



*City  
Council  
Report*

**Item:** 11  
**Category:** PUBLIC HEARINGS AND  
 INTRODUCTION OF  
 ORDINANCES  
**Meeting Date:** March 16, 2021

**TITLE:** 2020 Housing Element Annual Progress Report (APR) (Resolution / Roll Call Vote)

### **RECOMMENDED ACTION**

That the City Council take the following action: Receive public comment, accept the Housing Element Annual Progress Report, and direct staff to send the Annual Progress Report to the required State agencies.

### **BACKGROUND**

Pursuant to Government Code Section 65400, the City of Campbell's Planning Division provides an Annual Progress Report (APR) to the City Council, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) that includes the City's progress in implementing the Housing Element, the progress in meeting the City's share of regional housing needs, and the City's efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The APR is prepared on forms adopted by HCD and requires an annual public meeting in which members of the public may provide oral testimony and written comments.

In the past four years the reporting requirements for the Annual Progress Report (APR) have increased in response to the passage of Assembly Bill 879 and Senate Bill 35 in 2017, Assembly Bill 1486 in 2019, and AB 1233 in 2020. The changes to the reporting requirements are summarized in the discussion.

### **DISCUSSION**

For ease of reference, tables from the APR Report have been provided as individual attachments. A summary of the purpose and response for each table has been provided by the Table in the following sections. The Figure below summarizes the City's RHNA progress to date:

Income Level	RHNA Allocation	2015	2016	2017	2018	2019	2020	2021-2023	Total Units to Date (All Years)	Total Remaining	Total % Complete (Provided to Date)	Prorated Compliance % (Target)
Very Low	253		9		2				11	242	4%	75%
Low	138		1	1	2				4	134	3%	75%
Moderate	151		9	4	3				16	135	11%	75%
Above Moderate	391	52	214	59	46	36	57		464	(73)	118%	75%

**Figure 1: City of Campbell RHNA Progress**

**Table A (Attachment B)** includes data on all new housing units and developments for which an application<sup>1</sup> was submitted (and deemed complete) between January 1 and December 31, 2020<sup>2</sup>. This table is broken down by address/APN; project number; building/unit category (e.g., single-family, multi-family, etc.); tenure (i.e., renter or owner); date that the application was deemed complete; affordability level of “proposed units”; the number of units in each project; and whether or not the project was approved or disapproved. This table also highlights whether the number of units proposed by the applicant is the same as the number of units approved by the City.

**Table A2 (Attachment C)** reports the overall quantity and affordability level<sup>3</sup> of “entitled/approved units<sup>4</sup>” (fields 4 through 6); units that have been “issued a building permit” (fields 7 through 9); units that have received a “certificate of occupancy” (fields 10 through 12); extremely low units (field 13), units that have been approved through SB35 (field 14); infill units (field 15); units that are deed restricted units (field 16); units that have received financial assistance (field 17); units that the City has deemed “affordable” without a deed restriction or financial assistance (field 18); the term of affordability (field 19); and any units that have been demolished (torn down) or destroyed (by natural causes) (field 20)<sup>5</sup>.

- *The results of this table are separately discussed and summarized in this report; see discussion on ‘Summary Table’.*

**Table B (Attachment D)** reports the City’s progress towards meeting its RHNA by income category for each year within the reporting cycle (2015-2023).

- *During the reporting period, 57 building permits were issued which served toward satisfying the City’s RHNA obligations for above moderate units. At this time, the City has exceeded its obligation for above moderate units (464 provided / 391*

<sup>1</sup> An “application” is a formal submittal of a project for approval that is either discretionary or ministerial (e.g., zoned by right).

<sup>2</sup> Table A reporting data for 2020 starts on Row 114.

<sup>3</sup> For the purposes of the APR, affordability level also includes “above moderate” (i.e., market rate) units.

<sup>4</sup> The APR only reports net new units. For example, if one (1) existing unit is demolished on a site to build two (2) new units, the APR should only report one (1) new unit.

<sup>5</sup> Table A2 reporting data for 2020 starts on Row 110.

*required), but remains deficient 242 very low income, 134 low income, and 135 moderate income units for the reporting cycle.*

**Table C (Attachment E)** identifies any sites that have been rezoned to accommodate a shortfall in the City's progress towards meeting RHNA. Pursuant to the APR requirements, this table has not been filled out since the City does not have an identified housing shortfall that satisfies the required criteria<sup>6</sup> of the Government Code despite not having realized the City's RHNA allocation for the very low, low, and moderate-income categories (see **Figure 1**). A shortfall only occurs when the City causes the shortfall through denial of a project (i.e. no net loss restrictions); has an unaccommodated need in the *prior* planning period (i.e., the City did not adequately plan for RHNA); or has shortfall of sites in the *current* planning period (i.e., the City postponed land use and zoning changes called for by the Housing Element until after its adoption). On new sites identified to offset any identified shortfall, the table collects information on the parcel size of the opportunity site, the General Plan and Zoning designations of the opportunity site; the maximum density allowed; the realistic capacity of the opportunity site; whether the site is vacant or not; and a description of existing uses (e.g., single-family residence, surplus school site, operating business, etc.)<sup>7</sup>.

- *No such rezoning has occurred in Campbell during the reporting period.*

**Table D (Attachment F)** describes the City's progress towards implementing all programs and policies identified in the Housing Element and other local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. Most programs and policies in the Housing Element are routine in nature (i.e. continue to provide information, implement the building code, offer rent mediation, etc.) and repeat annually. Unique to 2020, staff highlighted the City's efforts to:

- **H-2.3a (Expand home-ownership opportunities):**
  - *Help promote and host an 'Empower Homebuyers SCC - Down Payment Assistance Program' webinar with the County of Santa Clara which uses Measure A funds to provide down payment assistance to first-time homebuyers with up to 17% of the purchase price.*
- **H-4.1a (Provide adequate sites to meet the City's share of regional housing needs):**
  - *Apply for Local Early Action Planning (LEAP) and Regional Early Action Planning (REAP) grant funding to help cover the cost of preparing the City's 2023-2031 Housing Element.*

<sup>6</sup> This table should only be filled out if the city identifies an unaccommodated need of sites from the previous planning period, has shortfall of sites as identified in the housing element; or is identifying additional sites required by no net loss law. Reference Government Code section 65863 and 65584.

<sup>7</sup> The City must be *specific* and cannot simply say "commercial", "retail", "office", or "residential".

- **H-5.1b (Look for opportunities to partner with other organizations to share limited funds to further affordable housing opportunities):**
  - *Continue to participate in the Planning Collaborative discussing issues of regional importance related to housing and the preparation of the City's 2023-2031 Housing Element update.*
- **H-5.4a (Update the Municipal Code as needed to comply with changes to State Law and local conditions and needs):**
  - *Hold educational meetings with the Public and Planning Commission regarding the preparation of Objective Standards and procedures to comply with changes to state law and a public hearing with the Planning Commission to consider a City-Initiated General Plan Amendment to the North of Campbell Avenue Area (NOCA) plan.*

Table E (Attachment G) is only completed if the City has approved a commercial development bonus, pursuant to Government Code Section 65915.7(a) which states “*When an applicant for approval of a commercial development has entered into an agreement for partnered housing described in subdivision (c) to contribute affordable housing through a joint project or two separate projects encompassing affordable housing, the city, county, or city and county shall grant to the commercial developer a development bonus as prescribed in subdivision (b). Housing shall be constructed on the site of the commercial development or on a site that...*” meets the specified criteria.

- *No such approval has occurred in Campbell during the reporting period.*

Table F (Attachment H) is only completed if the City has qualifying units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved consistent with specified standards. To count units reported in this table as progress towards RHNA, the City would need to provide specific information to demonstrate that the units meet the standards set forth in Government Code section 65583.1, subdivision (c)(2). While the City has had a substantial number of properties remodeled or reconstructed, those units are not counted on this form. Further, while the City has legalized a great number of unpermitted accessory dwelling in 2020, those units are captured as net new units on Table A2.

- *No such units have been rehabilitated, converted, or preserved in Campbell during the reporting period.*

Table G (Attachment I) is only completed if the housing element sites inventory contains a site which is or was owned by the City of Campbell, and has been sold, leased, or otherwise disposed of during the reporting year.

- *No such properties exist, nor have any such activities occurred, in Campbell during the reporting period.*

Table H (Attachment J) requires cities to create an inventory of surplus lands and all lands in excess of its foreseeable needs, if any, in all urbanized areas and urban clusters which the city or any of its departments, agencies, or authorities owns or controls. This table is new to 2020.

- *No such properties were identified by the Public Works Department. An exhibit of all City owned properties has been provided for informational purposes only and will not be included as part of the Annual Progress Report (reference Attachment L – City-owned Properties).*

Summary Table (Attachment K) is a summary of issued building permits by affordability level, applied/proposed versus approved/denied units, and any projects that were submitted, approved, and constructed under SB35 streamlining legislation.

- *During the reporting period, 57 building permits were issued for new market-rate housing units, 129 housing applications were submitted, 64 units were approved, and no housing applications were denied.*

LEAP Reporting (Attachment L) serves to satisfy the City's obligation to annually report on the status and proposed uses of LEAP funding. The report is also required to address the housing impact within the jurisdiction, including a summary of building permits, certificates of occupancy or other completed entitlements. This table is new to 2020.

- *While the City has been awarded \$150,000 in LEAP funding, no funds have been expended requiring detailed reporting.*

## FISCAL IMPACT

There are no fiscal impacts associated with receiving the Housing Element Annual Progress Report.

Prepared by:



Stephen Rose, Senior Planner

Reviewed by:



Paul Kermoyan, Community Development Director

Approved by:



Brian Loventhal, City Manager

**Attachment:**

- a. Draft Resolution
- b. Table A
- c. Table A2
- d. Table B
- e. Table C
- f. Table D
- g. Table E
- h. Table F
- i. Table G
- j. Table H
- k. Summary Table
- l. LEAP Reporting
- m. City-owned Properties - Informational Only

RESOLUTION NO. \_\_\_\_\_

**BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL DIRECTING STAFF TO SEND THE 2020 HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) TO THE REQUIRED STATE AGENCIES**

**WHEREAS**, pursuant to Government Code Section 65400, the City of Campbell’s Planning Division provides an Annual Progress Report (APR) to the City Council, the Governor’s Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD); and

**WHEREAS**, the APR includes the City’s progress in implementing the Housing Element, the progress in meeting the City’s share of regional housing needs, and the City’s efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and

**WHEREAS**, the City is required to upload directly into HCD’s database or email the APR to HCD by April 1 of each year using the forms and tables specified by HCD; and

**WHEREAS**, the Annual Progress Report requires an annual public meeting in which members of the public may provide oral testimony and written comments; and

**WHEREAS**, the City Council reviewed and accepted the draft APR at a public meeting in which members of the public had an opportunity to provide oral testimony and written comments; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Campbell hereby authorizes staff to send the 2020 Housing Element Annual Progress Report (APR) to the required state agencies.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021, by the following roll call vote:

AYES: COUNCILMEMBERS:  
NOES: COUNCILMEMBERS:  
ABSENT: COUNCILMEMBERS:  
ABSTAIN: COUNCILMEMBERS:

APPROVED: \_\_\_\_\_  
Elizabeth “Liz” Gibbons, Mayor

ATTEST: \_\_\_\_\_  
Andrea Sanders, Acting City Clerk

Attachment: Draft Resolution (2020 Housing Element Annual Progress Report (APR))

**Table A  
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1					2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below								2	0	0	0	0	0	0	135	137	64	0	0	
	40314016	1045 S SAN TOMAS AQUINO ROAD		BLD2017-01143	SFD	O	1/24/2018							1	1	1		No	same as Table A2 (4 to 9)	
	41208061	208 - 226 RAILWAY AVE - BUILDING 3	10 units (1 Low / 1 Mod)	BLD2017-00554	SFA	O	2/6/2018			1		1		8	10	10		No	same as Table A2 (4 to 9)	
	41208061	259 - 261 RAILWAY AVE - BUILDING 7	2 units	BLD2017-00556	SFA	O	2/6/2018							2	2	2		No	same as Table A2 (4 to 9)	
	41208061	225 - 227 RAILWAY AVE - BUILDING 5	2 units	BLD2017-00556	SFA	O	2/6/2018							2	2	2		No	same as Table A2 (4 to 9)	
	41208061	241 - 243 RAILWAY AVE- BUILDING 6	2 units (1 Mod)	BLD2017-00558	SFA	O	2/6/2018					1		1	2	2		No	same as Table A2 (4 to 9)	
	41208061	228 - 246 RAILWAY AVE - BUILDING 4	10 units (1 VL / 1 Low)	BLD2017-00557	SFA	O	2/6/2018	1		1				8	10	10		No	same as Table A2 (4 to 9)	
	41208061	200 - 212 MALLEY WY - BUILDING 1	7 units (1 Mod)	BLD2017-00559	SFA	O	2/6/2018					1		6	7	7		No	same as Table A2 (4 to 9)	
	41208061	201 - 209 MALLEY WY - BUILDING 2	5 units (1 VL)	BLD2017-00560	SFA	O	2/6/2018	1						4	5	5		No	same as Table A2 (4 to 9)	
	40315040	1142 MEADOWS CT		BLD2017-01177	SFD	O	4/16/2018							1	1	1		No	same as Table A2 (4 to 9)	
	40315040	1144 MEADOWS CT		BLD2017-01178	SFD	O	4/16/2018							1	1	1		No	same as Table A2 (4 to 9)	
	40315040	1146 MEADOWS CT		BLD2017-01179	SFD	O	4/16/2018							1	1	1		No	same as Table A2 (4 to 9)	
	40315040	1148 MEADOWS CT		BLD2017-01180	SFD	O	4/16/2018							1	1	1		No	same as Table A2 (4 to 9)	
	40315040	1150 MEADOWS CT		BLD2017-01181	SFD	O	4/16/2018							1	1	1		No	same as Table A2 (4 to 9)	
	40315040	1152 MEADOWS CT		BLD2017-01182	SFD	O	4/16/2018							1	1	1		No	same as Table A2 (4 to 9)	
	40310034	997 S SAN TOMAS AQUINO RD LOT 2		BLD2017-01544	SFD	O	5/17/2018							1	1	1		No	same as Table A2 (4 to 9)	
	41237076	734 BRIARWOOD WY LOT 3		BLD2017-01325	SFD	O	6/14/2018							1	1	1		No	same as Table A2 (4 to 9)	
	30534041	181 -B EL CAMINITO AVE		BLD2018-00257	ADU	O	6/25/2018							1	1	1		No	same as Table A2 (4 to 9)	
	40430011	927 -B EMORY AV		BLD2018-00524	ADU	O	7/10/2018							1	1	1		No	same as Table A2 (4 to 9)	
	40603042	1162 -B HAZEL AVE		BLD2017-00541	ADU	O	7/27/2018							1	1	1		No	same as Table A2 (4 to 9)	
	27944031	578 & 578-B EL PATIO DR		BLD2018-00778	SFD	O	8/7/2018							1	1	1		No	same as Table A2 (4 to 9)	
	41237075	736 BRIARWOOD WY LOT 2		BLD2017-01324	SFD	O	9/17/2018							1	1	1		No	same as Table A2 (4 to 9)	
	41434036	1250 -B HOFFMAN LN		BLD2018-00326	ADU	O	9/18/2018							1	1	1		No	same as Table A2 (4 to 9)	
	412-41-026	864 -B BRIARWOOD WY		BLD2019-00214	ADU	O	2/21/2019							1	1	1		No	Start of 2019 Data Set. NEW DI	
	412-39-053	261 DALLAS DR		BLD2019-00253	SFD	O	3/1/2019							1	1	1		No	NEW SINGLE FAMILY DWELL	
	288-25-076	1771 HURST AVE		BLD2019-00409	SFD	O	4/5/2019							1	1	1		No	NEW 1-STORY SINGLE FAMIL	
	305-19-052	387 N MILTON AVE		BLD2019-00605	SFD	O	5/13/2019							1	1	1		No	NEW SINGLE FAMILY DWELL	
	406-23-031	1495 THERESA AVE		BLD2019-00637	SFD	O	5/16/2019							1	1	1		No	NEW SINGLE STORY DWELL	
	279-41-053	250 GRANT ST		BLD2019-00684	SFD	O	5/24/2019							1	1	1		No	NEW SINGLE FAMILY DWELL	
	412-38-052	2269 CENTRAL PARK DR		BLD2019-00716	SFD	O	5/31/2019							1	1	1		No	NEW 2- STORY SINGLE FAMIL	

Attachment: Table A (2020 Housing Element Annual Progress Report (APR))

**Table A  
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Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	403-53-049	4354 VANDERBILT DR		BLD2019-00737	SFD	O	6/5/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-09-046	1323 ELAM AVE LOT 1		BLD2019-00851	SFD	O	6/26/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-09-046	1325 ELAM AVE LOT 2		BLD2019-00853	SFD	O	6/26/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-09-046	1327 ELAM AVE LOT 3		BLD2019-00854	SFD	O	6/26/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-09-046	1329 ELAM AVE LOT 4		BLD2019-00855	SFD	O	6/26/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-16-031	1425 BURROWS RD		BLD2019-00903	SFD	O	7/5/2019							1	1	1	No	NEW SINGLE FAMILY DWELL	
	403-16-031	1425-B BURROWS RD		BLD2019-00904	ADU	O	7/5/2019							1	1	1	No	NEW ATTACHED ACCESSOR	
	12/9/2003	1829 REGINA WY		BLD2019-01017	ADU	O	7/26/2019							1	1	1	No	CONVERT (E) GARAGE TO AC	
	406-24-011	1089 AUDREY AVE		BLD2019-01108	ADU	O	8/13/2019							1	1	1	No	NEW DETACHED ACCESSOR	
	404-06-053	133 & 133-B VIRGINIA AVE		BLD2019-01227	2 to 4	O	9/6/2019							2	2	2	No	NEW 2-STORY SINGLE FAMIL	
	305-34-031	36 EL CAMINITO AVE		BLD2019-01348	SFD	O	9/26/2019							1	1	1	No	NEW 1-STORY SINGLE FAMIL	
	403-19-074	1291-B FREDA CT		BLD2019-01403	ADU	O	10/1/2019							1	1	1	No	NEW DETACHED ACCESSOR	
	406-23-018	1508 THERESA AVE		BLD2019-01426	SFD	O	10/11/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	9/15/1988	1075 E CAMPBELL AVE		BLD2019-01581	ADU	O	11/5/2019							1	1	1	No	ADDITION OF ACCESSORY D	
	406-14-049	1110 WEKIVA AVE		BLD2019-01712	SFD	O	11/25/2019							1	1	1	No	NEW 1-STORY SINGLE FAMIL	
	305-24-009	175 HARDY AVE -B & -C		BLD2019-01774	2 to 4	O	12/11/2019							2	2	2	No	NEW 1-STORY SINGLE FAMIL	
	8/3/2004	280 WREN WAY		BLD2019-01792	SFD	O	12/13/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	305-33-036	161 CHERRY LN		BLD2019-01802	SFD	O	12/17/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	406-14-057	1220 PEGGY AVE		BLD2019-01824	SFD	O	12/19/2019							1	1	1	No	NEW SINGLE FAMILY DWELL	
	412-37-012	755 BRIARWOOD WAY		BLD2019-01837	ADU	O	12/19/2019							1	1	1	No	CONSTRUCT NEW DETACHE	
	3/4/2024	1699 WHITE OAKS RD		BLD2019-01840	ADU	O	12/20/2019							1	1	1	No	CONVERT DETACHED GARAI	
	414-04-034	404 -B SHAMROCK DR		BLD2018-01639	ADU	O	12/10/2019							1	1	1	No	CONVERT (E) DETACHED GA	
	403-10-138	997 S SAN TOMAS AQUINO RD LOT 2		BLD2019-00128	SFD	O	1/30/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	279-23-004	931 -B HARRISON AVE		BLD2019-00220	ADU	O	2/22/2019							1	1	1	No	NEW ATTACHED ACCESSOR	
	404-25-063	503 KENNETH ST		BLD2019-00124	SFD	O	1/29/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	10/22/2003	940 CROCKETT AVE		BLD2019-00167	SFD	O	2/8/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	10/22/2003	940 CROCKETT AVE		BLD2019-00167	SFD	O	2/8/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	10/22/2003	940 -B CROCKETT AVE		BLD2019-00168	ADU	O	2/8/2019							1	1	1	No	NEW DETACHED ADU; BACKI	
	406-25-032	1203 -B AUDREY AVE		BLD2019-00207	SFD	O	2/19/2019							1	1	1	No	NEW DETACHED ACCESSOR	
	406-15-004	1107 BUCKNAM AVE		BLD2019-00264	SFD	O	3/6/2019							1	1	1	No	NEW 1-STORY SINGLE FAMIL	
	403-10-052	880 HARRIET AVE LOT 1		BLD2019-00308	SFD	O	3/18/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-10-052	101 HAYMARKET CT LOT 2		BLD2019-00309	SFD	O	3/18/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-10-052	300 HAYMARKET CT LOT 4		BLD2019-00310	SFD	O	3/18/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-10-052	100 HAYMARKET CT LOT 6		BLD2019-00311	SFD	O	3/18/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	

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**Table A  
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
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Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	403-10-052	201 HAYMARKET CT LOT 3		BLD2019-00319	SFD	O	3/20/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-10-052	200 HAYMARKET CT LOT 5		BLD2019-00320	SFD	O	3/20/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	406-06-049	1196 LOVELL AVE		BLD2019-00370	SFD	O	3/29/2019							1	1	1	No	NEW 1-STORY SINGLE FAMIL	
	305-30-016	65 -B S MILTON AVE		BLD2019-00449	ADU	O	4/12/2019							1	1	1	No	NEW DETACHED ADU; 899 SF	
	412-08-045	162 LOTTIE LANE LOT 6		BLD2019-00451	SFA	O	4/12/2019							1	1	1	No	NEW 6 UNIT TOWNHOME DE'	
	412-08-045	164 LOTTIE LANE LOT 5		BLD2019-00451	SFA	O	4/12/2019							1	1	1	No	NEW 6 UNIT TOWNHOME DE'	
	412-08-045	166 LOTTIE LANE LOT 4		BLD2019-00451	SFA	O	4/12/2019							1	1	1	No	NEW 6 UNIT TOWNHOME DE'	
	412-08-045	168 LOTTIE LANE LOT 3		BLD2019-00451	SFA	O	4/12/2019							1	1	1	No	NEW 6 UNIT TOWNHOME DE'	
	412-08-045	170 LOTTIE LANE LOT 2		BLD2019-00451	SFA	O	4/12/2019							1	1	1	No	NEW 6 UNIT TOWNHOME DE'	
	412-08-045	172 LOTTIE LANE LOT 1		BLD2019-00451	SFA	O	4/12/2019							1	1	1	No	NEW 6 UNIT TOWNHOME DE'	
	406-22-048	1374 STEVENS CT		BLD2019-00590	SFD	O	5/9/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	412-37-016	679 -B CAMBRIAN DR		BLD2019-00717	ADU	O	5/31/2019							1	1	1	No	NEW DETACHED ADU; 1,186 SF	
	406-06-034	1121 LOVELL AVE		BLD2019-00754	SFD	O	6/7/2019							1	1	1	No	NEW 1-STORY SINGLE FAMIL	
	305-30-016	65 S MILTON AVE		BLD2019-00777	SFD	O	6/12/2019							1	1	1	No	NEW SINGLE FAMILY DWELL	
	279-33-013	286 HARRISON AVE		BLD2019-00784	SFD	O	6/13/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	406-16-007	1206 STEINWAY		BLD2019-00811	SFD	O	6/18/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	414-40-087	1806 WHITE OAKS RD LOT 1		BLD2019-00825	SFD	O	6/21/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	414-40-087	1808 WHITE OAKS RD LOT 2		BLD2019-00826	SFD	O	6/21/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-13-004	102 HICKORY CT LOT 1		BLD2019-00832	SFD	O	6/24/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-13-004	102 -B HICKORY CT LOT 1		BLD2019-00833	ADU	O	6/24/2019							1	1	1	No	NEW DETACHED ACCESSOR	
	403-13-004	104 HICKORY CT LOT 2		BLD2019-00834	SFD	O	6/24/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-13-004	106 HICKORY CT LOT 3		BLD2019-00835	SFD	O	6/24/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-13-004	108 HICKORY CT LOT 4		BLD2019-00836	SFD	O	6/24/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-13-004	110 HICKORY CT LOT 5		BLD2019-00837	SFD	O	6/24/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-13-004	112 HICKORY CT LOT 6		BLD2019-00838	SFD	O	6/24/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	403-16-048	1436 ABBOTT AVE		BLD2019-00894	SFD	O	7/3/2019							1	1	1	No	NEW 2-STORY SINGLE FAMIL	
	404-26-057	620 KENNETH AVE		BLD2019-00918	SFD	O	7/9/2019							1	1	1	No	NEW 2 STORY SINGLE FAMIL	
	406-16-007	1206 STEINWAY AVE		PLN2019-00004	SFD	O	1/3/2019							1	1	1	No	Site and Arch. Review Permit fo	
	406-15-004	1107 BUCKNAM AVE		PLN2019-00005	SFD	O	1/7/2019							1	1	1	No	S/A Review Permit for new SFD	
	404-29-035	804 EMORY AVE		PLN2019-00020	SFD	O	1/24/2019							1	1	1	No	new 1- story 4123 sf single fami	
	403-53-049	4354 VANDERBILT DR		PLN2019-00029	SFD	O	2/12/2019							1	1	1	No	new 2-story home	
	406-06-049	1196 LOVELL AVE		PLN2019-00030	SFD	O	2/13/2019							1	1	1	No	New single story single family re	
	406-06-034	1121 LOVELL AVE		PLN2019-00035	SFD	O	2/19/2019							1	1	1	No	new single-story home	
	403-16-048	1436 ABBOTT AVE		PLN2019-00036	SFD	O	2/19/2019							1	1	1	No	Site and Arch for new SFR in R-	
	403-15-003	1147 S SAN TOMAS AQUINO RD		PLN2019-00077	SFD	O	4/15/2019							1	1	1	No	S/A Review Permit for SFD.	

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	403-19-025	1420 VAN DUSEN LN		PLN2019-00123	SFD	O	7/3/2019							2	2	2		No	New 2 story SFD with detached
	404-25-022	505 SUNNYBROOK DR		PLN2019-00144	SFD	O	7/31/2019							1	1	0		No	Site & Arc to construct new 2 st
	406-14-049	1110 WEKIVA AVE		PLN2019-00153	SFD	O	8/8/2019							1	1	1		No	Site and Arc for new single story
	30518015	341 Carlyn Ave		BLD-2020-347	SFD	O	3/13/2020							1	1			No	(Start of 2020 Data) NEW 1-STORY SINGLE FAMILY DWELLING WITH ATTACHED 3-CAR GARAGE
	30534018	418 California St -B		BLD-2020-193	ADU	O	2/12/2020							1	1			No	CONVERT (E) DETACHED OFFICE/STORAGE TO ADU; 404 SF
	40312022	1755 W HACIENDA AVE Unit B		BLD-2020-113	ADU	O	1/23/2020							1	1			No	CONSTRUCT NEW 1100 SF ADU IN REAR YARD OF SFR; INSTALL PL CLEANOUT; BACKFLOW REQUIRED
	42404061	1181 EMERSON AVE		BLD-2020-735	ADU	O	7/13/2020							1	1			No	ADU garage conversion, electrical upsize
	27930036	638 HARRISON AVE UNIT B		BLD-2020-1209	ADU	O	10/9/2020							1	1			No	ADU garage conversion that was already done, 315 SF
	40430001	745 EMORY AVE UNIT C		BLD-2020-1310	ADU	O	10/28/2020							1	1			No	CONVERT PORTION OF (E) GARAGE TO JUNIOR ADU - 480 SF - 1 BED / 1 BATH
	28814032	1321 MCBAIN AVE		BLD-2020-1409	ADU	O	11/15/2020							1	1			No	Convert existing detached accessory pool house to ADU after the fact.
	27923059	860 MONICA LN		BLD-2020-1467	ADU	O	11/24/2020							1	1			No	Permitted cottage to be converted to A.D.U. 504 SF
	41405048	1058 SALERNO DR		BLD-2020-1445	ADU	O	11/20/2020							1	1			No	Covert living and garage to ADU, 411 SF. Covert and legalize multi-room to 1 bedroom and family room, 495 SF. Remodel 2 bathrooms, 2 bedrooms, kitchen and living room.
	40615023	1171 SHADLE AVE Unit C		BLD-2020-1446	ADU	O	11/20/2020							1	1			No	Legalize garage conversion to Jr. ADU, 132 SF
	28803006	1845 S BASCOM AVE C-10		BLD-2020-637	ADU	O	6/22/2020							1	1			No	Convert Existing Storage Room to an Apartment Unit; 386 SF (ADU poolhouse)
	41433014	1486 Parsons Ave		BLD-2020-462	ADU	O	5/20/2020							1	1			No	Add new attached garage 469 sqft with new attached ADU 962 sqft. No work proposed for primary residence. No removal of trees proposed. Remove (E) carport 386 sqft.
	30533075	191 CATALPA LN		BLD-2020-489	ADU	O	5/26/2020							1	1			No	Construct a new 708 sq ft Detached Accessory Dwelling Unit in the rear yard of an existing residential dwelling.
	40430001	745 EMORY AVE UNIT B		BLD-2020-1204	ADU	O	10/9/2020							1	1			No	NEW DETACHED ADU - 1200 SF - 2 BED/ 2 BATH WITH ATTACHED GARAGE 552 SF
	40314045	1299 MUNRO AVE		BLD-2020-1236	ADU	O	10/14/2020							1	1			No	Construct new 583 S.F. Detached Accessory Dwelling Unit (ADU) using prefabricated shipping container modules.

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	41433060	337 REDDING RD		BLD-2020-1292	SFD	O	10/26/2020							1	1			No	construction of a new two story residence, 2,490 SF with an attached two car garage, 420 SF.
	42406119	200 FARMER CIR & UNIT B	Farmer's Circle	BLD-2020-1481	SFD	O	11/30/2020							2	2			No	New 2-Story single-family residential dwelling- 2,829 SF with attached ADU- 431 SF and attached garage-390 SF
	42406119	202 FARMER CIR LOT 2	Farmer's Circle	BLD-2020-1482	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,734 SF with attached garage-392 SF
	42406119	204 FARMER CIR LOT 3	Farmer's Circle	BLD-2020-1483	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,658 SF with attached garage-392 SF
	42406119	206 FARMER CIR LOT 4	Farmer's Circle	BLD-2020-1484	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,734 SF with attached garage-392 SF
	42406119	208 FARMER CIR LOT 5	Farmer's Circle	BLD-2020-1485	SFD	O	11/30/2020							1	1			No	New single-family residential dwelling- 2,487 SF with attached garage-385 SF and porch 154 SF
	42406119	210 FARMER CIR LOT 6	Farmer's Circle	BLD-2020-1486	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,531 SF with attached garage-385 SF and balcony 78 SF
	42406119	212 FARMER CIR LOT 7	Farmer's Circle	BLD-2020-1487	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,487 SF with attached garage-385 SF and porch- 154 SF
	42406119	214 FARMER CIR LOT 8	Farmer's Circle	BLD-2020-1488	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,734 SF with attached garage-392 SF
	42406119	207 FARMER CIR LOT 9	Farmer's Circle	BLD-2020-1489	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,298 SF with attached garage-398 SF
	42406119	209 FARMER CIR LOT 10	Farmer's Circle	BLD-2020-1490	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,658 SF with attached garage-392 SF
	42406119	211 FARMER CIR LOT 11	Farmer's Circle	BLD-2020-1491	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,531 SF with attached garage-385 SF and balcony 78 SF
	42406119	213 FARMER CIR LOT 12	Farmer's Circle	BLD-2020-1492	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,734 SF with attached garage-392 SF
	42406119	215 FARMER CIR LOT 13	Farmer's Circle	BLD-2020-1493	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,487 SF with attached garage-385 SF and porch 154 SF
	42406119	217 FARMER CIR LOT 14	Farmer's Circle	BLD-2020-1494	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling- 2,487 SF with attached garage-385 SF and porch 154 SF
	42406119	219 FARMER CIR LOT 15	Farmer's Circle	BLD-2020-1495	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,658 SF with attached garage-392 SF
	42406119	221 FARMER CIR LOT 16	Farmer's Circle	BLD-2020-1496	SFD	O	11/30/2020	1							1			No	New 2-story single-family residential dwelling-2,298 SF with attached garage-398 SF
	42406119	16151 E MOZART AVE LOT 17	Farmer's Circle	BLD-2020-1497	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,223 SF with attached garage-398 SF and porch 144 SF

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	42406119	16153 E MOZART AVE LOT 18	Farmer's Circle	BLD-2020-1498	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,218 SF with attached garage-398 SF and porch 144 SF	
	42406119	16155 E MOZART AVE LOT 19	Farmer's Circle	BLD-2020-1499	SFD	O	11/30/2020	1							1			No	New 3-story single-family residential dwelling-2,256 SF with attached garage-396 SF and porch 144 SF	
	42406119	16157 E MOZART AVE LOT 20	Farmer's Circle	BLD-2020-1500	SFD	O	11/30/2020							1	1			No	New 3-story single-family residential dwelling-2,300 SF with attached garage-396 and porch 190 SF	
	42406119	201 FARMER CIR LOT 21	Farmer's Circle	BLD-2020-1501	SFD	O	11/30/2020							1	1			No	New 3-story single-family residential dwelling-2,300 SF with attached garage-396 SF and porch 190 SF	
	42406119	203 FARMER CIR LOT 22	Farmer's Circle	BLD-2020-1502	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,548 SF with attached garage-454 SF and porch-133 SF	
	40309099	703 CROCKETT AVE		BLD-2020-1661	SFD	O	12/23/2020							1	1			No	CONSTRUCT A NEW 2-STORY SINGLE FAMILY HOUSE-2,950 SF, WITH ATTACHED GARAGE- 490 SF	
	42406119	218 FARMER CIR LOT 23	Farmer's Circle	BLD-2020-1504	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,548 SF with attached garage-454 SF and porch-133 SF	
	42406119	205 FARMER CIR LOT 25	Farmer's Circle	BLD-2020-1508	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,548 SF with attached garage-454 SF and porch-133 SF	
	42406119	216 FARMER CIR LOT 24	Farmer's Circle	BLD-2020-1506	SFD	O	11/30/2020							1	1			No	New 2-story single-family residential dwelling-2,548 SF with attached garage-454 SF and porch-133SF	
	28808068	1236 E CAMPBELL AVE & Unit C		BLD-2020-1516	SFD	O	11/30/2020							2	2			No	Construction of a New 2 story house, 3,334 SF, with attached 2 cars garage, 458 SF, and an attached Junior ADU, 540 SF and front porch, 45 SF and rear patio, 145 SF Demo is a separate permit	
	41401046	1113 ERIN WAY		BLD-2020-1520	SFD	O	11/30/2020							1	1			No	New two story single family, 2,620 SF with attached garage, 400 SF. New porch 95 SF Demolition is a separate permit.	
	40602044	729 FILBERT WAY		BLD-2020-843	SFD	O	7/30/2020							2	2			No	New 2-Story Single Family Dwelling, 3,923 SF with Attached ADU, 520 SF and Garage, 415 SF Demo permit is a separate permit	
	40425022	505 SUNNYBROOK DR		BLD-2020-880	SFD	O	8/5/2020							1	1			No	CONSTRUCT NEW 2-STORY DWELLING, 3193 SF WITH ATTACHED 2-CAR GARAGE, 407 SF	

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	40427013	560 EMORY AVE		BLD-2020-832	ADU	O	7/29/2020							1	1			No	Build new 748 ft2 ADU with attached garage (938 ft2) in the backyard replacing existing 2 car garage. Demolition permit under a separate permit.
	42406119	205 FARMER CIR UNIT B	Farmer's Circle	BLD-2020-1509	ADU	O	11/30/2020							1	1			No	New detached ADU-476 SF
	42406119	218 FARMER CIR UNIT B	Farmer's Circle	BLD-2020-1505	ADU	O	11/30/2020							1	1			No	New detached ADU-476 SF
	42406119	216 FARMER CIR UNIT B	Farmer's Circle	BLD-2020-1507	ADU	O	11/30/2020							1	1			No	New detached ADU-476 SF
	42406119	203 FARMER CIR UNIT B	Farmer's Circle	BLD-2020-1503	ADU	O	11/30/2020							1	1			No	New detached ADU-476 SF
	30754011	105 SHEREEN PL		BLD-2020-1638	ADU	O	12/18/2020							1	1			No	800SF HUD/HCD approved Manufactured ADU to be installed on permanent foundation on rear of lot.
	40316046	1462 ABBOTT AVE		BLD-2020-1607	ADU	O	12/15/2020							1	1			No	Build new detached ADU in backyard-630 SF
	41401045	1101 ERIN WAY		BLD-2020-733	ADU	O	7/13/2020							1	1			No	construct a detached ADU (accessory dwelling unit) 1200 sf, install attic HVAC unit, install heat pump electric water heater
	40319025	1420 VAN DUSEN LN Unit B		BLD-2020-768	ADU	O	7/20/2020							1	1			No	NEW DETACHED ADU, 1,113 SF
	40428017	321 W SUNNYOAKS AVE		BLD-2020-1280	SFD	O	10/22/2020							1	1			No	New 2-story single family dwelling- habitable area, 4730 SF and a 3-car garage 820 SF. Demo permit is a separate permit
	40315003	1147 S SAN TOMAS AQUINO RD		BLD-2020-729	SFD	O	7/13/2020							1	1			No	NEW 2-STORY SINGLE-FAMILY HOUSE, 2,632 SF WITH ATTACHED GARAGE, 430 SF
	40616059	1351 PEGGY AVE & Unit B		BLD-2020-551	SFD	O	6/9/2020							2	2			No	New single family 2-story residence, 3,272 SF w/ attached ADU, 822 SF and 2-car garage, 425.38 SF. Install PL Cleanout, Backflow Required
	40405060	165 Hunt Way		BLD-2020-483	SFD	O	5/22/2020							1	1	1		No	New 2-story residence, 4,122 SF with an attached 2 car garage, 484. SF and a covered porch and covered patio, 358 SF. Install PL cleanout Backflow Required
	40601061	710 CRAIG AVE		BLD-2020-731	SFD	O	7/13/2020							1	1	1		No	New 2- Story New Single Family Dwelling, 3,614 SF with Attached Garage, 499 SF. Demolition Permit is a Separate Permit.
	27946018	48 PAGE ST		BLD-2020-823	SFD	O	7/27/2020							1	1	1		No	Construction of New 1- Story Single Family Dwelling, 1,508 SF with Attached Garage, 420 SF. Install PL Cleanout Demolition Permit is a Separate Permit

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	40601047	936 HAZELWOOD AVE		BLD-2020-1300	SFD	O	10/27/2020							1	1	1		No	construct new 1-story single family residence-3,359 SF with attached 2-car garage-434 SF. Install PL Cleanout Demo is a separate permit
	40427011	596 EMORY AVE		BLD-2020-596	SFD	O	6/16/2020							1	1	1		No	New single family residence using portions of existing structure New addition 674 SF living space, and 378 sq ft new garage; Remodel 2636 sq ft. of living space, and 136 sq ft of garage; New front porch 120 SF; New deck 588 SF Install Property Cleanout
	40406065	52 CHRISTOPHER AVE		BLD-2020-817	ADU	O	7/26/2020							1	1	1		No	New Detached ADU, 1029 SF; INSTALL PL CLEANOUT Demo Existing Detached Garage is a Separate Permit update ADU 1,122 SF
	40619011	1321 THERESA AVE Unit B		BLD-2020-1438	ADU	O	11/18/2020							1	1	1		No	New 1199 sf detached ADU with two bedrooms, two bathrooms, kitchen, dining and living room. created a 1-car garage, 222 SF attached to the ADU. Backflow Required (the house addition is a separate permit)
	30519027	281 W LATIMER AVE Unit B		BLD-2020-1302	ADU	O	10/27/2020							1	1	1		No	New detached 580 SF Accessory Dwelling Unit (ADU) Backflow Required Demo is a separate permit
	40424009	667 ALBERT WAY Unit B		BLD-2020-1546	ADU	O	12/7/2020							1	1	1		No	Construction of new detached 568 SF Accessory Dwelling Unit (ADU) located in the backyard of property. Install PL cleanout
	30504020	192 W ROSEMARY LN Unit B		BLD-2020-902	ADU	O	8/10/2020							1	1	1		No	New 1,069 sqft 2 bedroom 1 bath ADU at the rear of property
	40622064	1392 STEVENS CT UNIT B		BLD-2020-903	ADU	O	8/10/2020							1	1	1		No	Construction of a new detached ADU 776 sq. ft.
	40316112	1327 BURROWS RD UNIT B		BLD-2020-1008	ADU	O	8/27/2020							1	1	1		No	New Detached ADU, 800 SF
	30753024	147 Coventry Dr Unit B		BLD-2020-538	ADU	O	6/4/2020							1	1	1		No	New detached 818 sq. ft. Accessory Dwelling Unit. Two bedroom, one bathroom with Living and Kitchen area.
	30523020	190 HARDY AVE		BLD-2020-567	ADU	O	6/11/2020							1	1	1		No	Conversion of existing 320 sq. ft. Accessory Structure to an ADU. New ADU to include 128.5 sq. ft. of addition for a total of 448.5 sq. ft. of living space. Install PL cleanout; Backflow Required

Attachment: Table A (2020 Housing Element Annual Progress Report (APR))

**Table A  
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1				2	3	4	5								6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	40316111	1325 BURROWS RD UNIT B		BLD-2020-1047	ADU	O	9/8/2020							1	1	1		No	New DETACHED ONE-BEDROOM ADU, 655 SF ATTACHED WITH A NEW TWO-CAR GARAGE, 555 SF ON THE BACK YARD. NO WORK ON EXISTING MAIN HOUSE. EXISTING GARAGE SHALL BE DEMOLISHED WITH A SEPARATE PERMIT
	40604063	980 HAZEL AVE Unit B		BLD-2020-1144	ADU	O	9/29/2020							1	1	1		No	CONSTRUCTION OF A HUD STATE APPROVED FACTORY-BUILT ADU, 1,146 SF. THE PROPERTY HAS ONE EXISTING SINGLE-FAMILY PRIMARY DWELLING UNIT AND THE PROPOSED ADU WILL BE THE ONLY ADU ON THE PROPERTY
	40408012	295 Beverly Ct Unit B		BLD-2020-396	ADU	O	5/8/2020							1	1	1		No	NEW ATTACHED ADU, 622 SF, TO EXISTING SINGLE FAMILY DWELLING ALONE WITH ENLARGED, 152 SF, ATTACHED GARAGE
	28809011	1127 E Campbell Ave Unit B		BLD-2020-407	ADU	O	5/11/2020							1	1	1		No	NEW DETACHED ADU; 747 SF
	41238039	2298 HIGHLAND PARK LN & UNIT B		BLD-2020-1039	ADU	O	9/8/2020							1	1	1		No	New ADU Above Attached Garage, 744 SF; Ground Floor Addition 381 SF on the Main House; Kitchen Remodel; New Skylight; New A/C
	40425023	519 Sunnybrook Dr UNIT B		BLD-2020-482	ADU	O	5/22/2020							1	1	1		No	New 2 Bedroom/2 Bathroom Detached ADU in Rear Yard; 972 SF
	40606039	1173 LOVELL AVE UNIT B		BLD-2020-763	ADU	O	7/17/2020							1	1	1		No	Legalize existing garage conversion to ADU; 965 SF
	40427011	596 EMORY AVE UNIT B		BLD-2020-597	ADU	O	6/16/2020							1	1	1		No	Conversion of existing detached garage (finished without permit) to ADU 618 SF & pool equipment room 53 SF .NOTE: demo, pool, fire sprinklers & solar installations under separate permits;
	27921034	1056 N CENTRAL AVE UNIT B		BLD-2020-404	ADU	O	5/11/2020							1	1	1		No	LEGALIZE AN EXISTING DETACHED GARAGE INTO TO AN ACCESSORY DWELLING UNIT; 424 SF
	41402028	1094 ERIN WAY		BLD-2020-1629	ADU	O	12/17/2020							1	1	1		No	INSTALL PL CLEANOUT Convert existing 528 S.F. detached game room into ADU.

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**Table A  
Housing Development Applications Submitted**

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1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	40614007	1160 BUCKNAM CT & Unit B		BLD-2020-1440	ADU	O	11/20/2020							1	1	1		No	1. KITCHEN REMODEL: 580 SF 2. LEGALIZATION OF ADU FROM ATTACHED GARAGE.; 437 SF 3. INSTALLING NEW ENTRY DOOR ON THE EAST ELEVATION. 4. Unsize panel ADD TO EXISTING DETACHED GARAGE , 182 SF AND CONVERT PART TO ADU , 376, TOTAL OF ADU 558 SF Install PL Cleanout
	41206044	80 S 2ND ST UNIT B		BLD-2020-1259	ADU	O	10/20/2020							1	1	1		No	Convert (E) detached garage into ADU 1 bedroom, 739 SF Install Property Cleanout; Backflow Required
	41401004	1035 SHAMROCK DR Unit B		BLD-2020-1281	ADU	O	10/22/2020							1	1	1		No	Convert existing garage to an ADU (664 SF) and a one-car garage Backflow required
	28810039	1225 RIDGELEY DR UNIT B		BLD-2020-1234	ADU	O	10/13/2020							1	1	1		No	Convert existing garage to ADU; 626 SF NEW DETACHED ADU (400 SF) WITH ONE-CAR GARAGE (200 SF) Backflow Required
	30753001	132 Victor Ave		BLD-2020-520	ADU	O	6/1/2020							1	1	1		No	Convert a one story Garage into an Accessory Dwelling Unit (ADU); 512 SF
	30533035	149 Cherry Ln UNIT B		BLD-2020-345	ADU	O	3/13/2020							1	1	1		No	Garage Conversion to ADU, 700 SQ FT NEW 2-STORY SINGLE FAMILY DWELLING; 936 SF WITH ATTACHED ONE CAR GARAGE; 235 SF Install PL Cleanout
	30533047	198 CHERRY LN Unit B		BLD-2020-868	ADU	O	8/3/2020							1	1	1		No	ADDITION AND REMODEL OF (E) DWELLING: ADD LAUNDRY, (2) BATHS, EXPAND ENTRY AND MASTER CLOSET.(733 ADD SF/100 SF REMODEL) CONSTRUCT ATTACHED ADU (430 SF) WITH ATTACHED JR. ADU (266 SF)
	27922030	980 ALMARIDA DR Unit B		BLD-2020-915	ADU	O	8/11/2020							1	1	1		No	convert garage to utility room and JADU, 400 SF BACKFLOW REQUIRED
	41204038	195 SUNNYSIDE AVE		BLD-2020-270	ADU	O	2/27/2020							1	1	1		No	Legalization of Junior ADU, 438 SF
	30717012	241 Calado Ave Unit B & C		BLD-2020-290	ADU	O	3/3/2020							2	2	2		No	Legalize an existing garage into an accessory dwelling unit; 384 SF
	40624012	1097 AUDREY AVE Unit C		BLD-2020-789	ADU	O	7/22/2020							1	1	1		No	LEGALIZE A CONVERSION OF A PORTION OF A DETACHED WORKSHOP TO ADU 350 SF; ADD MINI-SPLIT SYSTEM
	30503061	219 W ROSEMARY LN UNIT C		BLD-2020-1129	ADU	O	9/25/2020							1	1	1		No	
	41206027	58 S 3RD ST UNIT B		BLD-2020-1466	ADU	O	11/24/2020							1	1	1		No	
	41206061	167 Alice Ave Unit B		BLD-2020-265	ADU	O	2/26/2020							1	1	1		No	

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1				2	3	4	5								6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	30503061	219 W Rosemary Ln Unit B		BLD-2020-524	ADU	O	6/1/2020							1	1	1		No	Legalization of detached ADU (Garage Conversion); 575 SF Backflow required
	41241026	864 BRIARWOOD WAY		BLD-2020-580	ADU	O	6/15/2020							1	1	1		No	Convert existing 478 sq.ft. of living area to be J-ADU w/efficiency kitchen.
	27922001	760 HARRISON AVE		BLD-2020-1061	ADU	O	9/10/2020							1	1	1		No	Attached Junior ADU, 400 SF INSTALL PL CLEANOUT; BACKFLOW REQUIRED
	41401047	1123 Erin Way		BLD-2020-406	ADU	O	5/11/2020							1	1	1		No	Convert Existing Detached Exercise Room into an ADU; 312 SF
	40620029	645 Chapman Dr Unit B		BLD-2020-100	ADU	O	1/17/2020							1	1	1		No	Complete work on expired permits to construct an ADU with garage BLD1997-902, 1998-59, 1998-60, 1998-62
	30524036	137 Llewellyn Ave UNIT B		BLD-2020-280	ADU	O	2/28/2020							1	1	1		No	CONVERT AND LEGALIZE AN EXISTING PERMITTED WORKSHOP INTO A 1000SF ADU (DETACHED)
	42405062	1955 White Oaks Rd Unit B		BLD-2020-320	ADU	O	3/9/2020							1	1	1		No	NEW DETACHED ADU; 744 SF Install PL Clenaout; Backflow required
	27923018	788 N Central Ave UNIT B		BLD-2020-340	ADU	O	3/12/2020							1	1	1		No	Legalize an existing garage into a 412 sf ADU, add kitchen and bath and utility room Backflow Required
	40319097	1511 VAN DUSEN LN		BLD-2020-1265	SFD	O	10/20/2020							1	1	1		No	NEW 4BR / 2.5BA TWO STORY SINGLE FAMILY RESIDENCE ON AN EXISTING 6,063.55 S.F. LOT. PROPOSED HOME TO HAVE 2,234.60 S.F. LIVING AREA AND 430.56 S.F. GARAGE TOTALING 2,665.16 S.F. INSTALL PL CLEANOUT; BACKFLOW REQUIRED DEMO IS SEPARATE PERMIT
	40353049	4354 VANDERBILT DR		BLD-2020-605	SFD	O	6/17/2020							1	1	1		No	NEW 2-STORY SINGLE FAMILY DWELLING, 2,902 SF, USING (E) FOUNDATION WITH ATTACHED GARAGE, 414 SF BACKFLOW REQUIRED
	40319025	1420 VAN DUSEN LN		BLD-2020-767	SFD	O	7/20/2020							1	1	1		No	NEW 2-STORY SINGLE FAMILY DWELLING, 3,899 SF W/ATTACHED GARAGE, 458 SF
	42404038	1134 LONGFELLOW AVE Unit B		BLD-2020-726	ADU	O	7/12/2020							1	1	1		No	CONVERSION OF EXISTING SINGLE-STORY SLAB ON GRADE DETACHED GARAGE INTO A AN ACCESSORY DWELLING UNIT, 498 SF INSTALL PL CLEANOUT; BACKFLOW REQUIRED

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Housing Development Applications Submitted**

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Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	41401037	306 CURTNER AVE Unit B		BLD-2020-1084	ADU	O	9/14/2020							1	1	1		No	Conversion of existing detached garage to ADU, 472 SF Install PL cleanup; Backflow required
	30533034	137 CHERRY LN Unit B		BLD-2020-1587	ADU	O	12/11/2020							1	1	1		No	CONVERT AN EXISTING DETACHED GARAGE ACCESSORY BUILDING INTO AN ADU, 520 SF INSTALL PL CLEANOUT
	40430047	881 KENNETH AVE Unit B & C		BLD-2020-744	ADU	O	7/15/2020							1	1	1		No	New Detached Accessory Dwelling Unit and Junior ADU; total of 1,156 SF with Attached Garage: 430 SF
	42404078	1173 Longfellow Ave		BLD-2020-437	ADU	O	5/16/2020							1	1			No	Convert 408sf portion of the home to ADU
	28809012	1113 E Campbell Ave Unit B		BLD-2020-417	ADU	O	5/13/2020							1	1			No	LEGALIZE EXISTING ADU: CONVERT EXISTING STRUCTURE TO HABITABLE ADU 460SF
	41433046	307 FAIRBANKS AVE		BLD-2020-431	ADU	O	5/15/2020							1	1			No	Convert Existing Garage into ADU: 683 SF
	40405060	165 Hunt Way Unit B		BLD-2020-529	ADU	O	6/2/2020							1	1			No	Convert existing detached garage into ADU; 480 SF with 1 bedroom, bath, kitchen and living room. Install PL cleanup; Backflow Required
	27929019	707 N Central Ave Unit B		BLD-2020-20	ADU	O	1/7/2020							1	1			No	CONVERT DETACHED GARAGE TO (N) ACCESSORY LIVING UNIT 560SF (SEE BLD2018-00127)
	40310051	200 HAYMARKET CT UNIT B	Haymarket Court	BLD-2020-206	ADU	O	2/12/2020							1	1			No	NEW ADU OVER DETACHED GARAGE: 435 SF
	40310051	300 HAYMARKET CT UNIT B	Haymarket Court	BLD-2020-207	ADU	O	2/12/2020							1	1			No	NEW ADU OVER DETACHED GARAGE: 435 SF
	40310051	100 HAYMARKET CT Unit B	Haymarket Court	BLD-2020-208	ADU	O	2/12/2020							1	1			No	NEW ADU OVER DETACHED GARAGE: 435 SF
	40623018	1508 Theresa Ave		PLN-2020-29	SFD	O	2/20/2020							2	2	2		No	Site and Architectural Review Permit (PLN-2020-29) to allow the construction of a new 3,704 sq. ft. two-story residence with attached garage and interior ADU.
	40316112	1327 Burrows Rd		PLN-2020-33	SFD	O	2/27/2020							1	1	1		No	Site and Architectural Review Permit to allow the construction of a new 4,935 sq. ft. two-story single family residence.
	40602044	729 Filbert Way		PLN-2020-49	SFD	O	5/12/2020							1	1	1		No	Admin S/A for a 2-story 4,500 sf house.
	40616059	1351 Peggy Ave		PLN-2020-61	SFD	O	6/2/2020							2	2	2		No	New 2-story, single family residence with an attached 2 car garage and an attached ADU.
	40319066	1409 HARRIET AVE		PLN-2020-85	SFD	O	6/11/2020							2	2			No	434 sq. ft. garage addition to existing single-family residence and new 1,012 sq. ft. detached ADU.
	40309099	703 CROCKETT AVE		PLN-2020-87	SFD	O	7/13/2020							1	1	1		No	NEW 2-STORY SINGLE FAMILY HOUSE

Attachment: Table A (2020 Housing Element Annual Progress Report (APR))













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

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

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	253		9		2						11	242
	Non-Deed Restricted												
Low	Deed Restricted	138		1	1	2						4	134
	Non-Deed Restricted												
Moderate	Deed Restricted	151		9	4	3						16	135
Above Moderate	Non-Deed Restricted	391	52	214	59	46	36	57				464	
<b>Total RHNA</b>		<b>933</b>											
<b>Total Units</b>			<b>52</b>	<b>233</b>	<b>64</b>	<b>53</b>	<b>36</b>	<b>57</b>				<b>495</b>	<b>511</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas

Attachment: Table B (2020 Housing Element Annual Progress Report (APR))



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Campbell		
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
H-1.1a	Facilitate home rehabilitation	2015 to 2023	Staff refers low-income households to Santa Clara County's Single Family Housing Rehabilitation Loan/Grant Program to help finance qualifying home repairs using the Santa Clara County (SCC) revolving loan fund.
Housing Rehabilitation Loan Program	The City will continue to inform residents about the County's Housing Rehabilitation Loan Program.	2015 to 2023	Staff refers low-income households to Santa Clara County's Single Family Housing Rehabilitation Loan/Grant Program to help finance qualifying home repairs using the Santa Clara County (SCC) revolving loan fund.
H-1.1b	Ensure ongoing maintenance of housing stock	2015 to 2023	The Code Enforcement officer continues to provide info to the public on rehab assistance (e.g., Rebuilding Together and the Rehab loan/grant program).
Code Enforcement	The City will continue to administer the Code Enforcement Program. The Code Enforcement Officer will identify housing units (including ownership and rental units in single- and multi-family buildings) that could qualify for rehabilitation assistance.	2015 to 2023	The Code Enforcement officer continues to provide info to the public on rehab assistance (e.g., Rebuilding Together and the Rehab loan/grant program).
H-1.2a	Promote energy conservation and sustainable design	2015 to 2023	The City continues to implement the California Green Building Codes and promote green building and energy conservation.
Green Buildings	Implement the State's CalGreen building codes to promote climate protection strategies. Promote green building and energy conservation on City website and through brochures.	2015 to 2023	The City continues to implement the California Green Building Codes and promote green building and energy conservation.

Attachment: Table D (2020 Housing Element Annual Progress Report (APR))

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1.3a	Reduce energy usage in existing buildings	2015 to 2023	The City continues to promote various utility assistance programs and other related programs on the website.
Promote Energy Efficiency	The City website will promote PG&E utility assistance programs, programs offered through non- profit agencies and other related programs. Information will also be provided at City facilities.	2015 to 2023	The City continues to promote various utility assistance programs and other related programs on the website.
H-2.1a	Preserve assisted housing stock	Contact the owners of at-risk properties on an annual basis	The City is not aware of any assisted housing programs that are at-risk of conversion to market rate units.
Preservation of Assisted Housing	Monitor at-risk units. The City will maintain contact with the owners of the at-risk properties (those with Section 8 vouchers), and provide financial (if available) or other assistance as necessary to maintain the affordability of these at risk units.	Contact the owners of at-risk properties on an annual basis	The City is not aware of any assisted housing programs that are at-risk of conversion to market rate units.
H-2.1b	Preserve mobile home park dwelling units	2015-2023	Chapter 6.09 continues to apply to Mobile Home rental units.
Preservation of Mobile Home Park Units	Continue to implement the provisions of the ordinance to maintain the affordability of these units.	2015-2023	Chapter 6.09 continues to apply to Mobile Home rental units.
H-2.1c	Monitor Lower Income Household Displacement	2015-2023	The City continues to monitor housing affordability and potential displacement issues in the community
Lower Income Household Displacement	Monitor housing affordability in the community on an ongoing basis, and consider possible strategies to address local displacement issues.	2015-2023	The City continues to monitor housing affordability and potential displacement issues in the community

Attachment: Table D (2020 Housing Element Annual Progress Report (APR))

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-2.2a	Assist extremely low and very low-income households with rental payments	Prepare and disseminate property owner information.	The City continues to encourage affordable housing developments to accept section 8 vouchers.
Section 8 Rental Assistance	Through the County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. The City will encourage landlords to register units with the Housing Authority.	Prepare and disseminate property owner information.	The City continues to encourage affordable housing developments to accept section 8 vouchers.
H-2.3a	Expand home- ownership opportunities	2015-2023	The City continues to refer interested households to the County's MCC program. Information on the MCC program is on the City's website. In 2020, the helped promote and host an 'Empower Homebuyers SCC - Down Payment Assistance Program' webinar with the County of Santa Clara which uses Measure A funds to provide down payment assistance to first-time homebuyers with up to 17% of the purchase price.
Mortgage Credit Certificate	Continue to provide information and promote the MCC program. The City will also continue to make available brochures of housing programs available and provide information about the program on the City's website.	2015-2023	The City continues to refer interested households to the County's MCC program. Information on the MCC program is on the City's website.
H-2.3b	Prevent home foreclosures	2015-2023	The City provides information on foreclosure counseling on the website.
Foreclosure Prevention	Promote available foreclosure counseling services through the City website and quarterly newsletters.	2015-2023	The City provides information on foreclosure counseling on the website.
H-2.4a	Support the provision of shared housing opportunities	Contact cities and service agencies in 2015	The City's website includes a link to Catholic Charities' shared housing program.

Attachment: Table D (2020 Housing Element Annual Progress Report (APR))

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Shared Housing Program	Continue to provide assistance for shared housing services to single-parent households, and extremely low, very low and low income populations (if available).	Contact cities and service agencies in 2015	The City’s website includes a link to Catholic Charities’ shared housing program.
H-2.4b	Coordinate efforts with Silicon Valley jurisdictions and service providers to assist the homeless	2015-2023	Each year the City contributes funds to the homeless count. The City’s website includes a link to homeless services.
Homeless Assistance/ Shelter Provisions	Continue to provide support to area homeless shelters and service providers to serve extremely low and very low income populations (as resources are available).	2015-2023	Each year the City contributes funds to the homeless count. The City’s website includes a link to homeless services.
H-2.4c	Work with developers to integrate physically accessible units into new development	2015-2023	The City encourages developers to offer accessible units in affordable developments.
Physically Accessible Housing	The City will work with developers to increase the number of fully available accessible housing units compliant with American with Disabilities Act (ADA) standards.	2015-2023	The City encourages developers to offer accessible units in affordable developments.
H-2.4d	Coordinate with other agencies and organizations, such as San Andreas Regional Center, Housing Choices Coalition, and Bay Area Housing Coalition, in meeting the needs of persons with disabilities	2015-2023	The City has met with representatives from several non-profit agencies to help promote their programs and encourage developers to provide housing opportunities for the disabled.

Attachment: Table D (2020 Housing Element Annual Progress Report (APR))

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Persons with Disabilities	Work with SARC to make information available on the programs and assistance for persons with disabilities to the public through the City Website. Explore opportunities to assist in the provision of supportive housing opportunities for persons with disabilities	2015-2023	The City has met with representatives from several non-profit agencies to help promote their programs and encourage developers to provide housing opportunities for the disabled.
H-3.1a	Increase affordable housing within market-rate developments	2015-2023	The City continues to implement the Inclusionary Ordinance.
Inclusionary Housing Ordinance Implementation	Continue to implement inclusionary housing ordinance requirements for all new projects as required by City Ordinance.	2015-2023	The City continues to implement the Inclusionary Ordinance.
H-3.1b	Consider revisions to the Inclusionary Housing Ordinance to allow for case-by-case determination on the appropriate percentage of low and moderate income units	2015-2023	In 2019, the City updated the Inclusionary Ordinance to clarify that the definition of "residential project" is exclusive of any proposed accessory dwelling units.
Citywide Inclusionary Housing Ordinance Amendments	Evaluate the appropriateness of amending the Ordinance to provide more flexibility and to ensure that the Inclusionary Housing Ordinance and the City's Density Bonus provisions are integrated in a manner consistent with State Law and recent court decisions.	2015-2023	In 2019, the City updated the Inclusionary Ordinance to clarify that the definition of "residential project" is exclusive of any proposed accessory dwelling units.

Attachment: Table D (2020 Housing Element Annual Progress Report (APR))

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-4.1a	Provide adequate sites to meet City’s share of regional housing needs	Update sites inventory as needed.	In addition to maintaining a list of opportunity sites on the City’s website, the City continues to approve Planned Development permits with flexible development standards that allow for the maximum density on a site to help meet regional housing needs. In 2020, the City applied for Local Early Action Planning (LEAP) and Regional Early Action Planning (REAP) grant funding to help cover the cost of preparing the City’s 2023-2031 Housing Element.
Housing Opportunity Site Inventory	Maintain active listing of Opportunity Sites; contact property owners; promote sites on website and update annually.	Update sites inventory as needed.	In addition to maintaining a list of opportunity sites on the City’s website, the City continues to approve Planned Development permits with flexible development standards that allow for the maximum density on a site to help meet regional housing needs.
H-4.2a	Encourage mixed -use projects by including residences in mixed-use projects	2015 to 2023	The City continues to allow residential uses in mixed-use projects.
Mixed-Use Development	Continue to allow and promote residential uses in conjunction with commercial and/or office uses in mixed use developments.	2015 to 2023	The City continues to allow residential uses in mixed-use projects.
H-4.3a	Promote compact development by encouraging properties to develop to General Plan densities	2015 to 2023	The City continues to encourage developers to meet minimum density thresholds.
Achieve Target Densities	Inform developers of policy to strive to achieve at least 75% of General Plan density within specified areas. Review development proposals for residential and mixed-use projects to strive to achieve “planned-for” densities.	2015 to 2023	The City continues to encourage developers to meet minimum density thresholds.
H-5.1a	Evaluate the feasibility of re-establishing a local housing program	2015 to 2023	In 2016, the City hired a housing consultant (HouseKeys) to administer the City’s below market rate housing program.

Attachment: Table D (2020 Housing Element Annual Progress Report (APR))

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Program Staffing	Initiate this evaluation within 24 months. Complete evaluation process within 12 months.	2015 to 2017	Since 2016, the City has prepared an annual report to the City Council providing an update on the program.
H-5.1b	Look for opportunities to partner with other organizations to share limited funds to further affordable housing opportunities	At least every two years	In 2016, the City participated in a multi-city nexus study effort where each city received a unique report based on local conditions. In 2018 and in 2019, the City of Campbell housing staff met with (Yee - County Director) on a number of occasions to explore how the City could leverage Measure B funds for affordable housing projects. In 2019 the City Managers' Association for Santa Clara County explored the creation of a subregion to determine how to distribute the RHNA numbers that discussion led to the formation of a Planning Collaborative in which the City Council adopted a Resolution to be a participant. In 2020 the City continues to participate in the Planning Collaborative.
Affordable Housing Partnerships	Explore and evaluate opportunities to partner with non- profit organizations to rehabilitate, preserve, or create affordable housing. Monitor opportunities to apply for affordable housing grants.	At least every two years	In 2016, the City participated in a multi-city nexus study effort where each city received a unique report based on local conditions.
H-5.2a	Provide density bonuses and other incentives to facilitate affordable housing development	2015 to 2023	The City continues to offer and promote the density bonus program.
Density Bonus	Continue to offer density bonus and/or regulatory incentives/ concessions to facilitate the development of affordable and/or senior housing. Advertise density bonus provisions on the City website.	2015 to 2023	The City continues to offer and promote the density bonus program.

Attachment: Table D (2020 Housing Element Annual Progress Report (APR))

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-5.2b	Provide parking modifications to facilitate mixed-use and affordable housing development	2015 to 2023	The City continues to grant parking modifications when appropriate.
Parking Standard Modifications	Continue to offer modified parking standards, on a case-by- case basis, as a way to facilitate development of projects.	2015 to 2023	The City continues to grant parking modifications when appropriate.
H-5.3a	Facilitate development of secondary dwelling units	2015 to 2023	<p>On November 19, 2019, the City Council adopted Ordinance No. 2252 to repeal and replace Campbell Municipal Code Chapter 21.23 (Accessory Dwelling Units) and to amend various other sections of the Campbell Municipal Code to achieve consistency with Assembly Bill 68 (Ting), Assembly Bill 881 (Bloom), Assembly Bill 587 (Friedman), Senate Bill 13 (Wieckowski), and Assembly Bill 671 (Friedman).</p> <p>In addition to complying with recent State legislation, the City ADU Ordinance provides enhanced flexibility by allowing 2-story ADUs on properties with 2-story homes and by restricting design consistency requirements to ADUs that are not located entirely behind the primary residence.</p>
Secondary Dwelling Units	The City will facilitate the construction of new secondary dwelling units by making information available to the public.	2015 to 2023	Upon the effective date of Ordinance No. 2252, the City published an ADU Handout which summarizes the new standards and requirements, and includes an FAQ. The handout is available on the City's website and may be downloaded at: <a href="https://www.ci.campbell.ca.us/DocumentCenter/View/14449/ADU-Summary-Sheet">https://www.ci.campbell.ca.us/DocumentCenter/View/14449/ADU-Summary-Sheet</a> .

Attachment: Table D (2020 Housing Element Annual Progress Report (APR))

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-5.4a	Update the Municipal Code as needed to comply with changes to State Law and local conditions and needs	2015 to 2023	The City continues to update City Ordinances to be consistent with new state law. In 2019 a public hearing was held with the City Council serving to provide a legislative update and consider changes to the City's Municipal Code to address AB678, SB166, SB167, AB1515, AB 1505, SB 35, AB2162, and SB828. In response to Council direction, the City has identified subjective standards in the City's specific plan and zoning ordinance, drafted short-term amendments to the P-D (Planned Development) zoning ordinance and developed an expedited review process for qualifying SB35 and AB2162 projects (which remain under development). The City has also applied for funding through the SB 2 Planning Grants Program and hired a consultant to address subjective standards in the City's specific plans and zoning ordinance. Also see response provided under H-5.3a. - Facilitate development of secondary dwelling units (Row D; Cell 58 & Cell 59). In 2020 the City held an informational community meeting and public hearing with the Planning Commission on the preparation of Objective Standards and procedures. Further, in November of 2020, the City held a public hearing with the Planning Commission to consider a City-Initiated General Plan Amendment ) to the North of Campbell Avenue Area (NOCA) plan.
Periodic Ordinance Amendments	Initiate and complete the amendment process to comply with the new requirements within 12 months of being notified of the requirement.	2015 to 2023	The City continues to update City Ordinances to be consistent with new state law, including but not limited to accessory dwelling units, density bonuses, housing legislation, etc.
H-6.1a	Further fair housing practices in Campbell	2015 to 2023	The City continues to work with the County and Project Sentinel to further fair housing practices in Campbell.
Fair Housing Program	Advertise through City website and newsletter, and through Recreational pamphlet. Coordinate with Project Sentinel to conduct property manager training.	2015 to 2023	The City continues to work with the County and Project Sentinel to further fair housing practices in Campbell.

Attachment: Table D (2020 Housing Element Annual Progress Report (APR))

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-6.2a	Assist in settling disputes/issues between tenants and landlords	2015 to 2023	The City continues to offer rent mediation through the ordinance. Brochures are available at City Hall. In 2019, the City assisted in the execution of a five (5) year rent stabilization agreement between Timber Cove Mobile Home Park Owners and the Land Owner/Property Manager.
Rental Dispute Mediation Program	The City will continue to enforce the Rental Increase Dispute Resolution Ordinance and offer a Rent Mediation Program. The City will continue to make program brochures available at the public counter and other public locations and mail to new rental property owners a packet of information regarding the City's Rent Mediation Program.	2015 to 2023	The City continues to offer rent mediation through the ordinance. Information is available at City Hall and online.
H-6.3a	Facilitate the provision of housing for the disabled population	2015 to 2023	The City continues to monitor building and planning procedures and standards to ensure that persons with disabilities have adequate accommodations.
Reasonable Accommodation	Provide annual monitoring to ensure that the reasonable accommodation procedure does not act as a constraint on housing for persons with disabilities. Evaluate the existing ordinance to ensure its compliance with the requirements of State Law.	2015 to 2023	The City continues to monitor building and planning procedures and standards to ensure that persons with disabilities have adequate accommodations.

Attachment: Table D (2020 Housing Element Annual Progress Report (APR))



Jurisdiction	Campbell	
Reporting Period	2020	(Jan. 1 - Dec. 31)

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

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

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

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

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

Attachment: Table F (2020 Housing Element Annual Progress Report (APR))





<b>Jurisdiction</b>	Campbell	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		57
<b>Total Units</b>		<b>57</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	129
Number of Proposed Units in All Applications Received:	137
Total Housing Units Approved:	64
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas





CITY OWNED PROPERTIES

- 1. 1 W Campbell Ave - Community Center,
- 2. 90 S First St - Hyde
- 3. Landscape nose at southeast corner of Orchard City
- 4. 1 W Campbell Ave - Campbell Community
- 5. 540 W Rincon Ave - John D. Morgan Park (portion)
- 6. Parking Lot on West Side of Railway adjacent to VTA
- 7. Virginia
- 8. Jack Fischer
- 9. 615 Campbell Technology Pkwy - Edith Morley
- 10. Campbell Park (Portion)
- 11. 485 W Sunnyside Ave - Fire
- 12. 316 Union Ave - Stojanovich Family
- 13. Downtown Parking District - Adjacent to 201
- 14. 400 Grant St - City Hall Grant Street Parking
- 15. 125 Union Ave - Fire
- 16. Downtown Parking lot at northwest corner of S.
- 17. 1 W Campbell Ave - Community Center, Soccer
- 18. 2170 S Winchester Blvd - Gomes
- 19. 41 N Second St - 2nd Street Parking
- 20. John D. Morgan Park, Budd Parking
- 21. Los Gatos Creek Trail Access Pathway north of
- 22. Parcel north of 535 Salmar
- 23. Small strip mid block, north side of Orchard City
- 24. Campbell Park (Portion)
- 25. 70 N First St - City Hall
- 26. Downtown Parking District - Adjacent to 300
- 27. Downtown Parking District - Adjacent to 300
- 28. 110 W Latimer - Community Center, Tennis
- 29. 51 N Central Ave - Museum and Parking
- 30. 1st Street Parking Structure - Downtown Parking
- 31. 77 Harrison Ave - Library @ City Hall
- 32. 290 Dillon Ave - Service
- 33. ROW - Strip of Cristich Lane, in front of 65 & 75
- 34. ROW - Landscape area adjacent to Wilson
- 35. ROW - Strip of Cristich Lane, in front of 214
- 36. ROW - Abbott Avenue Cul-de-
- 37. ROW - Harriet Avenue over San Tomas
- 38. ROW - Future ROW parcel for Hwy 17 Off-Ramp

