction 0 Reporting Year 2020 (Jan. 1 - Dec. 37)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (COR Time 25 group)	Note: ** *hdicates as optimul Reid Cells in gray contein sub-calculator formular
	INTO MELCOLO LAS SAN ANOSE CAN SAN ANOSE CAN INTO ANO AND AND AND AND MELCOLO LAND THE EVALUATION AND AND AND MELCOLO LAND AND AND AND AND AND AND AND AND AND		
	2011000 2012 2012 2012 2014		
	254/0704 CAVITS (M*) 993/084 AU III UP Big 21 MAN 200 FM, 20130 200 FM		
	266 (2,4313) 264116, 2019 (140 (2,4313) 2641116, 2019 (140 (2,4313) 2641116, 2019 (140 (2,4313) 2641116, 2019 (140 (2,4313) 2641117, 2019 (140 (2,4313)) 2641118, 2019 (140 (2,4313)) 2641118, 2019 (140 (140 (140 (140 (140 (140 (140 (140		
	* EXALUDIE CA 0213,40 COL 0214,40 COL 0206,CA 98133 40 YOL CE Bal 0200,CA 98133 41 YOL CE Bal 0200,CA 9133,41 YOL 0200,CA 9133,41 YOL 0200,CA 9133,41 YOL 0200,CA 9134,21 CA 0200,CA 9144,21 CA 02		
	40 TRUNCT Big 19 ANA/DEC CA1912/12 01 SMA/DEC CA 6/313.47 TRUNS CA29.24 CA193.1 CA29.24 CA193.1 CA29.		
	UNW ALLANT R CAN TO SOLAR CAN TO SOLAR </td <td></td> <td></td>		
	2014 HOUSE ST 1 SAN JOBE, CA 10152/737.1147		
	SAN.005E.CA 505155-5403,728 HHRDINA 2V.UNIT 2840502 204.005E.CA 105128 ADU 105128 ADU 105128 ADU 1052007 ADU R		
	20100014 CA35332 CODUINT 1902266 ADU R SAADDE CA 1010010386 (SADDE CA 1010010386 (SADDE CA 2010010386 (SADDE CA 201001021 (S1000 AUT) 101001, 20110021 (S100 SID SID SID CADDE (SADDE CADDE CADD		
	172 CHVMWA 817 64N - 056, CA 19150-006, IZ 20176-006, IZ 2		
	AV 54N JOBC, CA 55154-292, 155 MACHOLA AV 26120092 CA 55124 SECOND UNIT 1957405 ADU R 1957405 ADU R		
	A 105 C-0.91% (UK) WILL (U		
	JOBIC (1491726 MEEPH 100%1ADU 15491728 ADU R 28127549 28127 28127128 ADU R 15491728 ADU R 381253 110 78 CLEAVES AV 15491728 ADU R 15491728 ADU 15491728		
	2915064 61578-80 61578-80 61578-80 61578-80 61578-80 61578-80 61578-80 61578 61578-80 6157		
MAUDEC Margeneration Margeneration </td <td>9 434 0585 CA 99 53124422 DA PACIFIC A VIORT I 94 540 056 CA 99 5126 240 UNIT 19 10270 ADU R 99 5126 240 UNIT 19 10270 ADU R</td> <td></td> <td></td>	9 434 0585 CA 99 53124422 DA PACIFIC A VIORT I 94 540 056 CA 99 5126 240 UNIT 19 10270 ADU R 99 5126 240 UNIT 19 10270 ADU R		
	SAV.2025. CA 1910 SERV 5001, 24541 20 SERV 5001 M SERV 5001, 24541 20 SERV 5001 M SERV 5001, 24541 20 SERV 5001, 1917 SERV 5001 M SERV 5001, 1917 24541 20 SERV 5001 M SER		Image:

Jurisdiction 0 Reporting Year 2020 (Jan. 1 - Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCC The 25 Sec2)	Note: "* Indicates an optional field Cache pray comma cuto calculated francise	
924 HARLISS AV SAV JOSE, CA 95110-3072, 294			
24430031 234V1011 (8474005) 1737204 ADU R 23433003 (847605) 1737204 ADU R 2343302 (847605) 1737204 ADU R 23434003 2343005 (847607) 1910546 ADU R			
28448038 395125 OLVIT 1510548 ADU R 533 BROOKS AV 544 ADDE CA 5135 FLORE S32 5135 FLORE S32			
24451035 (0400) 24451035 (04 (0400) 240) 24451035 (04) 2445105 (04) 2445105 (04) 2445105 (04) 2445105 (04) 245105 (04			
24455106 95125-2021 SFD 105100-10/N 1551200 SFD 0 45125-2021 SFD 1551200 SFD 0 51534120-000-000 51534120-000-000 51534120-000-000 51534120-000-000 51534120-000-000 51534120-000-000 51534120-000-000 51534120-000-000 51534120-000-000 515341200 515341200 515341200 515341200 515341200 515341200 515341200 51534120 5155 5154 5155 5155 5155 5155 5155 515			
27405015 (HS) MCCROWNEST (BEPM 100%) 2ND US 27405015 CASSI24 UNT-DETACHED 1781297 ADU R			
2005. (24.95156- 1002. 980.00A4 AVUNT 2 20AH (BEPMI00%) 1.096. (24.0519). SPC/DM1.08T 1554072 ADU 8			
27408708; UNIT 2 8AN 400E; (BEFM 100%) 274087083 CA 95152 ATTACHED ADU 1845309 ADU R 1595 MCDANEL AY 54N JOSE CA			
9 5135-3010; 1480 MCONNEL AV UNT 2 SANJOSE, (BEPMINON) UNT 2 SANJOSE, (BEPMINON) 27402002 CA 95156 SECOND UNT 1520766 ADU R			
1963 HANCHETT AV SAN JOBE, CA 95/20-2311, 1963 HANCHETT AV			
LINT 2 SAV JOE, (BEPM 100%) 27412087 154420 SECOND LINT 1787342 ADU R 154503.EE AV SAN JOSE CA 51326			
1933; 1943Q, EE (BEPMINOSI) AV UNI 2 SAN LEGALIZE 747 27428010 JOSE CA 95128 SOFT ADU 1586242 ADU R 2151 TULIP RD			
2/4/9/00.2 / 19/1/8 20/07/00 2/2585 B00/07/00 DR 54/9/00/00 B 51/02-1/02_280 3			
27455050 CA19128 (BEPM 100%) 27455050 CA19128 ECOND LINT 1508109 ADU R 400 MRTLERAW			
051753252;440 MAYELE LAN LINT 2 SAN JOSE (BEPM 100%) 22717006 CA 35126 SECOND LINT 1750557 ADU R			
SAN.JOSE.CA. (EEPMICO's) NEW 27728016 923263217 2ND LINITGARAGE 1784527 ADU R 506 CLIFTON AV SAN.JOSE.CA SEA 566 CLIFTON AV 1784527 ADU R			
95138-2377.558 C.UFFOAV.VB (BEPMINDN).NEW 2.8AN.JOSE,CA (BEPMINDN).NEW 27728019 95138 ADU 1837302 ADU R			
6015 BAYWOOD AV SAL305E, CA 95128-3302, 601 5 BAWWOOD AV			
URIT 2 SAV.305E, (EPM 100%) 27902010 CA 95126 SECOND URIT 1737065 ADU R 289 55 MONRCE 5T SAV.305E, CA			
95129-3144, 629 5 MANROE ST ILL (2) SANJOSE, C.A. (2014) (2014) (2014) SANJOSE, C.A. (2014) (2014) (2014) (2014) (21903037 (2014)) (2014) (201			
942 S CLOVER AV SAN JOBE, SA 85 LIJS 3322, 942 S CLOVER AV, UNIT UTTO LABOR			
27990919 9015 55C/000 UBT 173194 ADU R 9145 8AWVOOD (BEPMINON) AV SAN JOBE CA SUDIREDIN NEW 2709094 95178-3100 2AD LINT 1522205 ADU R		a a b <td></td>	
A 0.000 J Bost SERNAUHER Sernau DR UNT 25 SERNAUHER Sernau DR UNT 25 SERNAUHER Sernau Se			
DR 9AN JOSE CA 9173-3446 000 EISENHOWER DR Und SAN JOSE (IEEPMINON)			
28212032 CA 95128-3428 LUNDQUIST ADU 1846019 ADU R 911 WAINMORTH (BENPROVID) D <td></td> <td></td> <td></td>			
987 ARANCL WY SANA JOBE, CA 95135 ANA, 985, CA ARANCL WY WHI 2			
SAA.JOSE, CA (BEPM 100%) ADU 1540556 ADU R 25214012 2529 MLERTO CT SAA.JOSE, CA SAA.JOSE, CA SAA.JOSE, CA			
2822101 2532 ((EEPM 100%) NEW 282557 ADU R 282517 ADU R 282101 2540 (EEPM 100%) NEW 282557 ADU R 282101 2540 (EEPM 100%) NEW 282557 ADU R 282101 2540 (EEPM 100%) NEW 282557 ADU R 282101 (EEPM 100%) NEW 28210 (EEPM 100\%)			
1/3/9 BOND A LLCAA R R BAD JOSE A R BJAS JOSE A R BJAS LLCAA R BJAS LLCAA R BJAS			
28114023 29711 2901 000) NEW 28214023 29715 2901 000) NEW 28214023 29715 2901 NET 1777168 ADU R			
28820025 AV 5494.005E CA (PC) SECOND UNT 1859762 ADU R 4020 MT2 D0 5444.005E CA 951173.0197.4022			
201203 201403<			
SAM JOSE, CA 95117-2424, 3120 HIDLE RO LINT 2 SAM JOSE, CA ((BEPM 100%)			
29945014 95117 SECOND LINIT 1755211 ADU R 2346 FOREX SNA JOSE, CA 50117-1177, 2564			
POREST AV UMT (BEPMINOSI) 26 AN JOSE, O DOMINJOVIC NEW 30317010 05117 280 JUNIO LINT 1800837 ADU R 3412 NIGIRONO, KRIRIVIDOJ BEPMI			
DR SAN JOBE, CA 1009) NEW 2RD 30336018 470 MAR/EW/ODD 470 MAR/EW/ODD AV SAN JOBE, CA			
9517-1453,470 MAR-EWOO AV UMT 2 SANJODE, (BEPM 100%) 20541002 CA3517 BSECOND UMT 1750361 ADU R			
375 HANGON AV UNT 254 NA IOSE 30341024 CA 95117 (BEPM100%)ADU 1784334 ADU R			

risdiction 0 porting Year 2020 (Jan. 1	1.1-Dec.37)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR THE 5 §4502)	Note: "**" indicates an optional field Calls in gray contain subs-calculation formulas	
415 MAI AV SAN 95117-1 MAPLET UNT 21				
30342035 CA 951 431 SAI AQUINC JOSE	5117 UNIT, ATTACHED 1771162 ADU R SANTOMAS INO RD SAN E, CA 95130- TSAI (BEMP 100%)			
4333 C/ DR SAN 95130-1 COLOM	COLOMBO LAN JOSE CA 0-1113;4333 DMBO DR			
30721007 CA 9512 913 CA SAN JO 951302	2 SAN JOSE, EPR (8EPM100%) 5130 DETACHED ADU 1873018 ADU R JOSE, CA 0 JOSE, CA			
30724020 95130 1089 C/	0-12/1/13 0-12/1/13 NJOSE,CA NEW 2ND UNIT 0 CAROLAV UNIT 0 CAROLAV AV 1810948 ADU R CAROLAV		0	
SAN JO 95130-1 CAROL 2 SAN J 2 SAN J	JOSE, CA 0-126; 1069 (BEPM100%) 0-AVUNT GOODING NJOSE, CA RESIDENCE 2ND 1790017 ADUL P			1220-03
7090 G GATE D SAN JO 37207026 95129	GOLDEN E DR UNT 2 JOSE, CA (BEMP100%) NEW 9 2ND UNIT AGUI 1820317 ADU R			
1042 CF SAN JO 95129-2 CRAIG I SAN JO	CRAIG DR JOSE, CA 9-2907; 1042 IG DR UNIT 2 JOSE, CA IBEPM 100% J2ND			
37301030 95129-2 6748 CANTEI SAN JO	9-2307 UNIT 1759205 ADU R TERBURY CT JOSE, CA			
37320023 CA 951 37320023 CA 951 1089 W	9-367.2 0748 TERBURY CT 2 SAN JOSE. 5129 (BEPM 100%) ADU 1827974 ADU R W		0	
RIVERS SAN JO 37323034 95129-2 1031 H	RRIDE WY JOSE, CA (BEPM 100%) 32864 SECOND LINIT 1749462 ADU R HARLANDR VISE CA			
95129-3 HARLAI 2 SAN J 37705031 95129	9-3021; 1051 LANDR UNIT N JOSE, CA. (BEMP100%) 9 SECOND UNIT 1520094 ADU R			1/228-1143
1043 Hz UNIT 2 1 37705036 C4 0511	(BEMP100%) RAJEEV & HARLAN DR SANGEETHA 2 SAN JOSE, RESIDENCE, 2ND 5129 UNIT 1807200 ADU R			1220-034
1154 JC AV SAN 37813022 95129-3 754 RO	JOHNSON (BEPM 100%) NEW AN JOSE, CA ATTACHED 2ND 9-3132 UNIT 1746585 ADU R ROCKWOOD			
DR SAA 95129-3 ROCKW UNT 2 38111012 CA 9513	IAN JOSE, CA 9-3235; 754 KWOOD DR (BEPM100%) 2 SAN JOSE, DHANAN SECOND 5129 UNIT 1719807 ADU R			
12779 L AV SAN 95130-0 LANTAN	9 LANTANA AN JOSE, CA GOODO, 12779 TANA AV UNIT N JOSE CA			
40330038 95070 2407 M WY SA 95130-2	N JUSE, CA 0 (BEPM 100%) ADU 1825378 ADU R IMEURLE SAN JOSE, CA 0,2130; 2407			
40334032 CA 951 691 ELC SAN JO	VILLE WY 2 SAN JOSE, (BEPM 100%) 2ND 5130 LINIT 1763007 ADU R ELDEN DR JOSE, CA			
95130-0 ELDEN 8AN JO 41221045 95088	0-0000; 691 NI DR UNT 2 JOSE, CA. (BEPM 100%) 8 SECOND UNIT 1825242 ADU R 10/21/00 R			
BOILEL SAN JO 9508; TRACT CA 950	ELDENDR JOSE, CA 8; 10321 CT SAN JOSE, 5005, 2546			
41221082; NA JOSE 0 2251 ID JOSE 0 0000	E CALEN SAN (BEPMICO%) NEW E, CA 95008 SFD 1783587 SFD O IDA DR SAN BASCOM PHII E, CA 95124 (BEPMICO%) NEW OFR 1771191 9EA O			
41405044 0000 2177 FOXWC SAN JO 95124-1	WORTHY AV JOSE, CA 4-1412; 2177			
41410016 CA 951 2902 VI UNIT 2 : 2902 VI UNIT 2 :	WORTHYAV 2 SAN JOSE, (BEPM100%) NEW 5124 2ND LINIT 1761229 ADU R VIVIAN LN 2 SAN JOSE, (BEMP100%) NEW			
41419052 CA 9512 15104 C AV SAN 42109034 95124-5	5124 2ND UNIT 1802317 ADU R 4 COOPER CONSTRUCT 2ND AN JOSE, CA. UNIT (BEPM100%) I<			
2490 LC DR SAM 95124-4 LOST 0 UNIT 23	LOST DARS NA JOSE, CA 4-4939; 2490 T DARS DR (BEPM 100%) 2 SAN JOSE, DETACHED 2ND			
42112038 CA 9512 4988 AE SAN JO 95124-5 ADAIR	5124 UNT 1788015 ADU R ADAIR WY JOSE CA 4-5339, 4488 R WY Unit 2			
42115070 95124-5 2169 RC DR SAN	JOSE, CA (BEPM 100%) +4339 SECOND UNIT 1829105 ADU R ROSSWOOD IAN JOSE, CA			
95124-5 ROSSW UNT 21 42121080 CA 0511 1318 CF	4-5423; 2189 SWOOD DR 2 SAN JOSE, (BEPM100%) 5124 DIB62AR,2ND UNIT 1850615 ADU R CRISTINA AV			
SAN JO 95125-3 CRISTII 2 SAN J 42902033 95125	ADD/IT 6.0 ADD/IT			
44944053 95125 1317 BL AV SAN 95125-2 BLEWE	BLEWETT AV 0001 11/2107 RUD R AN JOSE CA 5/3206 1317 NETT AV			
42906029 CA 9512 1172 M AV SAN 95125-3	2 SAN JOSE, (I6EMP100%) NEW 5125 2ND LNIT 1505381 ADU R MRFEDITH AN JOSE, CA 534X2-1172			
42908015 CA 9512 1189 Q	EDITH AV 2 SAN JOSE (BEPM100%) NEW 5125 2ND UNIT 1814534 ADU R 02 ENN AV 1956 CA			
SAN JO 95125-3 GLENN SAN JO 42909048 95125	5 DETACHED ADU 180862 ADU R			
957 MC SAN JO 95125-2 MICHIG	VICHIGAN AV JOSE, CA 52415; 957 IIGAN AV NEW DETACHED JOAN JOSE AUTOR F CAB			
42919008 CA 9512 958 MN AV SAN 95125-2	5125 GARAGE 1821148 ADU R MINIESOTA ANJOSE CA 5-3421;988			
42919022 CA 951 1177 P	ESOTA AV 2 SAN JOSE (BEMP100%) 2ND 5125 UNT 1791995 ADU R PIEA V/SAN (BEPM100%) ECONDARY UNT 1791996 ADU R			
42927019 JOSE, C 3457	E, CA 95125- (BEPM 100%) BECONDARY UNIT 1739380 ADU R		0	1 NDQ+43



Jurisdiction 0 Reporting Year 2020 (Jan. 1 - Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 25 §4002)	Note: •• indicates are optimized fault Calific to pay control ands-calculation formation	
1971.LAND DE LOP TALADO DE LOP TALADO DE LOP STALLES EN LOPESE AVUER 2 LOPESE AVUER 3 LOPESE AVUER 3 LOPESE AVUER 3			
113 LAG / B 113 LAG / B 114 L	2- A		
Auditmetva22 2005-2019 2025-20	2- A		
Addattervezz III un 19 40. 24 24 24 24 24 24 24 24 24 24			
1 17 JANUAR V TE Gan 1 5 SAUCAGE CA 15 SAUCAGE CA	р A — — — — — — — — — — — — — — — — — —		
4 46 MAALY TIN Law 5 00% A 100 MAALY TIN Law 1 00% A 100 MAALY TIN Law 2 46 MAALY TIN Law 3 6 MAALY TIN Law 3 6 MAALY TIN Law 3 6 MAALY TIN Law 4 7 MALANG TIN Law 4 7 MALANG TIN Law 4 6 MAALY TIN Law 4 6 MAALY TIN Law 4 7 MALANG TI	A		
4008000 ADB CAD STATUTE 11993/41-424 11993/11 4008000 4008000 11993/41-424 11993/11 4018000 4008000 11993/41-424 11993/11 4018000 4008000 11993/41-424 11993/41-424 4018000 4008000 11993/41-424 11993/41-424 40080000 4008000 11993/41-424 11993/41-424 40080000 11993/41-424 11993/41-424 11993/41-424 40080000 11993/41-424 11993/41-424 11993/41-424 40080000 11993/41-424 11993/41-424 11993/41-424			

Jurisdiction 0 Reporting Year 2000 (Jan. 1-Dar. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 25 § 6002)	Note: "*" indicates an optional field Cells in gwy cortain ado-calculation formulas			
201 AUUTINEVARZ ET Dar 15 AN 201 Car 50 AN 2					
201 AdUSTINEVAEZ 61 Un 5 SAN 2005 C. ASISIS AdUSTINEVAEZ 91 Un 4 ADA					
45555001 2018_043138 10701494348 1855286 5+ R 310 MDMTGELD AND AND AND AND AND AND AND AND AND AN				e 2008-59-31 1 2008-59-34	
924 WALGLEN CT SAN JOSE CA (BEPM 100%) NEW 45910008 91326-1453 2ND UNIT 1769188 ADU R			o a construction of the co	1 2020-63-17 1	
44-006; CA 915-3052-448 17-301, CA 4201025 91548 ESCORAWY UNT 44201025 91548 ESCORAWY UNT		o	o	1 2020-62-11	
4444.302 C.A. 4444.302 C.A. 4513-1327.434 14000 Str.M17 505300E.C.A. 49271021 Str.M17 49211021 S			•	1 2008-07.14	
400 CLAMPAR 150 CLAMPAR 150 CLAMPAR 150 CLAMPAR 150 CLAMPAR 150 CLAMPAR 150 CLAMPAR 150 CLAMPAR 177 C			o	1 2000 dr 44	
194 CORWARDON CT SAN JORE CA DORWARDON CT GEWARDIS DORWARDON CT GEWARDIS SAN JORE (BERMAND) NEW HISTORY CONTRACTOR CONTRACTOR SAN JORE CONTRACTOR CONTRACTOR SAN JORE CONTRACTOR JORE CONTRACTOR SAN JORE CONT			o	1 2020-08-94	
			•	1	
2 849/2005 200/01/2007 1491/2009 1491/2009 00 200/01/2007 1491/2009 00 200/01/2007 000/01 200/01/2007 000/01/2009 200/01/200 200/01/200			o	1 2020-0-642	
461702037 JOSE C. A05112 ADU 1948907 ADU R 8 14151273 ADU 1548907 ADU R 9 1415127340 SOLOV/EVIDERUL SOLOV/EVIDERUL R 46721048 1011 INTERPOLINA 158974 5* R			•	1 2020-07-14 1900 2020-07-17 1900 2020-07-17	
170 S 14TH ST UNIT 25 AN JOSE, (BENP100%) NEW 46727078 CA 95112 SECOND UNIT 1809554 ADU R			o	1 2020-65-15	
145 S 17TH ST UNT 2 S AN JOBE, (BEMP100%) 2ND 46726081 CA 95112 UNT 1816328 ADU R 1206 E SAN			•	1 2020-06-01	
			•	1 2000-06-10	
445 131147 561 152244 45 5 131167 1017 2 4174071 341,528 4 5 131167 1017 2 4174071 341,528 4 5 131157 1017 2 4174071 341,528 4 5 131157 1017 1 1312232 4 5 131157 1 131157 1 1			o	1 2000-12-01	
4215131197 544,0051 (CA 2015) 545167 UNIT 28 815167 UNIT 28 4770005 54,0051 (CA 2015) 415107 4011 1272960 4111 1272960 4111 1272960			o	1 2000-12-08	
4212100 4212200 4212000 4212000 4212000 4212000 4212000 4212000 421000000			o	1 2000 02:35	
4703 111147 544 2020 (A 11114 51 UN 72 4777705 544 2020 (A 11114 51 UN 72 4777705 544 2020 (A 1114 51 UN 72 4777705 544 2020 (A 1114 51 UN 72 4777705 544 2020 (A 1114 51 UN 72 4777705 10 (A 1114 51 UN 72 47777705 10 (A 1114 51 UN 72 47777705 10 (A 1114 5			0	1 2000-06-23	
4723 51915 TANI 005 (C-49112) EREPANDON 015 0121 (C-49112) EREPANDON 015 0121 (C-49112) CONTROL 015 0121 (C-49			0	1 2020-10-26	
4720000 0112 012201 527 0 0111161 01017 0 4720000 0112 0122 0 4720000 0112 0 0121 012 0 0121 0 0			o	1 2003-96-28	
444-045 C-A 544-045 C-A 541-0270;555 E (BEPARDON) 101141 C (DAVERT 450) 10112 C (DAVERT 450) 4723105 5172 C (DAVERT 450) 10228			•	1 2009-05-30	
1103 5 81H-8T SAN, JOS CA (JELMP100%) NEW 47703128 05112-3953 SECOND LINET 1810899 ADU R DR7 TM61M MW			0	1 2020-03-10 1	
47714149 CA 2512 ZAN JOBE, (BEPM 100%) NEW 47714149 CA 25122 ZAN LINIT 1830281 ADU R 1102 AURUBON			•	1 2020-19-30 1	
OR 54X-3025 CA B 122-2007 CA M 12 24X-3007 CA A 101 CA A 101 CA A 102 CA A 102 CA				1 2020-05-09	
0 07 6384 3052 CA (8579 1050) 196W 95123-2031 1103 92 (1497 1960) A029 25 108 CA 171,062 4775953 CO 45122 CO 4007850N (78005 ADU 8			0	1 2009-09-22	
		o	•	1 2006-11-11	
111 SPOREARD D0 252308 (17) SPOREARD D8 (BEPRION) SPOREARD D8 (BEPRION) 47709173 W. 45922 47709173 W. 45922			•	1 2000 de 35	
			•	1 2006/2-06	
ANLADE CA STALLOPE C			•	1 2000-09-11	

iction 0 Ining Year 2020 (Jan. 1 - Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR The 25 §202)	Note: "*" indicates an optional field Cells in gray contain sub-calculation formulas	
48115020 CA351154242 CODE-280LUNT 173338 ADU R 1792 E SAN ANTONIKO ST SAN DET. 2ND UNIT JOBE, CA35115 (IEEM 100%)			
481280/72 3942 MIRCAGET IMANKE 1740801 ADU K 1915 MIRCAGET 1915 STEVEC CA 95116-3416: 154 (EEPM 100%) MIRCAGET ST DETACHED			
UNT 2 SAN JOSE ACCESSORY 48128049 C 495116 D WELLING UNT 1785794 ADU R 280 CHALET AV SAN JOSE CA			
95127-1911;280 CH4LETA UNIT 28AN JOSE, CA. (BEM 100%) 4841203 25AN JOSE, CA. (BEM 100%) 55127 - CH1000 - CH10000 - CH10000 - CH10000 - CH1000 - CH1000 - CH1			12020-34
287 CFALLENCER AV LURT 2 SAN 48412084 JOSE CA 85127 SECOND LINET 1803104 ADU R 2535 BIO WOOD 2			
95127-1806, 3335 BIG WOOD OR UNIT 2 SAN JOBE CA 95127 (BEPM 100%) ADU 1855574 ADU R			
130 PALA AV SAN ADDE: CA 6917- 224, 139 PALA AV LINET 23 AV BEDRA 10001 ADV1 1911773 ADV1 E			
Ser 1003 500 5 CAPTOL AN UNIX IN DURING TRANSFER ADD IN TAXABLE INTO TAXABLE INTO TAXABLE IN TAXABLE INTO TAXABLE INTO TAXABLE IN TAXABLE IN TAXABLE INTO TAXABLE I			
2 SAN JOSE, CA. (BEPM 100%) 55127 3516 MARIACIA 13316 MARIACIA W SAN JOSE, CA.			
144/142/07 V/7 UNT 254 JAN JOBE (IBEPM 100%) NEW 44428072 CA 25527 200 UNT (ADU) 1513476 ADU R 1514 MARSHST			
SAN JOBE, CA 95122-132, 1014 MARSH ST UNIT 2 (BEPMILDO'S) SAN JOBE, CA AMEZQUITA			120552
4800135 09127 AURADO 1335 09124 AURADO 1352 09126 CA 9132323097 1553 061 0900 007 (JEEPP100%)			
UNIT 2 SAVLODE, SAVLOVAL 2ND 48612111 CA 99122 UNIT 1851 MANDARIN WY SAVLOBE, CA			
9532-1394, 1851 MAXLARN NY UNI 2 SAN JOSE (BEPM100%) CA 59122 DETACHED ADU 1958527 ADU R			
0FUNT 25 ANI 2005 (2017 26 ANI 2005 (2017 26 ANI 2017 (2017 26 ANI			
951223019; 1964 (BEPM 1005) CATHAY RA UNT ADDITIONS) 45625011:NA 2 SANJOSE CA LURT OF 2ND 45625011:NA 2 SANJOSE CA LURT 1549551 ADU R			
DR 5AN JOSE, CA 54122-1061 T22 (BEPM 100%) VISTALEEVER GARAGE 1947 1394 JOSE, CONVERSION TO 1947 1394 JOSE, CONVERSION TO 1911 1394 JOSE			0 1200-04/1
No.0007 1532 ZEPAR CT No.011 No.0 N SNA 305E CA 95137-4056;1300 2EPAR KT UNIT 101102 NO.0 N			
2 SAN JOSE, CA. (BEPW 105%) 95127 ATTACHED ADU 1945235 ADU R 1474 Hull Nobrial WY			
951274605, 1414 HILE-ROMMYY (BEPM 100%) UNIT 35AN-JOSE (CONVERT GARAGE 48811000 C GA95127 TO ADU			
2002 PARK LN BAN JOSE, CA 965 127-4633, 2002 (BEPM 100%) PARK LN UNT 2 CONVERT 379			
BANJOSE, CA BOFT GARAGE TO 45813013 95127 2755 EL MONTE, CA 1540702 WY SANJOSE, CA WY SANJOSE, CA			
2E_LM3/TE_WY UNT 254N.OSE_(BEPM 100%)/NEW 483/7011 CA25527 A3/RU_BST(ADUA_15159867 ADU 1991(25:NAV) (BEPM100/N.NEW 1991(25:NAV) (BEPM100/N.NEW			
UHI 2 SAN JOSE, ADUWANG & 49110021 CA 9522-107 JUNG RESIDENCE 1945137 ADU R 1968 TAMPA CT SAN JOSE, CA			
201472-021 (1805 201472-021 (1807) 40124071 095122 (1807) 1909 REDGEMONT 1774257 ADU R 1909 REDGEMONT 1774257 ADU R			
DREANJOELCA 9545-1545,1000 REDGEMONT DR UNT 254M.005E, (BEPARDON)			9 1,226-07-06
Network Lick Notes BECKNIK URV Notes Notes <td></td> <td></td> <td></td>			
49427080 SAN 205E CA. ((EEPMIN0'N) 95111 BREINING ADU 1530813 ADU R 14195 REDCEBROOK WY			
1944-3005 CA 2811-1940 AU 1947 2 SANJ 400 (BEPM 100%) NEW 4945005 CA 99111 2ND UNIT 1790553 ADU P			
468 STROLO PL SANJOSE, CA 6511-5281-438 STROLO PL UNT			
2 35W JOBC, CA [[EMP/1079]NEW 4971206] 2 58111 226 UKT 1594303 ADU R 380 FOCEC 01 200 [[EMM/1079]NEW 4971404 CA 89111 220 UKT 1594593 ADU P			
2460 SENTER RD PLACE BEFM SAN JOSE, CA. 100(N) NEW 49241100 05111-1040 MULTI-MALY 1723620 5+ R			
1330 RNAROSE CT SAV.305E CA 95127-3131 1330 RNAROSE CE BERNI 1002 1300			
49901066 4004 400			
9517.2727.1637 BADGE-WOOD DRUNT 2 SAN 49202024 ASSEL (NRT 100%) 2ND ASSEL CAST12 UNIT 1946248 ADU R			
2674 TUERS RD SAN JOSE, CA			

Jurnificition 0 Reporting Yaar 2020 (Jan. 1–Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Tops 25 §5002)	Note:: "*" Indicates an optional field Calls in gray contain auto-atocation formulas			
5462 MMY 200Y 5402 CA 5402 C			a		
831 LURENDR SAV.2025 CA LURENDR 1037 SET 2020 STATUS 987 12020 STATUS 987 1200 STATUS 987 1200 STATUS 987 1200 STATUS 987 1200 STATUS 987 1200			a	1 202 99 11	
1946 FELMORO 1948 FELMORO 1 1948 FELMORO 1 1 1957 SHOTE 1 1 1958 SHOTE 1 1			a	1 200 0 24	
2713 SECRET AV BOTHODE ADDR. 2010 (2010) NEW ST4008 BAD (2010) (2010) NEW SECRET ADDR. 2010 (2010)					
633 GUALUEF 6750106 051 C 48120 V ACCAN 6570 V 6750106 051 C 48120 V AV 970 V 174A11X073 V 856744 970 V 174A11X073 V 856744 970 V 174A11X073 V 174 V 1747 V 17				, 229.96	
2026_CA6372 1000,NEW IG7 0 105/100 100 100 100 100 100 100 100 100 100 100 100 100 100 10				1 20542-38	
447 3 5 4 10 6 6 1 6 6 7 4 1 1 0 0 1 7 5 6 1 1 0 0 1 7 5 6 1 1 0 0 1 7 5 6 1 1 0 0 1 7 5 6 1 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				1 25 0:0 1	
Ukri 2 svi 2005. j S1002 Ukri 2 svi 2005. j S1002 Ukri 2 svi 2005. j S1002 Ukri 2 svi 2005. j S102 Ukri 2 svi 2 sv				1 2023-11.04	
Add MM-0.01 MAD 2007-02				1 2021 134	
95333713 3409 HF 927 VIAT 2 SAV X047 2				1 2026.91.95	
SAN 2005 CA 5 SAN 20				1 200-04-09	
165.547.262 CA 166.264 AU 166.264 AU 16				1 2020 19-28	
48714019 1031320211 LAST ATTACKED 175083 ADu R 3011000 100011 55001 100011<				1 2004/30 1 1 2004/30 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
271 M389000 DE 34 A025, CO DE 34 A025, CO D			a	1 200-11-05	
2017 MUTL20 50 ST32-2015 ST0			•	1 200 49-30	
SAX, JOE, CA BERPION; BERDING T29493 Apu R 921708 0133426 915000 NBT 179493 Apu R 921701 0134262 91500 NBT 1796493 Apu R 9219112 2055 C6.03127 UVET 179654 Apu R				1 2559/3 1 2	
54N, 055C, 00 550C, 000 550C, 0			•	1 200-47-08	
604 005E C0 8 2010 2010 2010 2010 2010 2010 2010 2010				1 200 52.7	
4X 54X 405E; CA 6527-455, 10103 1009AucE; AV 1009AucE; AV 6470102 447 254X 405E 6470102 45107 1040AuCD, 11510431 10400400, 11510431 10400400, 11510431 10400400, 11510431 10400400, 11510431 10400400, 11510431 10400400, 11510431 105104 10510				1 200-1144	
NY 3007 AGE, SA BISTATI, 14 4061 Davadoo, Vi Jang BASTATI, 14 7061 Davadoo, Vi Jang BASTATI, 14 7061 Davadoo, Vi Jang BASTATI, 14 7061 BASTATI, 14 7061 BASTATI, 14 7061 BASTATI, 14 707				1 200 44 29	
643274595 (144) 685940009) 5 WHT FOI UNT (DAUGADE) 2 SAN JOBE CA. (CONVERSION TO 64731007 0577 ADU 1944 SWHT RD 5444 SWHT RD 5444 SWHT RD				1000615	
801272-195; 194 8 WHT RO WHT (BEAPTON); 2 SM X05E CA (BEAPTON); 2 SM X05E CA (BEAPTON); 6473194 0 5127 SECOND.NT 155422 ADU R PERFERMANT DR				1,999-14-9	
64914058 (CA 9494-9544, 5052 PEPPERAND DB 64914015 (ST 2944, 0621 (66294 100%) NEW CA 55148 (244, 0471 Add) 1805592 ADU R 232094 (244, 0451 Add) 1805592				1 200-07-09	
AUG. (-, vi 3) % 2020 - 2039 A. DR 2020 - 2039 A. DR 4025011 C. CATA - 204 - 2050 - 204 40425011 C. CATA - 204 - 2050 - 204 - 2050 - 204 - 204 - 2050 -				1 229.9.20	
Ide27042 JOB C AB SHIB SECONDARY UNT 160 (67) ADU R Ide2010 Ide2010 Ide2010 Ide2010 Ide2010 Ide2010				1 201 4 20 1 20 1 20 1 20 1 20 1 20 1 20	
Not Sub-Care Not Sub-Care<				1 200-11-27	

Jurnalistica 0 Reporting Year 2020 (Jan: 1-Den: 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Thr as § 5002)	Note: *** Indicates an optional field Cath in gay contain ado-catolation formulas			
300 F FALANY COLUMN 100 C 1480 COLUMN 100 C 1480 C 1			e e	1 2000-66-17	
284 WHTTLGTONUR SALADE, CA SALADE, CA			c	1 2005-11-30	
2007 CATLETON DIE BAN JOSE, CA 1054-5002, 2007 CATLETON CR 65917001 CA 2014 1044 TRACT SAN 1047 1041 1041 1041 1041 1041 1041 1041			•	1 2020-01-15	
JOSE CA 59146- 2015 2011 3721 DARENAUCT 284 (85PH 1006) NEW 65981001 302 REPORT 9FR 59981001 302 REPORT 9FR 59981001 302 REPORT 9FR			•	1 2020-02-28	
95153-2020. 28877 REDEC. CT UNIT 2 50A JOBE, CA. BEF/MILLIONS, NEW 65035011 50A JOBE, CA. ADU 1547 COBYOR 1547 COBYOR				1 222-55-29	
CONTY CHL 912 (85/941054) 300 69/9609 (ALL 912) (46/94) (97/283 69/9609 (ALL 912) (46/94) (97/283 ADU (ALL 912) (46/94) (46/94) (46/94) (46/960) (46/94)				1 202-02-05 1 2020-02-03 1 2020-02-03	
CT SAN, JOSE, CA. (BEFMI 100%) NEW (SMETDIO: BEFMI 100%) NEW (T75422 BFD O TO TAN, JOSE, CA. (BEFMI 100%) NEW (BERDIO: STERNA (SMET) NEW (SMETDIO: BFD O STED AMERICA: STED AMERICA: STED AMERICA: STED AMERICA: O STED AMERICA: STED AMERICA: STED AMERICA: STED AMERICA: O					
eteration 3154 978 177546 97D 0 1754 Velowinu 0.00877 r000 CT 0.001				1 2024-24 46 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	
Joint C. 45 99-6 Joint C. 45 99-6 Joint C. 45 99-6 Joint C. 41 9 Joint C. 45 99-6 Joint C. 41 9 Joint C. 45 99-6 Joint C. 41 9 Joint C. 45 99-7 Joint C. 41 9 Joint Joint C. 49 99-7 Joint C. 419				1 2009 47-20	
All-DOT US DAT MEMORY			•	1 202-19-58	
BARROW CT LWT 15 WARROW CT LWT 16 Stotust 04 Stotust 05 Stotust 05 Stotust 05 Stotust 05 Stotust 05 Stotust				1 2025-11-38	
0444269000 BERN 1030 BERN				1 2020-19-64	
82011504.28 (#2491/050). #131101 855532 ATTOFE NO 2007/058/322 ATTOFE NO C T3N.656.CA 93151138,200 PMM/07C TE REALMOND.				1 2020-10-30 1	
6/115500 CA/9312 NRV 20DURT 1/10244 ADU R 3438 V00000E (ERFINION) LN VRIT 2 AWA ATTACHED ADU R 6/12104 JOBC CASISTI GMARKET D ADU 1/10119 ADU R 6/12107 JOBC CASISTI GMARKET D ADU 1/10119 ADU R				1 2020-09-17 1 2020-00-00-00-00-00-00-00-00-	
ORRAD RU MUT 2 SAN 2005 E.A. (BERM 100%) NEW 49321 2 SAN 2005 E.A. (BERM 100%) NEW 49321 2 SAN 2016 E.A. (BERM 100%) 501 2 SAN 2010 E.A. (BERM 100%) 101 2 SAN 2010 E.C. (BERM 100%) 101 2 SAN 2				1 2020-11-02	
DATE 3 MA JOBE, ACCESSIONY PRODOD ACCESSIONY PRODOD ACU R 0100000 COLSTANDARY RELEALMOINT TMODE/T TMODE/T ACU R 010000 CTSAN, OBEC, AL BERFH 100%, NEW CTSAN, OBEC, AL BERFH 100%, NEW 15554 SFR - KURK SFD O 010000 STAC KORE/SMK CTSAN, OBEC, AL BERFH 100%, NEW 15554 SFR - KURK SFD O				1 2020-08-19	
				1 2022-56-27	
SUUMPRODUCT SUUMPRODUCT TOPS/14 ADU R 0780035 04.95334 855C08APK URT 1790734 ADU R 0700127100 05900390 (NUL) CT 759014 ADU R 0700127100 05900390 (NUL) CT 5900 (NUL) CT S900 (NUL) S900 (NUL) CT S900 (NUL) CT S900 (NUL) CT S900 (NUL) CT S900 (NUL) S900 (NUL) </td <td></td> <td></td> <td>•</td> <td>1 2009 41-15</td> <td></td>			•	1 2009 41-15	
47015257054 (86PH003) 1820 6791566 0531410 6791566 0531414 HOME 172925 97 0				1 2020-01-43	
JOSE, C 4 93155 - 86067081 2000 (BEPMIN NEW SFD 1781118 SFD 0 9752 CLARA S917 01 0.0 M				1 200-95-19 1 1 200-95-19 1 1 200-95-19 1 1 200-95-19 1 1 200-95-19 1 1 200-95-190-95-190-95-190-95-190-95-100-95-190-95-100-95-190-100-95-100-95-100-95-100-95-10	
0001000 07955EEMARE 01 10111 00 0 97955EEMARE 01 9811-3986379 262093020 979 61 (591694)				1 200 65-08	
6410023 CASH11 200 bit PAD0 111961 ADU R 0814974 WW 091 SAV.005, CM 0119 SAV.005, CM <t< td=""><td></td><td></td><td>0</td><td>1 2020-11-19</td><td></td></t<>			0	1 2020-11-19	
641 CH2 STORE STORE ADJ R 641 500 80 900				1 2020-00-15	

Jarinduction 0 Reporting Year 2020 (Jan: 1-Dic: 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CFR The 25 \$602)	Kein: ™ indicetina an oppional field Celle in proy contain and -calculator formana	
H4A2CHAW H4A2CHAW SAVX02FA SSV1402 SSV1402 H AUXAVX02 H AUXAVX02 H VEX100			
143 GOLDENRAIN DR SAN JOBE, CA (BEPM 100%) NEW 88453008 0511 3224 2XX UNT 1740269 ADU R			
143 COLCERVAND 9453000 EA JOIG CA (BEPH 100%) REW 9453000 EA JOIG CA (BEPH 100%) REW 96113204 III 200 ABT 176209 ADU 176209 ADU 1762			
S447 KE'MAR DR SA4 JOSE, CA (BEMP 100%) 89228014 95123-3416 SECOND LNIT 1751627 ADU R			
6572 PEMBA DR SAN JOSE, CA 95110-1530; 6572			
PEABA DR UN 12 SAN JOSE, C.A. (BEPM 100%) 70427009 95119 SECOND LNIT 1781464 ADU R			
8053 HEATON MOOR DR SAN JOSE, CA 951 19-			
IT 20 (DB3) HEATON MOOR DR UNT 2 SAN (BEMP10%) NEW DRSEAS A DEL A DEL			
246 ARBOR VALLEY DR SAN JOSE CA 95119-			
1505; 248 ARBOR VALLEY DR UNI 2 SAAUGE, CA EPR (BEPM 100%)			
70438016 25119 NEW ADU 1085516 ADU R 2877 ARBOR VALLEY DR SAN VALLEY DR SAN			
T0450080 1506 UNIT 1715485 ADU R 0 COTTLE RD SAN UNIT 1715485 ADU R			
0000; 0 LITTLE AV SAN JOSE; CA 95113-000; 0			
LAND ONE Y SAN JOSE CA 95138- 0000; 0 LAND			
CALY SAN JOSE. CA 9519-0000; 10000 TRACT SAN			
DOBE, CA 19 36- DODE, CA 19 36- CT SAN ADSE, CA 01 10 4884			
USIC TEAN USEC TEAN USEC A 19110 6688 USED CT			
70609008; SAN JOSE, CA 70608022; 95119; 6572 70608023; TV ISSOR CT SAN			
70669015, JOSE,CA 9519; 70669021; 6576 VISION CT 70669026; SAN JOSE,CA			
70661009, 195119,6880 70661016, VISICA CT SAN 70681015, SOE CA 95119,			
666 V100/CT F 70000020 616 V100/CT 70000120 V100/CT 70000121 V100/CT 70000121 V100/CT 70000121 V100/CT 70000121 V100/CT 70000121 V100/CT 70000121 V100/CT 70000122 S01 V10/CT 70000123 S04 V100/CT 7000123 S04 V100/CT 7000			
70681010 JOSE CA 95119 BPLEX 1831880 5+ R 10466 TRACT SAN JOSE CA 9513e-			
0000,5876 URBAN DAKS 70605029: VIRTULLI NSAN (BEPM 100%) NEW 70655040 JOSE CA 95119 SFD 1818745 SFD 0			
Add 2006-00 (00000000000000000000000000000000			
76640026 LN SAN JOSE, CA BEVM 100% BULD 70656046 95110 NEW SPD 1657233 SPD O 10646 TRACT SAN JOSE, CA JOS TSA- SPD O SPD O			
10000100 10041 TMCT SMIL SMIL SMIL SMIL SMIL SMIL SMIL SMIL			
10560 FORUS JUNI 10563 FORUS JUNI 10563 FORUS JUNI 10560 5026 LIN SAN JUNE (A 16 BEPM 105%) NEW			
70956057 95119 SFD 1857352 SFD 0 19468 TRACT SAN JOSE CA 95136 - 0 0005 FSP E ASH LIBRAN DAKS			
70668026; LIN SAN JOSE CA (BERM 1005) NEW 70658038 95119 SFD 1857356 SFD 0			
SAN JOSE CA 95130-1191 /16 FORTROSE CT			
Umit Jower Jong, Iteleminition 1000 70613024 CA 05139 SQFT ADU 1637320 ADU R 7028 VIA SERBAN FAM.			
USENDOLIS 95130-1161;7028 VIA SERENA UNIT 2 SANJOSE CA (IBEPM100%) NEW			
70631083 99139 ADU 1821908 ADU R 6701 MAGNETIC L'Blag 16 SAN			
JOSE, CA 05119; 6705 MAGNETIC LP Bits 16 BAN			
Dobe, LA 191 III) BYDD MAGNETIC LP Blog 16 BAN JIDSE CA 94190			
6715 MAGNETIC LP Blog 16 SAN JOSE, CA 95119;			
8717 MADAFTIC LP Bibly 18 GAN JOSE, CA 951 19;			
0721 MACARETIC 70655020. LP Bitly 19 SAN 70655019. JOSE, CA 95119. 19965619. BUTS MACARETIC			
19655000, L/ De Bag 16 SAN 19655019, JUSE C. A05119, 19655019, JUSE C. A05119, 19655019, L/ DE C. A05119, 19655019, L/ DE C. A05119, 19655019, L/ DE Bag 16 SAN 196, BERM 100518 B			
7085501+ć; LP Boby 18 SAN NHC (BEPM 100N)8 70855015 J.056; CA 95119 PLEX TYPE 2000 1801019 5+ R 98451171 VLEX TYPE 2000 1801019 5+ R			
Index (CAL) 18 Index (
SAN_JOBE_CA (BEH/M 100%) NEW 70636022 95119 8FD 8633 VIRTULE_IN URBAN_GAK/S 8843 VIRTULE_IN SAN_JOSE_CA IEM/M 100%) NEW			
70656024 05110 8FD 1807138 8FD 0 8877 VIRTUAL IN URBAN CAXS SAN JOSE CA (BERN 100%) NEW			
700556025 95119 SED 1807141 SFD O St40 VITRULL IN URBAN DAKS SAM JOSE, CA (REPM 100%) NEW 0000 0000 0000			
170836031 95119 19510 1860 187143 18FD 0 15944 VIRTUALLIN LIRRAN OAKS SAN JOSE, CA (BEPM 100%) NEW Inseents Autor (CAR) 1960 197146 2871			
70650032 95119 SFD 1807145 SFD 0 S444 URAUL IN URBAN CAKS SAM JOSE CA (BEPM 100%) NEW 70494035 SFD 0 95139 SFD 0 95145 SFD 0 9515 SFD 0 95145 SFD 0 9515 SF			
1008/033 101/0 100/03 100/0			

Jurindicition 0 Reporting Year 2020 (Jan. 1 - Der. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 25 §4002)	Note: "*" indicates an optional field Calls in gray contain auto-calculation formulas]		
Mick 3TEL CT Ct CA 10 to 000 Ct Status CT Status CT				e 205-9-54	
Int Touristan Int Touristan Int Touristan Int Touristan <t< td=""><td></td><td></td><td></td><td>• 200.07.20 • 1202.05.20</td><td></td></t<>				• 200.07.20 • 1202.05.20	
NA 90008 SFD 0 2023 VALEFOF 1785586 SFD 0 H6ARTS DELLORFIC COMMILLI II PH II PL 1 PL PLANDSC AL (SEPH 1000, NEW) PL 1785702 SFD 0 NA 6518 NOVCAKES 1785702 SFD 0			a	1 2010-05-28	
				, 200.940	
JOSE CA9132- JOSE CA9132- IA 4039 CA9132- IA 4039 CA1 1039 NEV JEFE 1833513 SFD 0 0 4944 TRACT SAN 1				1 2020-08-04	
1334. 4260 - 224 1334. 4260 - 224 -				1 2020-07-31	
1332-2005 07 AdAva BEPJM Net-870410021 MAAX00E CA 10593 NEW SFR 1533528 8FD 0 10304 TRACT SAN JOSE CA 93122-				1 2020-07-17	
N4.67047004 194420E ST ASAVA BEPM N4.67047004 19541AEC SW 19591 NEW SPR 1833508 SPD 0 10304 TRACT SW 10305 CA 9122-				1 2020-07-17	
INAL CPULTION PAST ORALL LP ABANA (SEP LAT) SEP LAT O INAL CPULTION INDAL XER (SEP LAT) ISD00 TO/SN XER (SEP LAT)				1 2020-24-14	
NAL 679-4710 L P 430-448 (879-44 NAL 679-4710 L P 430-448 (879-44 100-54, 400 (270-44) (879-74) (829-26) (870-0 100-54, 400 (270-14) (8				1 2020-04-14	
NALETATION (1 ASAL 2015 C.A. LASANA (BUT) (BUT) (BUT) (BUT) (BUT) (BUT) (BUT) (BUT) (BUT) (BU				1 2029-08-27	
N4.57947312 504512 CA 150418 697 1529922 5FD 0				1 2020-03-17	
NA. 47947313 TABLA USE LA 1000 (BET 100) LEP 100 (BET 100) BET 100 <t< td=""><td></td><td></td><td></td><td>1 2020-04-17</td><td></td></t<>				1 2020-04-17	
NALETINTO14 (ANALOGE CA. TORONT BERT 102993 SFD 0 10041 TRACT 2014 (ANALOGE CA. TORONT BERT 102993 SFD 0 10041 TRACT 2014 (ANALOGE CA. STATUS) (ANALOGE CA.				1 2020-26-14	
N4.67947015 SAM.302E CA. 10933 NEW SFR 1529932 SFD 0 USIGE TRACE TABLE 2036 TRACE TABLE				1 2020-04-14	
N4.57547018 SAM.305E CA. 15053/15EVESFR 1525930 SFD 0 100511784CT 584 1005E (345122- HTTFRLUE ST ASJAN 97594				1 2020-24-14	
N4, 67047017 SAMA,00E CA. 10093/NEW SFR. 1919915 SFD. 0 10093/NEW SFR. 1919915 SFD. 0 1008 CA 98122- HITERLUE ST. ASANA (BEPM			a	1 2020-42-04	
N4.67947018 SAM.305E CA. 1909/3/9EW/9FD 1820025 8FD 0 1009/174072 SAM122- 205E CAS122- HTTPSLUE ET ASAN4*/BEPM			0	1 2020-42-64	
N4. 679-17019 SAM ADE: CA 1905/s NEW SFR 1519920 SFD 0 JOSE, JAS 122- HITERLUE ST ASI 122- ASI 123- HITERLUE ST ASIAN INFOM YOR IL I			a	1 2020-02-24	
NA. 879-17020 SAM. 302E CA. INEW SFR. 1513912 SFD. 0 JOSE, CA. 5132- J			a	1 2020-32-34	
N4.67041021 SAM.002 CA 100%19578 1520022 8FD 0 100%19507 SAM.002 SAM.002 100%176AC 154 SAM.002 104517061 L ASANA BEPM				1 2020-42-24	
NAL 8794/1702 CAN LOSS E.A. CONVENTION BUT NO. 1820029 SFD O JOSE, CA 50312- 1354,1710				1 2020-02-12	
Inst. 07041120 LABANA BEP14 BASIOS CL. 2010 BASIOS CL. 201				1 2020-02-12	
PASTORAL LP ASANA (BEPM NA, 67647024 SAN JOSE, CA 100%) NEW SFR 1519218 SFD 0				1 2020-02-12	

Jurisdiction 0 Reporting Year 2020 (Jan 1 - Dec 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Time 25 §002)	Note: ** indicates an optional flast Code is gray context ands calculates formula
1644 FRACT BAN XX0EE_CASHS2- 1334,384 NA_ETHERDONE_CASHS2- 1003_NEW SF4 1642_FRACT_BAN 1644_FRACT_BAN 1644_FRACT_BAN		
J.058, CA 95122- 1334, 2703 INTERLIDE ST SAN JOSE CA. ASANA BEPM		
NR. 457845002 4572 10001/KW 3FD 10001/KW 3FD 500 0 State 17 Hourt Table		
JOSE CA 65122- 1334:2716 TRANQUELTY ST FAN ADDR CA RAN DOG CA RAN DOG CA		
W4, 6764860 9122 10014/km 2/m 1022/km 2/m 102/km 2/m <th1< td=""><td></td><td></td></th1<>		
3564 TRUET SAM JOBE CASID2- 1334 200 NK 8706000 NK 8706000 JOBE CASID2		
1334-2304 DUALCE ST SNA ASAVA (BEPM NAL-67048043 2005 CA 93127 10010, New SPR 1815763 BFD O 005C (A 93127		
133, 239 (2014) ASAN REFM N4 67948044 (2016) CA5932 (2016) Y0 97 (1515768) 5944 TMACT 59A2 5944 TMACT 59A2		
SCLACE 51 SAM ASAM BEFM No. 6794955 - 056 C. 631922, 2010/NV 978 1528354 SFD 0 2010 C. 631922, 2010/NV 978 1528354 SFD 0 2010 C. 631920 1544, 2230 241 ASAM BEFM		
NN.67048947 2058;C.04.95122 100%).NEW SFR 1525059 SFD 0 1005178AC7384 2056;C.04.95122- UTSANJ.026;C.04.95122- UTSANJ.026;C.04.95244		
W4.47846568 9122 TOYON/W 978 1933586 970 0 1324 2034 1004		
0.05E C4 05122 1334,2230 MRTH 9T 5-NA JOBE CA SAVA 6EPM 9T 5-NA JOBE CA SAVA 6EPM 9A 6274509 0222 1000/NEW 9FR 1533579 5FD 0 10394 TRACT 56N 0.05E C4 05122-		
1534,2331 MITH 1534,2331 MITH 1544,2362,CA ABANA (BEPM 10593,1649 MIRAT SAN (BEPM 10593,1649 MIRAT SAN (BEPM 10517,153 MITH 10517,154 MI		
153/2720 TRMA01/1951 SAV.05E CA AGAN, BEPM SAV.05E CA 1001/NEW SFR 1841031 SPAT TRACT 1001/NEW SFR 1841031 SPAT TRACT 201 STAT 2712 201		
TRANDULITY'ST ANAVA (50-64) ASAVA (65-74) Status (101), NEW SPT 154/1024 SPD O 1001, NEW SPT 1501, NEW SPT 154/1024 SPD O 2244, AUM ROCK, (101), NEW SPT 156/1024 SPD O	9 19 2 11/02/0 2 0 9 19 1 11/02/0 2	
CARLOS H19-028 H19-028 S+ R C 5847 CARLUP H19-023 H19-023 S+ R 2 DRIVE H19-023 H19-023 S+ R 2	23 22 1 5/15/2(20 46	
STREET H20-002 H20-002 5+ R 2 1135 E SANTA CLARA STREET H20-001 5+ R 9	00 1 10/19/2020 91	Image:
425 AUZERAUS H19-051 H19-051 5+ R 5 253 RACE 253 RACE 5 R 5 5 R 5 STREET P018-043 P018-043 5+ R 5	32 76 2 9182020 130 66 132 2 9182020 202	

Jurisdiction	San Jose	
Reporting Year	2020	#REF!

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Please contact HCD if y

(CCR Title 25 §6202)

year information comes from previous APRs.

This table is auto-populated once you enter your jurisdiction name and current year data. Past

Please contact HCD if your data is different than the material supplied here

						Table B	}						
					Regional Hou	using Needs /	Allocation Pro	ogress					
					Permitted	Units Issued	by Affordabi	lity					
		1					2					3	4
Inc	come 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
					•								
	Deed Restricted	9233	70	314	190	146	134	396				1250	7983
Very Low	Non-Deed Restricted	9200										1250	7903
	Deed Restricted	5428						105				105	5323
Low	Non-Deed Restricted	5420										105	5525
	Deed Restricted	6188						33				2466	3722
Moderate	Non-Deed Restricted	0100			285	1300	719	129				2400	5122
Above Moderate		14231	1951	1774	2622	1527	1572	712				10158	4073
Total RHNA		35080											
Total Units			2021	2088	3097	2973	2425	1375				13979	21101
Nata: unita aamuina	oxtromoly low income house	- In a labor source for a local start for	مسمم بينه المبير أسمم سما	a manusittad unita tat	-1-								

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

Cells in grey contain auto-calculation formulas

Jurisdiction	San Jose	
Reporting Year	2020	#REF!

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	Та							le C									
	Sites Identified or Rezoned to Acc							ommodate Shor	tfall Housing N	eed							
	Project Identifier Date of Rez					RHNA Shortfall by Household Income Category			Type of Shortfall				s	ites Description			
-	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low- Income	Low-Income	Moderate-Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start	Data Entry Below	-															

Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	San Jose	(CCR Title 25 §6	
Reporting Year	2020	#REF! Table D	
	Program Impl		suant to GC Section 65583
Describe progress of all	programs including local efforts to remove go	Housing Programs Prog vernmental constraints to the element.	ress Report maintenance, improvement, and development of housing as identified in the housing
1	2	3	4
Name of Program Increase, Preserve, and	Objective	Timeframe in H.E	Status of Program Implementation
Improve the Supply of Affordable Housing:			
1. Continue Predevelopment Loan and Project Development Loan Programs.	A. Review City's existing Income Allocation Policy and update as necessary to provide a funding framework for income categories.	2015-16	Completed. In fall 2020, the City Council approved the Housing Department's Affordable Housing Investment Plan which defined uses for its funds. Priorities include both creation of new permanent supportive apartments for the homeless, non-homeless units in mixed-population projects, and traditional tax credit projects. The Department issued a \$100 million Notice of Funding Availability which defined target affordability levels. Given that the vast majority of the Department's funding is governed by specific State law on the restrictions associated with the reuse of program income from former 20% redevelopment funds, a new Income Allocation Policy is not anticipated. Rather, periodic Housing Investment Plans will define Council-approved priorities for expenditures.
1. Continue Predevelopment Loan and Project Development Loan Programs.	B. Continue to provide predevelopment loans to assist nonprofit housing developers with funds necessary to explore feasibility of proposed affordable multifamily housing.	Annual, ongoing	The Housing Department is encouraging affordable housing developers seeking predevelopment funds to work with the Housing Trust of Silicon Valley and Destination Home to receive funds for this purpose. In limited circumstances funding will be made available for predevelopment activities.
1. Continue Predevelopment Loan and Project Development Loan Programs.	C. Continue to provide land acquisition, construction, and permanent financing for the development of new affordable homes and the acquisition/rehabilitation of existing rental housing for affordable homes pending availability of funds.	Annual, ongoing	In 2020, staff obtained City Council approval to fund approximately \$27M for acquisition, construction, and permanent loans and grants to support the creation of 316 new affordable homes. In 2020, the City also issued \$2M in tax- exempt bonds to support rehabilitation and refinancing of existing rental complexes totaling 700 affordable apartments. In 2020, City Council approved an ordinance enacting a requirement that new non-residential development pay a commercial linkage fee for the provision of affordable housing. The proposed fees are expected to generate approximately \$14 million in the coming three years of this new fee program. Revenue will be utilized by the Housing Department to finance the development of new affordable housing for moderate-, low-, very low- and extremely low-income residents.
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 decreased by 23% between 2019 (\$20.7M) and 2020 (\$16M). The decline is somewhat related to COVID rent non-payments. While the total is a healthy \$36.8M, organizational capacity and analytical tools to monitor and enhance portfolio revenues have been strengthened and staff continues to project revenues to strengthen planning efforts.
3. Facilitate affordable housing deals that require no City subsidies.	Facilitate mixed income deals. Facilitate 9% and 4% tax credit/bond developments.	Ongoing	Housing filed comments with TCAC in late 2020 on proposed revisions to the State scoring framework that affects allocation of 4% credits and bonds. The City is working with developers to make sure current policies support mixed-income deals. In 2020, City staff continued to explore an option to use JPA-issued bonds for low- and moderate-income housing. Housing staff also is coordinating with developers that do not require City subsidy such as The Veranda, Crossings on Monterey, Virgina Street Studios, and Gateway Senior Apartments.
4. Implement the City's Housing Impact Fee Program.	A. Develop and implement the Housing Impact Fee Program by the effective date.	2016	Following the passing of State Legislation (AB 1505) in 2017, the San Jose City Council took specific actions to clarify the transition from the Affordable Housing Impact Fee (AHIF) to the Inclusionary Housing Ordinance (IHO) on May 8, 2018. As a result rental development projects with 20 or more units that subjected after June 30, 2018 will be considered under the IHO. The AHIF Program is still applicable to rental developments with 3-19 units. AHIF implementation is currently underway with: - 4 projects (3-19 rental units) also known as small rental projects, have submitted their Affordable Housing Compliance Plans and plan to pay AHIF prior to issuance of their building permits. One project has paid \$113,942.40 - 14 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 approved building plans by January 17, 2021 (this date is aligned with the Local Emergency Proclamation due to COVID-19) in order to remain under the AHIF, otherwise they will become subject to the IHO. Six projects has paid their AHIF totaling \$9,408,578.65 based on 735 market rate units, of those funds \$3,414,708 were received in 2020 - 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 Certificates 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.
4. Implement the City's Housing Impact Fee Program.	B. Utilize the fees generated to finance the development of housing that is affordable to the workforce.	2016	To date, approximately \$11.1 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. - 13 developments met the pipeline exemption from 2018, revising the estimated value of the exempted fee revenue for these developments to total \$55 million.
5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.	A. Utilize resources to acquire land	Annual, ongoing	The Housing Department purchased the Vista Montana site in June 2020 for the future development of affordable housing. Additionally, the Housing Department purchased three City-owned sites in fall 2020 for the purposes of future affordable housing development.

5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.	B. Partner with transit agencies such as VTA and BART to explore and facilitate transit-oriented development (See workplan item #15)	Annual, ongoing	VTA selected a developer team to build up to 569 housing units and commercial at theTamien Light Rail and Caltrain Station. One-hundred and thirty-five of the apartments will be affordable. VTA continues to engage with the community and the City on several other TOD projects on the Santa Teresa light rail line. Also, developer First Community Housing with its McEvoy Apartments development is building 365 affordable housing units near the City's central Dirdon Station.
5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.	C. Explore the creation of a land bank to ensure the creation of affordable housing within Urban Villages.	2016-17	Examining a potential land acquisition loan fund is in the Housing Department's direction from the City Council as part of its Housing Crisis Response workplan. Staff had reported back to Council previously that, given the very high land costs in the market at this time, this does not appear to be an advisable strategy. Staff will continue to assess this strategy and will again report back to City Council in 2020 on this topic. Staff will also continue to explore Community Land Trusts feasibility as another way to acquire and hold sites for affordable housing.
5. Acquire land for residential development, especially near transit for the development of low- and moderate- income housing.	D. Explore partnerships such as Community Land Trusts to facilitate acquisition of land.	2016-17	In 2020, the Housing Department supported the start-up of the South Bay Community Land Trust through the provision of extensive technical assistance through weekly meetings, help with its charter, and connections with other organizations. The SBCLT and Housing Department staff together participated in a regional Preservation Network hosted by the Silicon Valley Community Foundation and CCHO in San Francisco.The City also partnered with the SBCLT on submission of an application to the Silicon Valley Community Foundation, which awarded the South Bay team with \$20,000 in predevelopment funding to do an initial preservation pilot program.
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 2020, staff continued to implement the City's Inclusionary Housing Ordinance (IHO). Staff implemented requirements for newly-filed for-sale projects after the "Grace Period" ended for developments obtaining all needed Planning Permits prior to June 30, 2016. - 4 developments were deemed eligible for the IHO Grace Period. These 385 units would have generated \$9.8 million in in-lieu fees. - 3 projects are subject to the Inclusionary Housing Policy and are expected to generate \$24.1 million in in-lieu revenue. Thus far, \$5.4 million has been paid in in- lieu fees.
7. Increase supply of permanent supportive housing for homeless individuals.	Explore all opportunities to create homeless apartments with supportive services within the City.	Annual, ongoing	Since the start of 2016, the City has committed funding for 818 units of housing for homeless individuals; the City, County and Housing Authority meet regularly to coordinate investments and progress.
8. Preserve existing deed- restricted multifamily rental homes.	A. Develop a funding framework to guide the allocation of resources between the production of new affordable homes or the preservation of existing affordable homes.	2019-2020	Measure E, a real property transfer tax, was passed by the voters in March 2020. Its uses are flexible enough to accommodate higher incomes sometimes needed in the acquisition and preservation of residential properties. The City Council approved the Measure E Spending Plan in November 2020 which includes an allocation of \$5M in funds specifically for aquisition / rehabilitation.
8. Preserve existing deed- restricted multifamily rental homes.	B. Fund the extension of the affordability restrictions for existing multifamily affordable homes pending funding availability.	Ongoing	Staff has extended and strengthened affordability restrictions for 4 developments with 348 units without additional City funding.
8. Preserve existing deed- restricted multifamily rental homes.	C. Monitor at-risk units and upon notification outreach with landlord, tenants, and qualified entities to assist with funding preservation of existing homes.	Ongoing	The City currently monitors its portfolio to identify at-risk projects and evaluates alternatives for extending affordability restrictions through negotiations with the borrower. This is pursued on a case-by-case basis.
8. Preserve existing deed- restricted multifamily rental homes.	D. Explore and establish an outreach and tenant education program.	2015-16	For projects in the portfolio for which an extension of affordability restrictions cannot be negotiated, the City will work with borrowers to ensure that a satisfactory transition plan for existing residents is implemented. This is pursued on a case-by-case basis.
9. Continue parkland fee reduction for new affordable housing development.	Continue to charge affordable housing developers a lower rate under the Parkland Dedication Ordinance (PDO) and Park Impact Fee (PIO) for new affordable housing developments.	Ongoing	The Housing Department regularly works with affordable housing developers to ensure that they receive the PDO-PIO fee reduction on their developments. The City is expecting to extend the 50% reduction in park fees for 100% AMI affordable housing units in early 2021. This change will be consistent with proposed changes to the Inclusionary Housing Ordinance.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	A. Help shape the National Housing Trust Fund, GSE reform, tax reform and other Federal policies that create funding for affordable housing development.	Ongoing	In 2020, Housing Department staff worked closely with the Office of Intergovernmental Relations to express support for rental housing assistance, landlord assistance, and federal HUD waivers to help deal with the COVID crisis.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	B. Shape cap and trade implementation.	Ongoing	Completed. The Housing Department commented on the State's AHSC program in 2017-18, and has regularly partnered with affordable housing developers on applications. The City intends to submit two applications in the upcoming AHSC round to build affordable housing, bike and pedestrian infrastructure, and urban greening improvements.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	C. Shape permanent source to replace lost State bond funding that was depleted.	Ongoing	Completed. Staff provided input to industry advocates that informed the formula for SB 2 (The Building Homes and Jobs Act) that was successfully passed as part of the Housing Legislation package in 2017. The new law uses a CDBG-based funding formula for the funding that will be directed to local governments starting in 2019. This is consistent with the City's input.
10. Shape national, state, regional and local programs, policies and regulations to facilitate affordable housing development.	D. Support new tools that replace Redevelopment Agency Low/Moderate Income Housing Funds including Infrastructure Financing Districts.	Ongoing	In 2020, no major tax increment bills for affordable housing made it through the State's legislative process. Staff will continue to monitor upcoming legislation so as to support those that create tax increment for affordable housing.
11. Advance collaborative solutions to address housing needs.	Work collaboratively with other City departments, local jurisdictions and working groups such as the Santa Clara CDBG Grants Management Group, Regional Housing Working Group, ABAG/MTC's One Bay Area Plan, Regional Prosperity Plan, Santa Clara Association of Planning Officials, and other initiatives.	Ongoing	The Housing Department staff collaborated extremely closely with the County and community nonprofits in 2020 in devising a response to COVID community needs, including the creation of strategies to address homelessness, rental assistance, and eviction moratoriums. The Countywide CDBG Grants Management group became an important forum for sharing information across communities during this stressful time. As usual, the Department's Homelessness Response and Grants teams regularly coordinated homeless funding strategies with the County of Santa Clara staff and other members of the local CoC. The City's Housing Director met quarterly with Housing Directors from Oakland and San Francisco. Staff also continued to interface with many regionally-focused housing organizations including Destination Home, VTA Land Use and Transportation Initiatives Working Group, NPH Legislative Committee, 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. Finally, Housing and Planning staff met regularly with technical assistance providers through the Santa Clara Association of Planning Officials to help plan for the upcoming Housing Element cycle.

[The Day Area Housing Electron Authority (DAUEA) and an in the high it
12. Advance regional solutions to address housing needs.	A. Explore creation of regional body or formal collaboration to make more efficient use of limited resources, maximize the delivery of affordable housing, or respond to homelessness.	Ongoing	The Bay Area Housing Finance Authority (BAHFA) was created by legislation resulting from the regional public/private/nonprofit convening, CASA. The Housing Department's Director continued to serve on the BAHFA technical advisory committee in 2020 to advocate for its role in facilitating housing production and preservation funding, as well as tenant protection strategies such as regional implementation of tenant preferences.
12. Advance regional solutions to address housing needs.	B. Explore strategies to facilitate a more balanced regional distribution of affordable housing production.	Ongoing	The Bay Area Housing Finance Authority (BAHFA) was established to create and administer regional sources of funding, such as a regional commercial linkage fee - something that Mayor Sam Liccardo has advocated for over several years. The Housing Department's Director continued to serve on the BAHFA technical advisory committee in 2020.
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 most recent Housing investment Plan was approved by City Council in November 2020, the report project performance will stretch toward the Mayo'rs goal of 10,000 units by 2023 utilizing new funding source from Measure E and commerical linkage fee for affordable housing developments.
14. Coordinate with Valley Transportation Authority (VTA) on transit- oriented development activities.	Explore ways to facilitate transit- oriented affordable housing development near BART, Light Rail, and Bus Rapid Transit (BRT) stations, including identification of opportunities to develop parcels owned by either agency with affordable housing.	Ongoing	VTA is moving forward with over 100 affordable apartments near its Tamien Light Rail Station and is conducting due diligence or is engaging with developers on 8 additional station areas. City staff worked actively with VTA and the identified developer for Tamien on potential collaboration and implementation of the City's forthcoming tenant preference policies. VTA has also released RFPs for development of Alder Station, Blossom Hill Station, Curtner Station, and Milpitas Transit Station. In addition, RCD is completing Quetzal Gardens, a City- funded 100% affordable housing development with ground floor commercial space that is adjacent to the 522 Bus Rapid Transit stop.
15. Develop and Implement Urban Village Plans	A. Explore various funding mechanisms and programs to help finance infrastructure and amenities for Urban Villages.	Annual, ongoing	The City Council accepted an Urban Village Implementation Framework in December 2017. Updates to Implementation Chapters for Little Portugal, Roosevelt Park, Five Wounds, and 24th & William Urban Village Plans were approved by Council in December 2018 to include financing and implementation tools to construct identified improvements. However SB330 and other legislation have rendered the effort of financing tools infeasible.
15. Develop and Implement Urban Village Plans	B. Complete and/or implement Urban Village plans for The Alameda, West San Carlos, South Bascom, and Diridon Station.	2015-16, ongoing	The Alameda Urban Village Plan was adopted by the City Council in December 2016. The West San Carlos and the South Bascom Urban Village plans were adopted on May 8, 2018. The City released the draft amended Diridon Station Area Plan in fall 2020 and is targeting City Council consideration in spring 2021.
15. Develop and Implement Urban Village Plans	C. Develop and implement additional Horizon 1 and other Horizon Urban Village Plans as appropriate.	2016-23	In 2018, the City Council adopted Urban Village Plans for South Bascom, West San Carlos, and East Santa Clara Urban Villages. The City Council also approved shifting North 1st St., Race St. Light Rail, Southwest Expressway, Alum Rock Ave., Stevens Creek Blvd., Santana Row/Valley Fair, Winchester Blvd., and South Bascom Ave. (North) Urban Villages from Horizons 2 and 3 into Horizon I. City staff are developing the North 1st Street Urban Village Plan and anticipate a City Council hearing date in August 2021.
15. Develop and Implement Urban Village Plans	D. Annually and as part of the Four Year Major Review of the General Plan evaluate the Urban Village Strategy and modify the Strategy as appropriate and needed, to facilitate its successful implementation, and to evaluate and address constraints.	Annual, 2015-16 & 2019-20 (4 Year Major Review)	In late 2016, the City completed its first Four-Year Major Review of the General Plan. Changes included a goal that 25% of new housing in Urban Villages be affordable, allowing affordable housing to move forward ahead of market rate housing in Urban Villages, and allowing selected 1.5 acre commercial sites outside of Urban Villages to convert to mixed use affordable housing. In 2018, the City updated the criteria for affordable housing projects on selected 1.5-acre commercial sites outside of Urban Villages to be less restrictive. The City began the second Four-Year Review of the General Plan in fall 2019 and is planning on bringing the Review Task Force's recommendations to the City Council for consideration in June 2021.
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 on San Jose's third Affordable Housing and Sustainable Communities (AHSC) funding application. In 2018-19, San Jose partnered on three AHSC funding applications. In 2020, staff planned for two 2021 AHSC application submissions. In January 2018, San Jose also applied to Cal OES for nearly \$5M to retrofit soft story multifamily buildings and still awaits notification of award.
17. Work with the private sector to help facilitate the development of affordable homes.	A. Adopt City-wide density bonus ordinance in compliance with updated State law offering specific incentives and concessions to encourage the construction of affordable homes while remaining sufficiently flexible to respond to market conditions across the City.	2015, ongoing	The City Council approved a citywide Density Bonus Ordinance in May 2018 to implement State housing density bonuses and incentives law and to provide affordable housing incentives consistent with the San José General Plan. In May 2020, the Ordinance was updated to reflect the changes to the density bonus, incentives or concessions, and parking requirements made by AB 1763.
17. Work with the private sector to help facilitate the development of affordable homes.	B. Continue to negotiate developer agreements in exchange for "extraordinary benefits" including affordable housing.	Ongoing	As part of the Diridon Station Area Plan update and associated Google project, the City is negotiating both a Development Agreement and a Community Benefits Agreement. Staff is also creating an Affordable Housing Implementation Plan for the Diridon Station Area Plan. Staff released a draft Affordable Housing Implementation Plan for public review in fall 2020 and held several outreach events on the draft.
18. Protect mobile home parks as a source of naturally affordable housing.	Explore the efficacy of the existing mobilehome conversion requirements and potential updates/responses in order to protect an appropriate supply of mobilehomes.	2015-16	Zoning Code amendments, and a new City Council Policy to enhance protection of existing mobilehome park residents were approved by Council in February 2016. In 2017, the City Council approved General Plan text amendments to enhance goals and policies to protect mobilehome parks. In 2018, the Council approved additional General Plan text amendments related to housing preservation and rehabilitation. In 2020, the Council approved changing the land use designations of two mobile homeparks and directed staff to being work on changing the designations of all remaining mobilehome parks and further amending the General Plan to ensure that residents receive just compensation in the event of a conversion.
19. Facilitate the increase of the supply of legal secondary units.	A. Consider amending the existing secondary unit ordinance to facilitate a larger supply of compact "naturally affordable" homes.	2015, ongoing	In 2016, the City Council approved a secondary unit ordinance to loosen Zoning Code regulations and incorporate 2016 changes made to state law. The Council approved further changes to the Zoning Code in 2018 to enable more properties to qualify for secondary units and to ease requirements. In December 2019, the Council voted to update the ordinance to bring the City in compliance with AB 68, AB 881, and SB 13.
19. Facilitate the increase of the supply of legal secondary units.	B. Develop and provide informational materials to inform homeowners of the development standards and the process for secondary unit approval and construction.	2015-16	Existing materials have been updated or replaced with new informational materials to reflect changes to inform homeowners of the development standards and the process for secondary unit approval and construction. A new webpage has been posted with the following URL: www.sanjoseca.gov/ADUs. The City has also created an ADU checklist, an "ADU Ally" position, and a list of preapproved ADUs to help applicants and increase production.

20. Continue to ensure that existing redevelopment-assisted housing remains in compliance with long-term restrictions on rents and tenant incomes.		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.	A. Evaluate and revise as appropriate Zoning Code to reduce parking ratios for Emergency Shelters, such as from 1 space for every 4 residents to 1 space for every 10 residents.	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.
21. Continue to update the City's Zoning Code to facilitate housing at urban densities.	B. Evaluate and modify existing or develop new Zoning Code to set appropriate parking ratios for developments in transit-rich or in urban/infill locations.	2015-17	Revisions to the Zoning Code were made in 2016 for Secondary Dwelling/Accessory Dwelling unit requirements to allow up to 100% reduction in proximity to transit or car-sharing in urban/infill locations. Additional changes to the Zoning Code were approved by the City Council in 2018 and 2019 to ease and clarify parking requirements for Secondary/Accessory Dwelling Units. The City is reevaluating its parking policies to improve consistency with Climate Smart and the Envision San José 2040 General Plan. City Staff is currently focusing on updating off-street parking standards citywide, including:1. Eliminating minimum parking requirements for new development; and 2. Establishing transportation demand management (TDM) requirements for new development.
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.
23. Faciltate the development of Single Room Occupancy (SRO) buildings.	Modernize development standards for Single Room Occupancy (SRO) housing.	2015	Work on this item is in progress.
24. Minimize the impacts of condo-conversions on households.	A. Assess the rate of apartment to condominium conversions and impacts on the rental housing stock to determine if displacement is an issue.	2016-17	In September 2020, City Council approved staff's recommendation to review all City ordinances for relocation benefits and displacement risk as part of its Citywide Residential Anti-Displacement Strategy. This work is expected to commence by 2023. Changes to the Condo Conversion ordinance is somewhat lower priority than some other ordinances, as few condo conversions are occurring in our market at this time.
24. Minimize the impacts of condo-conversions on households. Invest in Activities to End H	B. If displacement is identified as an issue, explore and establish policies and programs as appropriate to mitigate the potential impact on renters in the event of a condo-conversion.	2017-18	In September 2020, City Council approved staff's recommendation to review all City ordinances for relocation benefits and displacement risk as part of its Citywide Residential Anti-Displacement Strategy. This work is expected to commence by 2023. Changes to this ordinance is somewhat lower priority than some other ordinances, as few condo conversions are occurring in our market at this time.
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 2020, the City dedicated over \$56M to support housing based solutions, including prevention, rental subsidies, and supportive services, as well as crisis response interventions, including homeless outreach, emergency shelter, safe parking and mobile hygiene, to serve over 6,000 people experiencing homelessness in San Jose. Through the Coronavirus Aid, Relief, and Economic Security (CARES) Act, the City received additional federal grant funding through stimulus grants disbursed by HUD. This allowed for the City to fund local organizations with an additional \$37M to provide non-congregate and congregate shelter, rental subsidies, and meals for people at high risk of COVID-19.
26. Implement master- lease program to provide transitional housing for homeless people in existing under-occupied hotels.	A. Revise Zoning Code to allow Hotel Supportive Housing as an incidental use to commercial hotels in non-residential zoning districts.	2014	Completed in 2014.
26. Implement master- lease program to provide transitional housing for homeless people in existing under-occupied hotels.	B. Seek funding to begin implementation.	Completed 2016	In 2020, the City had an opportunity to acquire a commercial motel property to be used to house homeless individuals vulnerable to COVID-19. The City's intent is to transition the property to permanent supportive housing after the health emergency is lifted.
27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.	A. In cooperation with the County Destination: Home, and other community partners prepare and implement the new Community Plan to End Homelessness in Santa Clara County that focuses both on chronic homelessness as well as family and youth homelessness.	Ongoing	In August 2020, the City Council endorsed the 2020-2025 Santa Clara County Community Plan to End Homelessness. The Plan contains three focus areas: 1) Address the root causes of homelessness through system and policy change; 2) Expand homelessness prevention and housing programs to meet the need; and 3) Improve the quality of life for unsheltered individuals and create healthy neighborhoods for all. The City continues to provide direct support and funding to the County Office of Supportive Housing. In 2020, the City provided over \$3M to the County for services to support over 300 chronically homeless individuals and Veterans to maintain permanent housing. The City also partnered with Destination: Home with over \$5M for homelessness prevention, with a focus on families.
27. Engage in regional homeless coordination, planning efforts, and other initiatives with external partner agencies.	B. Continue work with the County - as the COC applicant - to develop and implement new community-wide standards to ensure compliance for funding associated with the Federal HEARTH Act.	Ongoing	All service contracts from the City included community-wide standards and metrics as adopted by the COC and tracked in the Countywide HMIS system. Additionally, the Housing Director serves on the COC Board and staff participates in all COC work groups, including a strong partnership with the County on the planning and implementation of the biennial Homeless Census and Survey. Moreover, City staff served in direct partnership with the County EOC during the COVID-19 pandemic and associated shelter-in-place. The Housing Department's Deputy Director served in the Joint EOC.
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.		During the COVID-19 public health crisis, the centers for Disease Control and Prevention (CDC) recommended that if individual housing options are not available, who who are living unsheltered or in encampments should remain where they are. In March 2020, the City suspended all encampment abatements. The City completed 41 cleanup activities between January and March 2020 removing approximately 148 tons of debris and hazardous waste.

29. Research and explore potential alternative homeless housing and services options.	A. Examine an array of alternative housing options, including: tiny homes and other best practice or new housing and service models.	Ongoing	In 2020, the City continued to operate a rehabilitated hotel in downtown San Jose for Rapid Rehousing Program participants who were searching for permanent housing. The Plaza Hotel also designated 20 of its units to be used solely for clients who were especially vulnerable during the pandemic. The Plaza has housed a total of 29 COVID placements. In 2020, the City operated the Bridge Housing Community (BHC), a 40-unit tiny home project for individuals with support services and shared common areas. By the end of 2020, the first BHC site had housed 106 clients, with 47 of them succesfully exiting to permanent housing, and the second BHC site will open in January 2021. As a result of the COVID crisis, the City Council directed the Housing Department to develop three emergency interim housing programs to serve those vulnerable to the virus. The three programs were to serve 300 individuals (including individuals in families). The first program opened in September 2020 and the second two in December 2020. 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 2020. Lastly, the City continued to fund the Overnight Warming Locations, which, in the 2019/2020 winter season, changed the model to allow two City-owned buildings to open their doors to homeless persons each night from November 2019 through April 2020. When the sites were open, they provided 60 additional emergency shelter beds in San Jose. With the COVID crisis, one Overnight Warming Location stayed open through August 2020 to allow people to shelter in place. In addition to the Overnight Warming Locations, the City responded to the health crisis by opening two large City owned facilities for COVID-vulnerable homeless individuals in April 2020. One site, Parkside Hall, with 75 beds, operated through August 2020 and the other, South Hall, with 285 beds, will operate through April 2
29. Research and explore potential alternative homeless housing and	B. Implement overnight safe parking program.	2018	In 2020, the City continued to fund a Safe Parking Program at two City-owned facilities. In 2020, 180 households were assisted in the Safe Parking Program. The City implemented a Safe Parking Ordinance to allow those residing in their
services options.			vehicles to park overnight in designated areas throughout San Jose.
29. Research and explore potential alternative homeless housing and services options.	C. Implement hotel/motel master leasing and conversion - see goal #26 also	2017	In 2020, the City continued to support the Plaza Hotel as an interim housing program for those searching for permanent housing with a rental subsidy coupon. In 2020, the City purchased a commercial hotel propert with funding from the State's Project HomeKey. The City released a request for proposals to seek an operator to manage the property and provide supportive services to the 76 COVID- 19 vulnerable residents at the facility. The City intends to transition the property to permanent housing once the health crisis is under control.
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 (mostly virtual) presentations to 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 Develop	oment		
31. Facilitate equal access to housing.	A. Update the Assessment of Impediments to Fair Housing.	2015	The Analysis of Impediments update was completed in April 2017. In addition, a robust process to gauge community fair housing needs per federal and State law through an Assessment of Fair Housing was performed in late 2019 though spring 2020. This Assessment formed the basis for funding priorities of the City's 2020-2025 Consolidated Plan, submitted to HUD in spring 2020. The formal release of the Needs Assessment of Fair Housing, delayed due to COVID, is expected in mid-2021. Strategies emanating from needs identified will follow in FY 21-22.
31. Facilitate equal access to housing.	B. Continue to partner with nonprofit organizations to affirmatively further Fair Housing throughout the City.	Ongoing	The City provides CDBG funding to support the Fair Housing Consortium, a collaborative of five nonprofit agencies. In 19-20, the Consortium provided 40 fair housing investigations, 75 client briefings, 47 legal representations and 34 fair housing presentations. The key outcomes included 100 percent of presentation participants became more familiar with the laws governing fair housing following the presentation; and, 75 percent of complainants received improved access or availability of housing through legal services.
31. Facilitate equal access to housing.	C. Explore opportunities to increase public awareness of and access to fair housing information and resources.	2015-16	Ongoing. In 2020, staff and a consultant serving regional jurisdictions continued outreach on fair housing needs for its forthcoming Fair Housing plan using the Assessment of Fair Housing format as directed by California Assembly Bill 686 (Santiago). During the COVID crisis, Rent Stabilization Program staff regularly referred callers to community resources for eviction prevention. In addition, the Department continued to educate the public and enforce its Tenant Protection Ordinance, which prevents unjust evictions, and began administrative enforcement of its tenant ordinances per City Council's approval in December 2019.
to housing.	D. Review and revise as appropriate Zoning Code definition of Supportive Housing to clarify that Supportive Housing is a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	2015	Completed. The definition of Supportive Housing in the Zoning Code was revised in 2014. In 2020, in compliance with State law, supportive housing was added as permitted uses in the Residential, Commercial, Public/Quasi-Public, Downtown, and Pedestrian Oriented Zoning Districts, where mixed use or multifamily uses are allowed.
32. Update the City's dispersion policy to align with the Envision 2040 General Plan.	Update the City's existing dispersion policy: 1) to align the location of future affordable housing with residential growth areas identified in the Envision 2040 General Plan; 2) to maximize the access of transit, retail, services, and	2016	The Department engaged two consultants to create a new City Siting Policy for affordable housing. In 2020, the consultants analyzed the City's growth areas, areas of opportunity as defined by the State, access to transit and other amenities, residential displacement risk, income, racial/ethnicity data, and other information. They also conducted research on other cities' practices and academic literature. The draft Siting Policy is expected to come to City Council in mid-2021.
	amenities to affordable housing developments; and 3) to facilitate the development of diverse and complete communities.		
33. Protect the affordability of rental homes.	developments; and 3) to facilitate the development of diverse and complete	2015-16	Complete. On November 14, 2017, the City Council approved a modified Apartment Rent Ordinance providing additional protections to tenants in San Jose. In May 2017, an Ellis Act and Tenant Protection Ordinance were approved providing additional stability to tenants in San Jose. In November 2017, two additional phases of a staffing plan were also approved providing enhanced services to tenants and landlords.
affordability of rental	developments; and 3) to facilitate the development of diverse and complete communities. A. Assess the efficacy of the existing rent control ordinance as a tool for preserving the affordability of rental homes and the feasibility of		Apartment Rent Ordinance providing additional protections to tenants in San Jose. In May 2017, an Ellis Act and Tenant Protection Ordinance were approved providing additional stability to tenants in San Jose. In November 2017, two additional phases of a staffing plan were also approved providing enhanced

33. Protect the affordability of rental homes.	D. Explore and establish other preservation policies, programs, or tools as appropriate.	Annual, ongoing	Staff completed more than two years of work on a resident-focused Citywide Residential Anti-Displacement Strategy, which the City Council approved in September 2020. Preservation strategies are part of the Citywide A-D Strategy. In late 2020, staff started development of a Community Opportunity to Purchase
34. Consider proposed policies or ordinances to protect low and moderate income residents in market-rate and deed- restricted affordable housing from displacement	A. Explore policy requiring tenant relocation benefits so displaced low and moderate income tenants in market-rate housing can find comparable and affordable housing in San Jose.	2017-18 & Ongoing	Program, priority #3 of 10 in the Citywide A-D Strategy, which will support a preservation strategy for smaller buildings. In May 2017, the City Council approved an Ellis Act Ordinance. This Ordinance requires extended noticing, relocation benefits, and recontrol requirements to owners who remove apartments from the rental market. The City's Ellis Act Ordinance provides significant benefits to tenants facing displacement. The November 5, 2019, Council item directed staff to make modifications to re-control provisions. Due to the COVID-19 response, the work to update the Eliis Act Ordinance was delayed in 2020.
displacement. 34. Consider proposed policies or ordinances to protect low and moderate income residents in market-rate and deed- restricted affordable housing from displacement.	B. Explore other anti-displacement policies or programs, including financing, land use, and acquisition strategies.	Ongoing	Staff completed two years of work on a Citywide Residential Anti-Displacement Strategy, which the City Council approved in September 2020. In late 2020, staff started work on the top 3 recommendations: 1) COVID response and equitable recovery strategies, including anti-eviction strategies for vulnerable community members; 2) Neighborhood and Anti-Displacement Tenant Preferences; and 3) Community Opportunity to Purchase Program, a preservation strategy for smaller buildings that will need to be complimented by creation of a Preservation Loan Fund. In addition, the City's draft Diridon Station Affordable Housing Implementation Plan identifies a Preservation Pilot in an area surrounding the Station Area in the Downtown. Finally, in 2020, the Department participated in a South Bay and Peninsula Preservation Network gave extensive technical assistance to the newly-formed South Bay Community Land Trust, which has received \$20,000 in predevelopment funds to do its first preservation deal targeted for Downtown or East San Jose. Finally, the Housing Department's upcoming NOFA is expected to offer \$5M of Measure E money for an acquisition/rehabilitation (preservation) award in 2021.
35. Increase the health and	<u>a, Communities & Neighborhoods</u> A. Develop partnerships, policies, and programs to increase access to healthy foods and health care resources, especially for lower-income and at-risk communities.	2015-17	Ongoing. The City's CDBG funding was used in 2020 to help address urgent food insecurity due to COVID-19. A contract with a consortium headed by the nonprofit Loaves and Fishes provided meals to seniors, disabled, homeless individuals and families, and low-income San Jose residents hurt by the COVID-19 crisis. In 2.5 months, the Consortium provided 185,130 meals to 82,322 residents. The City also continued to use CDBG funding to increase access to healthy foods for lower-income elderly residents through The Health Trust and the Portuguese Organization for Social Services & Opportunities (POSSO). In 2019-20, POSSO served 95 unduplicated seniors with 5,000 meals and transportation assistance. The Health Trust served 106 unduplicated low-income seniors with 20,015 healthy, hot meals, and provided 12,647 social visits and wellness checks. Through private donations, the program was also able to provide pet food and supplies, so clients served were able to continue living with their animal companions - particularly important for their mental health due to the need to isolate during COVID-19.
	B. Explore and establish as appropriate strategies to increase economic opportunities, self-sufficiency, and asset-building for households and communities.	Ongoing	In 2020, the Housing Department competed and awarded two new contracts for employment training and placement with housing stability for up to 100 low- income, homeless individuals and transition age youth. The Housing Department also committed \$2.5M in CDBG to Opportunity Fund, a national CDFI headquartered in San Jose, for grants to microbusinesses suffering economically due to COVID-19 owned by low-income owners. The Housing Department partnered with other City Departments, nonprofits and community leaders to provide a variety of programs to link lower-income residents to job opportunities. In addition, the City again funded San Jose Streets Team to assist formerly homeless and recently-housed program participants with job experience. This program served few residents given businesses' focus on COVID-19 response rather than creating of new partnerships or hiring of new employees since so many businesses with entry-level jobs had to temporarily close.
	C. Explore a "soft story" rehabilitation program to facilitate seismic retrofits of at-risk buildings.	2015-16	On hold, pending notification of funding from the State CalOES for program development. Staff applied for a CalOES HMPG Project Grant in January 2018 to assist with developing the program and to create a partial reimbursement to help offset the cost of future retrofit projects. On June 28, 2018, staff received direction from the City Council to develop a mandatory multifamily soft story retrofit program. In 2020, staff responded to CalOES questions and submitted an amended application budget, but the application remains under review by FEMA/CalOES.
36. Enhance San Jose's place-based neighborhood strategies.	A. Develop a strategic framework for neighborhood strategies that establishes investment criteria, priorities, goals, and metrics.	2015-16	The Department established new funding priorities for neighborhoods in 2020 in its 2020-25 Consolidated Plan. The fourth priority is to Strengthen and Stabilize Communities' condition, and help to improve residents' ability to increase their employment prospects and grow their assets. The previous place-based strategy for investments was superceded as no metrics could be identified that indicated enough success with so few federal funds relative to need that new neighborhoods could be identified.
strategies.	B. Implement the Community Improvement Program to provide enhanced inspection services to multifamily rental properties to arrest the decline and deterioration of aging housing stock and reduce blighted conditions within lower-income neighborhoods within CDBG areas.	Ongoing	The Department continues to fund enhanced code enforcement inspections for multifamily buildings in targeted LMI neighborooods. In 2020, it committed more than \$1.2M for active Project Hope neighborhoods overseen by the Department of Parks, Recreation, and Neighborhood Services. Project Hope is a program in which residents work in partnership with the City to coordinate and mobilize resources that address ongoing neighborhood/ community issues. There are currently six Project Hope areas and three more prospective areas.
37. Educate rental property owners on ways to better manage tenants and prevent crime.	A. Multiple Housing Inspection Program: this program issues permits of occupancy for all apartments, hotels/motels, guesthouses, residential care facilities, and fraternity/sorority houses. Code Enforcement Inspectors investigate complaints about substandard housing and conduct inspections.	Ongoing	Code Enforcement issues a quarterly Code Connection Newsletter which offers building safety and code compliance tips to Multiple Housing property owners and managers. Printed newsletters are also included in the Residential Occupancy Permit annual renewal mailing. An electronic version of the newsletter is sent quarterly to subscribers. Code Enforcement holds work shops throughout the year for property owners and managers focusing on code updates and other program information. The Code Enforcement Multiple Housing webpage provides resources for property owners, managers, and tenants such as tenant relocation information, recent workshops and webinars, and tips for preparing for an inspection (website: https://www.sanjoseca.gov/your- government/departments/planning-building-code-enforcement/code- enforcement/multiple-housing-inspection-program). Lastly, Code Enforcement is part of the Mayor's Gang Task Force and Project Hope which are interdepartmental efforts to reduce crime and improve neighborhoods.

		General Comme	
44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.	C. Explore ways to encourage site accessibility design in residential development.	Annual, ongoing	In 2020, staff reviewed underwriting for an application made under the City's \$100M Notice of Funding Availability in 2018 for affordable housing developments. The Kelsey project proposes to integrate affordable housing for intellectually / developmentally disabled individuals within a market-rate building Staff anticipates requesting a funding commitment from the City Council in sprin 2021 to enable this development to proceed.
44. Explore providing design guidance for convenient site accessibility for residents, workers, and visitors.	B. Explore partnership with organizations that provide outreach to disabled persons.	Ongoing	Staff has participated in multiple workshops on housing solutions for disabled populations. The Housing Department has reached out to its various developmen partners, and helped make connections to nonprofit partners that focus on providing housing to disabled populations.
design guidance for convenient site accessibility for residents, workers, and visitors.	accessible homes.	Ongoing	Staff has not yet begun work on this item.
	Originate 5 BEGIN second mortgages per year pending funding availability. A. Explore utilization of existing	Ongoing	In 2020, no new second mortgages were provided due to lack of staffing capacity and focus on the COVID emergency.
42. Continue to support financial literacy programs for potential homebuyers as funds remain available.		Ongoing	Effective July 2018, the City is no longer funding financial literacy due to inadequate budget.
41. Maintain the stock of existing owner-occupied homes.	B. Continue to provide minor grants and low cost loans for urgent repair needs as funds remain available.		In 2020, the Housing Department granted federal CDBG funds to Rebuilding Together Silicon Valley and Habitat for Humanity Silicon Valley for Minor Repair programs so that low-, very-low, and extremely-low income homeowners could stay in place in safe structures. These contracts provided 2,113 items of urgent, safety and accessibility/mobility repairs, and 438 items of major (e.g., roof replacements) rehabilitation activities to ensure safe and decent living environment to 217 lower-income homeowner households.
41. Maintain the stock of existing owner-occupied homes.	A. Continue to work with nonprofit partners to provide low cost loans for emergency home repairs.	Ongoing	Ongoing. The Housing Department funds nonprofit partners to perform repairs, as explained below.
40. Facilitate residential development that minimizes environmental impacts and operating costs.	B. Explore alternate bulk energy procurement mechanisms	Ongoing	In May 2017, the City Council voted to create a Community Energy Department to deliver locally controlled clean carbon-free electricity options to residents and businesses. San José Clean Energy staff staff continue to serve on the Climate Smart Technical Advisory Committee. As of 2020, discussion of this potential strategy is on hold due to high PG&E fees and the need to respond to COVID.
development that minimizes environmental impacts and operating costs.	sources for energy and water efficiency measures.		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. Housing Department staff continues to serve on the Climate Smart Technical Advisory Committee and regularly gets updates on any information about available resources for green retrofits, electric vehicle purchase specials for low-income residents, and EV charging stations for affordable housing properties.
39. Continue to partner with the Responsible Landlord Engagement Initiative (RLEI). 40. Facilitate residential	B. Staff from the Housing Department's Rent Stabilization Program will continue to attend RLEI meetings. A. Monitor availability of funding	Ongoing Ongoing	Catholic Charities discontinued RLEI in 2020. To assist with neighborhood issues, the Housing Department recruited a staff person in late 2020 for hire in early 2021 to actively work with tenants, property owners, and community leaders. That staff person is expected to start work in early 2021. The City's Environmental Services Department created an energy benchmarking
39. Continue to partner with the Responsible Landlord Engagement Initiative (RLEI).	A. Continue to support the collaboration of landlords, tenants, community leaders, elected officials, service providers and social justice advocates to identify solutions for longstanding issues with crime, safety, nuisance, gang activities, graffiti, abandoned cars, trash and more at residential properties.	Ongoing	In 2015, the nonprofit housing agency Neighborhood Housing Services Silicon Valley ceased operations. The Cit's Housing Department provided financial assistance to the organization to facilitate a smooth dissolution and transfer of assets, including City-funded loans, loan pools, and the RLEI program. In addition, to facilitate the RLEI program transfer, the Housing Department provided a \$150,000 operating grant to Catholic Charities to administer the RLEI program for one year. In mid-2020, Catholic Charities discontinued the RLEI program. To assist with neighborhood issues, the Housing Department added a new staff postion in 2020 to focus on providing support to landlords, tenants, an community leaders. That staff person is expected to start work in early 2021.
38. Continue robust code enforcement.	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 Neglected Vacant Building Program was expanded in June 2018 to include vacant storefronts and to create a Mandatory Registration Program for vacant building and storefronts in the Downtown. The Neglected Vacant Building and Storefronts Program registers buildings that meet the standards of SJMC 17.38 into either the Downtown Mandatory Registration Program or citywide Monitoring program, and conducts either monthly or quarterly monitoring inspections depending on registration. Staff performs summary abatements as needed to secure vacant buildings and storefronts, conducts monthly or quarterly monitoring inspections or more frequent inspections as needed, and investigates complaints.
nforcement.	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.		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. In 2020, Code Enforcement completed the first full Tier (5-year) cycle and will be working to complete the first full Tier 1 (6-year) cycle, and second full Tier 3 (3-year) cycle of proactive inspections for buildings with three or more units.

Jurisdiction	San Jose	
Reporting Period	2020	#REF!

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	Table E								
	Commercial Development Bonus Approved pursuant to GC Section 65915.7								
	Project Identifier		Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
		1				2		3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Star	rt Data Entry Below								

Jurisdiction	San Jose	
Reporting Period	2020	#REF!

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

					Table F				
	Units R	ehabilitated, Pres	erved and Acqui	red for Alternati	ve Adequate Sites	s pursuant to	Government C	ode section 6	5583.1(c)
		83.1, subdivision (c). F	Please note, motel, ho	otel, hostel rooms or		e converted from	n non-residential to		ed, including mobilehome park preservation, consistent with oursuant to Government Code section 65583.1(c)(1)(D) are
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) of Government Code	
	Extremely Low- Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS [*]	Extremely Low- Income [*]	Very Low- Income ⁺	Low-Income*	TOTAL UNITS*	Section 65583.1*
Rehabilitation Activity									
Preservation of Units At-Risk	144	344	286	774					
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income	144	344	286	774					

Jurisdiction	San Jose		NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting	Note: "+" indicates an optional field
Reporting Period	2020	// — — — ·		Cells in grey contain auto-calculation formulas

Housing Element Implementation

	Table G								
	Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of								
	Project	ldentifier							
		1		2	3	4			
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site			
Summary Row: Start Data Entry Below									

Jurisdiction	San Jose		
Reporting Period	2020	#REF!	

Note: "+" indicates an optional field Cells in grey contain autocalculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table H								
		Locally Owned	Surplus Sites					
	Designation	Size	Notes					
1	2	3	4	5	6	7		
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes		
Summary Row: Start D	ata Entry Below				-			
015-32-042, 015-3	0 LAND ONLY	Public Facilities		Exempt Surplus Land	828	water treatment facility		
230-59-002	Champions Way	Other		Surplus land	1.2	street		
472-27-106	4th Street/Reed St.	Vacant		Exempt Surplus Land	0.24			
587-12-059	Zion Lane	Other		Surplus Land	0.5	Right of way		
264-43-078	Bird Avenue	Vacant		Surplus Land	0.539			
472-11-003, 472-1	Story Road	Other		Surplus Land	29.03	Mostly vacant with KVVN Towers;(former landfill)		
499-26-003	Between McLaughlin and Sherlock	Vacant		Surplus Land	0.959			
		1						

Jurisdiction	San Jose	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary					
Income Level	Income Level				
Vondow	Deed Restricted	396			
Very Low	Non-Deed Restricted	0			
Low	Deed Restricted	105			
Low	Non-Deed Restricted	0			
Mederate	Deed Restricted	33			
Moderate	Non-Deed Restricted	129			
Above Moderate		712			
Total Units		1375			

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

Housing Applications Summary		
Total Housing Applications Submitted:	39	
Number of Proposed Units in All Applications Received:	7,801	
Total Housing Units Approved:	1,205	
Total Housing Units Disapproved:	0	

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	5
Number of Streamlining Applications Approved	115
Total Developments Approved with Streamlining	1
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

Jurisdiction	San Jose	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

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

Total Award Amount	\$ -	
--------------------	------	--

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
VervLew	Deed Restricted	#REF!
Very Low	Non-Deed Restricted	#REF!
Low	Deed Restricted	#REF!
	Non-Deed Restricted	#REF!
Moderate	Deed Restricted	#REF!
	Non-Deed Restricted	#REF!
Above Moderate		#REF!

Total Units	#REF!

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	#REF!
Very Low	Non-Deed Restricted	#REF!
Low	Deed Restricted	#REF!
	Non-Deed Restricted	#REF!
Moderate	Deed Restricted	#REF!
Initial Initia Init	Non-Deed Restricted	#REF!
Above Moderate		#REF!
Total Units		#REF!

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Verylow	Deed Restricted	#REF!
Very Low	Non-Deed Restricted	#REF!
Low	Deed Restricted	#REF!
	Non-Deed Restricted	#REF!
Moderate	Deed Restricted	#REF!
Inoderate	Non-Deed Restricted	#REF!
Above Moderate		#REF!
Total Units		#REF!

Attachment B

ANNUAL REPORT

OF THE HOUSING SUCCESSOR TO THE SAN JOSÉ REDEVELOPMENT AGENCY REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2019-20 PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)

FOR THE CITY OF SAN JOSE

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and reflects data through June 30, 2020.

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 2019-20. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund CITY OF SAN JOSÉ COMPREHENSIVE ANNUAL FINANCIAL AUDIT for Fiscal Year 2019-20 as prepared by Macias Gini and O'Connell LLP, which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into Sections I through XIII, inclusive, pursuant to Section 34176.1(f) of the Dissolution Law, as follows:

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

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

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

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

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

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

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

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

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

X. Income Test: This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five-year period, with the time period beginning July 1, 2015, and whether the statutory thresholds have been met.

XI. Senior Housing Test: This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former Redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency, and its host jurisdiction within the same time period. For this Report, the 10-year reviewed period is July 1, 2010 to June 30, 2020.

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

XIII. Homeownership Units:

An inventory of homeownership units assisted by the former Redevelopment Agency or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former Redevelopment Agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following information:

(A) The number of those units.

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

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

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

This Report is to be provided to the Housing Successor's governing body by April 1, 2021. In addition, this Report and the former Redevelopment Agency's pre-dissolution Implementation Plans are made available to the public on the City's website at https://www.sanjoseca.gov/your-government/departments-offices/housing/data/housing-successor-reports

I. LOAN REPAYMENTS

The City received a repayment of **\$21,693,535** of Supplemental Educational Revenue Augmentation Fund (SERAF) funds pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

II. AMOUNT DEPOSITED IN TO LMIHAF

A total of **\$39,011,285** was deposited into the LMIHAF during the Fiscal Year which includes program income from loan repayments, SERAF repayments, and interest earnings. Of the total funds deposited into the LMIHAF, \$0 (zero) dollars were held for items listed on the ROPS.

III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was **\$152,672,822** of which \$0 (zero) dollars are held for items listed on the ROPS.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

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

Expenditures	Amount in FY
Monitoring & Administration Expenditures	\$11,604,817
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
- Expenditures on Extremely Low-Income Units (0-30% AMI)	\$8,539,272
- Expenditures on Very Low-Income Units (31-50% AMI)	\$11,154,513
- Expenditures on Low-Income Units (51-60% AMI)	\$7,737,421
 Expenditures on Unrestricted Units (Manager's unit) 	\$48,247
- Expenditures on Acquisition and Predevelopment	\$0
Total Housing Development Expenditures	\$27,479,453
Total LMIHAF Expenditures in Fiscal Year	\$39,084,270

California Health and Safety Code Section 34176.1 allows for 5% of the total \$692,354,983 gross value of Housing Successor assets, or \$34,617,749, to be used on monitoring and administrative expenditures. As the Housing Successor's expenditure for monitoring and administrative expenditures of \$11.6 million is well under the allowable cap, that requirement is **met**.

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

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

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

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

	As of End of Fiscal Year
Statutory Value of Real Property Owned by	\$63,046,308
Housing Successor	
Value of Loans and Grants Receivable	\$476,635,853
Cash Balance	\$152,672,822
Total Value of Housing Successor Assets	\$692,354,983

VI. DESCRIPTION OF TRANSFERS

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

VII. PROJECT DESCRIPTIONS

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

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

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 presents a status update on the projects related to such real property.

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

Address/Name of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
Vista Montana	06/29/2020	6/29/2025	The City purchased the 4.2-acre site in June 2020. The City also entered into an Exclusive Negotiating Agreement with Charities Housing to serve as the affordable housing developer for the site.
226 Balbach Street	08/26/2016	08/26/2021	On January 30, 2019, the project received its planning permits and on September 19, 2020, was awarded funding from TCAC and received funding commitments from all parties. The project received its building permit on October 31, 2020, and is expected to start construction of 87 income-restricted apartments in spring 2021. Construction is estimated to complete in early 2023.
Evans VTA (aka Willow Glen Woods)	12/31/2002	3/13/2018	After anticipating and identifying developers for a mixed-use affordable apartment and for-sale development after the site was purchased, the original development plan fell through during the Great Recession and was no longer feasible. In 2016, after a new competitive process for development of permanent affordable housing including units for the homeless, the City selected nonprofit Allied Housing to develop the Evans Lane site for permanent affordable housing. Allied Housing planned to develop a site using modular constructed units for up to 61 households, including previously homeless households. The City Council approved a General Plan amendment in June 2016 permitting the proposed land use for affordable housing. In August 2016, the City Council approved findings, a ground lease to Allied Housing project. In early 2017, the City and Allied executed A Right of Entry Agreement and the Predevelopment Grant Agreement needed to complete preparation for its final land use entitlements, which the City awarded on January 8, 2019. However, as the project design progressed, the developer encountered several design and cost challenges with developing the proposed modular design. In mid-2019, the City and Allied Housing mutually

Address/Name of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
			agreed to discontinue the proposed development and proceed with a new affordable development plan.
			With the dual crisis of increased homelessness in the region and the COVID-19 pandemic in early 2020, the City took urgent action to develop new emergency shelter and temporary housing opportunities to allow the City's unhoused residents to safely shelter in place, protecting those residents and the larger community. In early April 2020, the San José City Council directed the City's administration to expeditiously construct three Emergency Interim Housing (EIH) communities modeled from earlier Bridge Housing Communities also known as "tiny homes." One of the three new EIH communities is located on the City's Evans Lane site. Approximately 2.5 acres of the 5.5-acre site is being developed to accommodate 49 modular sleeping units along with two common buildings to support resident services and daily needs. The Evans Lane EIH will be managed by a third-party operator and will temporarily house up to 48 low- income families exiting from homelessness. Construction is expected to complete in spring 2021.
			Concurrent to the development of the EIH, City staff has been moving forward with plans to develop permanent affordable apartments, including land use changes to increase density and development of a Request for Proposals to develop the site. The City will be evaluating all development proposals but will prioritize those that will provide a phased approach integrating the existing EIH. The EIH Communities are currently expected to remain in operation until 2025 when the State Assembly Bill authorizing the construction and operation of these EIH developments expires.

Address/Name of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
E side Evans Lane (aka Willow Glen Woods)	06/30/2005	03/18/2018	See Evans Lane VTA description.
		COMPI	LETED
Villas on the Park	03/27/2017	3/27/2022	The City lent \$7.7 million and entered into a ground lease on March 1, 2018, to support construction of this development of 84 affordable apartments for formerly homeless residents. Construction was completed in November 2019 and the property is fully occupied.
Vermont House	06/30/2009	3/13/2018	In June 2016, City staff closed a Conditional Grant for rehabilitation and a Lease of this City-owned property to Abode Services, an owner and developer of supportive housing. Construction was completed in November 2018 providing permanent supportive housing for 16 homeless veterans pursuant to its award of VASH vouchers from the Housing Authority of the County of Santa Clara.
The Haven	06/30/2008	3/13/2018	On November 27, 2018, the San José City Council approved a 15-year lease agreement with the County of Santa Clara to transition the use of the Haven from sheltering fire and other disaster survivors to temporarily house income-eligible homeless adults with an emphasis on LGBTQ needs. The existing three-unit apartment building has continued to house 3 low-income households.
Brookwood Terrace	03/01/2009	3/13/2018	Construction on this 84-unit family development started in March 2010 and completed in January 2012. The City Financing Authority holds the site fee simple and has a ground lease to the development. The development is in its permanent financing phase and units are occupied by income-eligible residents.
Orvieto Family	03/01/2009	3/13/2018	Construction on this 92-unit family development started in September 2010 and completed in August 2012. The City Financing Authority owns the site fee simple and has a ground lease to the development. The development is in its

Address/Name of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
			permanent financing phase and its units are occupied by income-eligible residents.
Japantown Seniors	05/03/2010	3/13/2018	Construction on this 75-unit seniors' development completed in late 2015, and it converted to its permanent financing phase in August 2016. All apartments are occupied by income-eligible residents. The City holds the site fee simple and has a ground lease to the development.
North Fourth Street	05/21/2010	3/13/2018	Construction on this 100-unit development started in July 2010 and completed in June 2012. The development includes 35 apartments for developmentally disabled residents. The City owns the site fee simple and has a ground lease to the development. It is in its permanent financing phase and units are occupied by income-eligible residents.
Playa Almaden (aka Sycamore Terrace)	02/16/1996	3/13/2018	The Housing Department obtained City Council approval to sell the property to the City's Parks Department; in May 2018, the City Council passed a resolution authorizing the sale and the property was sold per authority under Health and Safety Code Section 33334.16 for appraised value. Sale proceeds were deposited into the LMIHAF fund.

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

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

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

X. EXTREMELY LOW-INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor expends at least 30% of the LMIHAF for the development of rental housing affordable to and occupied by households earning 30% or less of AMI. If the Housing Successor fails to comply with the Extremely Low-Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households

earning 30% or less of AMI until the Housing Successor demonstrates compliance with the Extremely Low-Income requirement.

The total housing development expenditures from July 1, 2015 through June 30, 2020 is \$53,009,757.92. Of the total amount, \$16,098,814.24, or **30%**, was spent on household units earning 30% or less of AMI. This *satisfies* the extremely low-income test per Section 34176.1(a)(3)(B).

XI. SENIOR HOUSING TEST

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

The following provides the Housing Successor's Senior Housing Test for the 10-year period of July 1, 2010 to June 30, 2020.

Senior Housing Test	July 1, 2010 – June 30, 2020
# of Assisted Senior Rental Units	522
# of Total Assisted Rental Units	3,485
Senior Housing Percentage in Past 10 Years	15%
Maximum Allowable	50%
Test outcome	Met

As the percentage of assisted affordable rental units for seniors constituted only 15% of all assisted affordable rental units in the past 10 years, this is far under the 50% threshold test, so the test is *met*.

XII. EXCESS SURPLUS TEST

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

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

	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	Total deposited in preceding 4 years (FY 15/16 - 18/19)
Beginning Balance	\$54.6	\$91.7	\$92.8	\$121.1	\$148.8	
Add: Deposits	52.9	18.2	44.3	41.0	42.4	\$156.5
(Less) Expenditures	(15.8)	(17.1)	(16.0)	(13.3)	(38.6)	
(Less) Encumbrances					(14.1)	
Unencumbered Balance	\$91.7	\$92.8	\$121.1	\$148.8	\$138.5	

The LMIHAF **does not have** an Excess Surplus. The aggregate amount deposited into the account during the four Fiscal Years is \$156.5 million. The current fiscal year cash balance is \$152.6 million with \$14.1 million in encumbrances. The unencumbered amount of \$138.5 million does not exceed the aggregate amount deposited in the preceding four fiscal years of \$156.5 million; therefore, the test is **met**.

XIII. HOMEOWNERSHIP UNITS

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

A. Number of Homeownership Units as of 6/30/20

Number of Homeownership Units 6/30/20	489

B. Homeownership Units Lost in Fiscal Year

Reason for Loss	Units Lost
Loans paid off	41
Loans written off due to foreclosure or short sale	0

C. **\$2,293,908** in single family loan funds were returned to the Housing Successor in this fiscal year as part of an adopted program that protects the former Redevelopment Agency's investment of moneys from the Low and Moderate Income Housing Fund.

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

Attachment C

AMENDED AND RESTATED ANNUAL REPORT

OF THE HOUSING SUCCESSOR TO THE SAN JOSÉ REDEVELOPMENT AGENCY

REGARDING THE

LOW AND MODERATE INCOME HOUSING ASSET FUND

FOR FISCAL YEAR 2018-19

PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)

FOR THE CITY OF SAN JOSÉ

This Amended and Restated 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 is dated as of **March 30, 2021**.

This Amended and Restated Report corrects an error previously reported in the Senior Housing calculation in Section XI for Fiscal Year 2018-19 and corrects typographical errors. It supersedes the previously-submitted Fiscal Year 2018-19 Report in its entirety.

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 2018-19. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund CITY OF SAN JOSÉ COMPREHENSIVE ANNUAL FINANCIAL AUDIT for Fiscal Year 2018-19 as prepared by Macias Gini and O'Connell LLP, which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

I. **Loan Repayments:** The amount the city, county, or city and county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

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

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

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

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

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

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

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

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

X. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five-year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met.

XI. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report, the ten-year reviewed period is **July 1, 2009 to June 30, 2019**.

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

XIII. Homeownership Units:

An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following information:

(A) The number of those units.

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

(C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund.

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

This Report is to be provided to the Housing Successor's governing body by April 1, 2020. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website, <u>https://www.sanjoseca.gov/your-government/departments-offices/housing/data/housing-successor-reports</u>.

I. LOAN REPAYMENT

The City did not receive any amount pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$40,800,448 of program income from loan repayments was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, zero dollars were held for items listed on the ROPS.

III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$148,820,097 of which zero dollars are held for items listed on the ROPS.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

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

	Fiscal Year
Monitoring & Administration Expenditures	\$10,271,237
Homeless Prevention and Rapid Rehousing Services Expenditures	\$195,088
Housing Development Expenditures	
 Expenditures on Extremely-Low Income Units (0-30% AMI) 	\$577,959
 Expenditures on Very-Low Income Units (31-50% AMI) 	665,555
- Expenditures on Low Income Units (51-60% AMI)	808,564
 Expenditures on Unrestricted Units (Manager's unit) 	44,476
- Expenditures on Acquisition and Predevelopment	<u>195,742</u>
Total Housing Development Expenditures	\$2,292,296
Total LMIHAF Expenditures in Fiscal Year	\$12,758,621

California Health and Safety Code Section 34176.1 allows for 5% of the total \$679,805,702 gross value of Housing Successor assets, or \$33,990,285 to be used on monitoring and administrative expenditures. The Housing Successor continues to monitor expenditures from the LMIHAF.

In Fall 2018, the Housing Department released a Notice of Funding Availability seeking proposals for commitments to affordable housing developments from the LMIHAF. Eleven developments were selected and will be brought forward to City Council for funding commitments totaling over \$98 million in funding from the Housing Department, with approximately \$60 million from the LMIHAF. As of the end of FY 2018-19, the City Council had made funding commitments to five of these developments totaling \$46 million in commitments.

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

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

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

	As of End of Fiscal Year
Statutory Value of Real Property Owned by	\$40,171,263
Housing Successor	
Value of Loans and Grants Receivable	\$490,814,342
Cash Balance	\$148,820,097
Total Value of Housing Successor Assets	\$679,805,702

VI. DESCRIPTION OF TRANSFERS

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

VII. PROJECT DESCRIPTIONS

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

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

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 presents a status update on the projects related to such real property.

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

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
Evans VTA (aka Willow Glen Woods)	12/31/02	3/13/2018	The City issued a Request for Proposals in January 2016 and selected Allied Housing to develop the Evans Lane site. In June 2016, the City Council approved a General Plan Amendment to permit the entire Evans Lane site to be used consistent with the City's prior purchase of the site for the provision of affordable housing. In August 2016, the City Council approved findings and the leasing of the ground to the developer, Allied Housing, and approved a conditional grant commitment for the affordable housing project's predevelopment. The City and Allied Housing executed A Right of Entry agreement and a Conditional Predevelopment Grant on February 21, 2017. On January 8, 2019, the City approved planned development zoning and planned development permit entitlements for 61 affordable units to be developed on the site.
E side Evans Lane (aka Willow Glen Woods)	06/30/05	3/13/2018	See Evans Lane VTA description.

COMPLETED:			
Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
Vermont House	06/30/09	3/13/2018	In June 2016, City staff closed a Conditional Grant for rehabilitation and a Lease of this City-owned property to Abode Services, an owner and developer of supportive housing. Construction was completed in November 2018 providing permanent supportive housing for 16 homeless veterans pursuant to its award of VASH vouchers from the Housing Authority of the County of Santa Clara.
The Haven	06/30/08	3/13/2018	This property includes an affordable apartment building and a building which is currently being managed by a nonprofit agency (LifeMoves, a.k.a. InnVision) as a shelter for fire victims. Income-eligible residents occupy the adjacent apartment.
Brookwood Terrace	03/01/09	3/13/2018	Construction on this 84-unit family development started in March 2010 and completed in January 2012. The City Financing Authority holds the site fee simple and has a groundlease to the development. The development is in its permanent financing phase and units are occupied by income-eligible residents.
Orvieto Family	03/01/09	3/13/2018	Construction on this 92-unit family development started in September 2010 and completed in August 2012. The City Financing Authority owns the site fee simple and has a groundlease to the development. The development is in its permanent financing phase and its units are occupied by income-eligible residents.

COMPLETED:			
Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
Japantown Seniors	05/03/10	3/13/2018	Construction on this 75-unit seniors' development completed in late 2015, and it converted to its permanent financing phase in August 2016. All apartments are occupied by income-eligible residents. The City holds the site fee simple and has a groundlease to the development.
North Fourth Street	05/21/10	3/13/2018	Construction on this 100-unit development started in July 2010 and completed in June 2012. The development includes 35 apartments for developmentally disabled residents. The City owns the site fee simple and has a groundlease to the development. It is in its permanent financing phase and units are occupied by income- eligible residents.
Playa Almaden (aka Sycamore Terrace)	02/16/96	3/13/2018	The Housing Department obtained City Council approval to sell the property to the City's Parks Department; in May 2018, the City Council passed a resolution authorizing the sale and the property was sold per authority under Health and Safety Code Section 33334.16 for appraised value. Sale proceeds were deposited into the LMIHAF fund.

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

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

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

X. EXTREMELY LOW-INCOME TEST

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

The total housing development expenditures between January 1, 2014 through June 30, 2019 is \$26,504,703. Of the total amount, \$11,343,587 or 43% was spent on household units earning 30% or less of the AMI. This satisfies the extremely low-income test per Section 34176.1(a)(3)(B).

XI. SENIOR HOUSING TEST

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

The following provides the Housing Successor's Senior Housing Test for the 10-year period of July 1, 2009 to June 30, 2019.

Senior Housing Test Elements	July 1, 2009 – June 30, 2019
# of Assisted Senior Rental Units	721
# of Total Assisted Rental Units	3,485
Senior Housing Percentage	21%
Maximum Allowable	50%
Test outcome	Met

As the percentage of assisted deed-restricted affordable rental units that were dedicated for seniors constituted only 21% of the total assisted deed-restricted affordable rental units in the past 10 years, this is far under the 50% threshold test, so the test is *met*.

XII. EXCESS SURPLUS TEST

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

Excess Surplus Calculation (millions)	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	Total deposited in preceding 4 years (FY 14/15 – 17/18)
Beginning Balance	\$31.1	\$54.6	\$91.7	\$92.8	\$121.1	
Add: Deposits	34.3	52.9	18.2	44.3	41.0	\$149.8
(Less) Expenditures	(10.8)	(15.8)	(17.1)	(16.0)	(13.3)	
(Less) Encumbrances					(5.1)	
Unencumbered Balance	\$54.6	\$91.7	\$92.8	\$121.1	\$143.7	

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

The LMIHAF does not have an Excess Surplus. The aggregate amount deposited into the account during the four Fiscal Years is \$149.8 million. The current fiscal year cash balance is \$148.8 million with \$5.1 million in encumbrances. The unencumbered amount of \$143.7 million does not exceed the aggregate amount deposited in the preceding four fiscal years.

XIII. HOMEOWNERSHIP UNITS

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

A. Number of Homeownership Units as of 6/30/19

Number of Homeownership Units	522

B. Homeownership Units Lost in Fiscal Year

Reason for Loss	Units Lost
Loans paid off	41
Loans written off due to foreclosure or short sale	0

C. \$2,710,574 in single family loan funds were returned to the Housing Successor in this fiscal year as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund.

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

Attachment D

Costar Multi-family Class Definitions

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

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

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

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

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

Costar Multi-family Star Rating Definitions

RATING	GROUP	DEFINITION			
			lti-family buildings defined by finishes, amenities, the overall ecifications for its style (garden, low-rise, mid-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			
	Certifications				
	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		reen and energy efficient building.		
	Architectural Design	Exterior Materials/Façade	Brick, stucco, EIFS, precast concrete, vinyl or fiber cement siding, possibly 4 Star materials with signs of age.		
***		Fenestration/Glazing/Views Punched windows, fair mix of glazed and opaque surfaprovide 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.	
			A few on-site shared facilities and spaces such as a	
		Site Amenities	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 g	reen 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.		
<mark>★</mark> ★★★	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 uncompe possibly functional	petitive with respect to typical multi-family investors, may require significant renovation, nally obsolete.		

Attachment E

<u>Methodology for Counting Non Deed Restricted Moderate-Income Units – 2020 Housing</u> <u>Element Annual Report</u>

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 2020 will be affordable to moderate-income households in approximately 2022, 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 (2020) City of San Jose published rent limits for 110% of Area Median Income as the affordability standard for rent plus a reasonable utility allowance, per the California Health and Safety Code.
 - b. Convert rent range from household size to rents by # bedrooms, using HCD Occupancy Guidelines of one per bedroom plus one. Assign rent maximum by unit type (studio, 1BR, 2 BR etc.)
 - c. Based on a 2019 survey of a small number of new apartment buildings in a variety of zip codes, we determined set of utilities typically paid by tenants. Using the Santa Clara County Housing Authority current (2021) utility allowance schedule for multifamily buildings, determine the cost of the typical set of utilities for each unit size by bedroom, and deduct it from the allowable maximum rent plus utility payments for each unit size determined in step 1b, per HCD guidance, to get the maximum rent payment for each unit size.
 - d. Adjust these rent ranges to approximate what they would be in 2 years when these units are built and occupied by applying the average % change that HCD Income limits have experienced over the last 2 annual cycles (2018 to 2019 and 2019 to 2020).

2. Identify 2020 Permitted Housing Projects > = 10 units:

- a. Obtain CY2020 Residential Building Permits Issued for projects with 10 or more units. Exclude potential ownership projects and affordable projects.
- b. Identify Zip Codes of the projects.
- 3. Identify Zip Codes where average effective rents (by unit size) are at/below the moderateincome rent range:
 - a. Use Costar to identify Q4 2020 Class A average effective rents (by bedroom size) for market-rate projects in SJ, for the zip codes identified in #2 above.
 - b. Adjust average effective market rate rents to approximate what they will be in 2 years when these units are occupied by applying the % change in average effective rent observed in each zip code over the last 2 years.

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

Method B: Current Rents & Incomes

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

1. Determine rent ranges affordable to 110% AMI households:

- a. Calculate ent ranges that would be affordable to moderate-income households using current (2020) City of San Jose published rent limits for 110% of Area Median Income as the affordability standard for rent plus a reasonable utility allowance, per the California Health and Safety Code.
- b. Convert rent range from household size to rents by # bedrooms, using HCD Occupancy Guidelines of one per bedroom plus one. Assign rent maximum by unit type (studio, 1BR, 2 BR etc.)
- c. Based on a 2019 survey of a small number of new apartment buildings in a variety of zip codes, we determined set of utilities typically paid by tenants. Using the Santa Clara County Housing Authority current (2021) utility allowance schedule for multifamily buildings, determine the cost of the typical set of utilities for each unit size by bedroom, and deduct it from the allowable maximum rent payments for each unit size determined in step 1b, per HCD guidance.

2. Identify 2020 Permitted Housing Projects > = 10 units:

- a. Obtain CY2020 Residential Building Permits Issued for projects with 10 or more units. Exclude potential ownership projects and affordable projects.
- b. Identify Zip Codes of the projects.
- 3. Identify Zip Codes where average effective rents (by unit size) are at/below the moderateincome rent range:
 - a. Use Costar to identify Q4 2020 Class A average effective rents (by bedroom size) for market-rate projects in SJ, for the zip codes identified in #2 above.
- 4. Collect unit mix data and identify the units affordable to moderate-income households:
 - a. Identify the # of units by bedroom size, in each of the qualifying projects, per 3 above.
 - b. Count only those units, by bedroom size, that are equal to or less than the HCD rent ranges calculated and extrapolated in step 1.

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

Attachment F

New Residential Building Permits Issued in San José - Calendar Year 2020

