



*City
Council
Report*

Item: 14
Category: PUBLIC HEARINGS AND
 INTRODUCTION OF
 ORDINANCES
Meeting Date: March 7, 2023

TITLE: 2022 Housing Element Annual Progress Report (APR)
 (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council take the following actions: Receive public comment, accept the Housing Element Annual Progress Report, and adopt a Resolution directing 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 six years the reporting requirements for the Annual Progress Report (APR) have increased in complexity in response to the passage of AB 879 and SB 35 in 2017, AB 1486 in 2019, AB 1255 and 2345 in 2020, SB 9, SB 290, AB 787 in 2021, and AB 2094 in 2022. The changes to the reporting requirements are summarized in the discussion.

As the last year of the RHNA 5 (2015-2023) cycle this report serves to summarize all housing units produced over the reporting period (600 units in total), as well as major and accomplishments toward implementing programs and policies identified in the Housing Element. Starting next year, the APR will report on housing units produced during the RHNA 6 (2023-2031) cycle, and progress toward meeting the programs and policies under consideration for adoption next month as part of the Housing Element update (Campbell's Plan for Housing).

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 Table below. For a user-friendly ‘snapshot’ of the data collected by these tables, please refer to **Attachment N** – Housing Element Annual Progress Report Presentation, which includes the following summary table on the city’s Regional Housing Needs Allocation (RHNA) progress:

Income Level	RHNA Allocation (2015-2023)	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (All Years)	Total Remaining	Total % Complete (Provided to Date)	Prorated Compliance % (Target)
Very Low	253		9					2	0	13	240	5.4%	100%
Low	138		1	1	2			0	0	4	134	2.9%	100%
Moderate	151		9	4	3			0	0	16	135	11.8%	100%
Above Moderate	391	52	214	59	46	36	57	68	68	600	0	153.4%	100%

Figure 1: City of Campbell RHNA Progress

Table A (Attachment B) includes data on all new housing units and developments for which an application¹ was submitted (and deemed complete) between January 1 and December 31, 2022². 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 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 level³ of “entitled/approved units⁴” (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)⁵; and provides details on the level of density applied, number and type of concessions/waivers granted, and whether the project was granted a parking reduction (fields 21 to 24).

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

² Table A reporting data for 2021 starts on Row 243.

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

⁴ 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.

⁵ Table A2 reporting data for 2021 starts on Row 110.

- *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).

- *In the last year, 68 building permits were issued which served toward satisfying the city’s RHNA obligations for above moderate units. Over the eight-year reporting period, the city exceeded its obligation for above moderate-income units (600 provided / 391 required) but produced fewer below-market rate income units than required (see Figure 1).*

Table C (Attachment E) identifies any sites that have been rezoned to accommodate a shortfall in the city’s progress towards meeting its 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 criteria⁶ 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.)⁷.

- *No such rezoning occurred in Campbell during the 5th cycle 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 (e.g., continue to provide information, implement the building code, offer rent mediation) and repeat annually. Unique to 2022, staff highlighted the following efforts to:

- **H-1.2a (Promote energy conservation):**
 - *In 2022, the city expanded its "REACH" code Ordinance to require electric water heating, space heating, and cooking, with limited exceptions for industrial buildings/processes and restaurants, and*

⁶ 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.

⁷ The city must be *specific* and cannot simply say “commercial”, “retail”, “office”, or “residential”.

situations where the cost of providing electric service would be cost prohibitive.

- **H-4.1a (Provide adequate sites to meet the City's share of regional housing needs):**
 - *In 2022, the city submitted its Draft Housing Element to HCD which identifies housing opportunity sites and densities that more than double the city's 6th cycle RHNA obligations.*
- **H-4.2a (Encourage mixed-use projects by including residences in mixed-use projects):**
 - *In 2022, the city applied for One Bay Area Grant 3 (OBAG 3) funding for the establishment of a Hamilton Avenue Precise Plan, to support transportation improvements and land use planning in an area targeted for new transit-oriented mixed-use housing at a range of income levels.*
- **H-5.1a (Evaluate the feasibility of re-establishing a local housing program):**
 - *In 2022, the city prepared an internal review of the housing program, identifying areas for improvement. As an outcome of the review, the city hired a consultant to conduct an evaluation of the program and prepare a business model that has sufficient management capacity and fiscal resiliency for the oversight of the development of over 1,685 new below-market rate housing units over the next eight years.*
- **H-5.4a (Update the Municipal Code as needed to comply with changes to State Law and local conditions and needs):**
 - *Adopted Chapter 21.25 (Two-Unit Housing Developments) to implement SB 9 by provide regulations and standards for the subdivision of single-family residential properties and development of two-unit housing developments.*
 - *Amended Chapter 21.23 (Accessory Dwelling Units) to implement AB 68, AB 881, SB 13, and AB 670.*

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 2021, 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 F2 (Attachment I) is only completed if the city has had any above moderate-income units converted to moderate income units pursuant to Government Code section 65400.2.

- *No such units were converted during the reporting period.*

Table G (Attachment J) 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 K) 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.

- *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 P – City-owned Properties – Informational Only).*

Table I (Attachment L) is completed to account for any units constructed pursuant to SB 9 for the construction of more than one unit on a single-family zoned property pursuant to Government Code section 65852.21 or lot splits pursuant to Government Code 66411.7.

- *The city reported receiving two SB 9 applications for lot splits on Olympia Avenue.*

Table J (Attachment M) is only completed if the City approved student housing projects with a density bonus approved pursuant to Government Code Section 65915(b)(1)(F).

- *No such projects were approved in Campbell during the reporting period.*

Summary Table (Attachment N) 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, 68 building permits were issued for new market-rate housing units (consisting of 6 single-family dwellings, 9 multi-family units, and 53 accessory dwelling units). A total of 204 housing applications were submitted, 70 units were approved, and no housing unit applications were denied.*

LEAP Reporting (Attachment O) 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.

The City of Campbell was awarded \$150,000 in LEAP funding which is to be used toward the preparation and adoption of Campbell's Plan for Housing (2023-2031 Housing Element) and planning documents and process improvements that accelerate housing production and facilitate compliance in implementing the 6th RHNA cycle. The report documents the City's progress toward selecting a consultant (M-Group), conducting comprehensive public outreach, and identifying potential housing opportunity sites and densities to meet and exceed the City's RHNA.

FISCAL IMPACTS

There are no specific fiscal impacts associated with review and submittal of the APR.

Larissa Lomen

Prepared by:

Larissa Lomen, Assistant Planner

Reviewed by:



Rob Eastwood, 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 F2
- j. Table G
- k. Table H
- l. Table I
- m. Table J
- n. Summary
- o. LEAP Reporting
- p. City-owned Properties- Informational Only
- q. Housing Element Annual Progress Report Presentation

RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL DIRECTING STAFF TO SEND THE 2022 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.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Campbell hereby authorizes staff to send the 2022 Housing Element Annual Progress Report (APR) to the required state agencies.

PASSED AND ADOPTED this ____ day of _____, _____, by the following roll call vote:

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

APPROVED: _____
Anne Bybee, Mayor

ATTEST: _____
Andrea Sanders, City Clerk

Attachment: Draft Resolution (2022 Housing Element Annual Progress Report (APR))

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

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

Table A
Housing Development Applications Submitted

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes					Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Notes	
					Unit Category (S-F, 4-P, 4-0, 3, 4, 5)	Tenure (R-Rent, O-Owner)		Very Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Moderate-Income Non-Deed Restricted							Moderate-Income Deed Restricted
Summary Row: Start Date Entry Below																			
2880009	1845 S BASCOM AVE	BLD-2022-140	R	ADU	1/20/2022	20	0	0	0	0	0	0	0	0	0	0	0	0	0
4129408	188 RUCIE AVE URB	BLD-2022-448	R	ADU	3/23/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2827828	848 STUBBS ST URB	BLD-2022-413	R	ADU	3/22/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4162827	1144 NORMANDA URB	BLD-2022-284	R	ADU	3/22/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4042704	1715 EMORY AVE URB	BLD-2022-115	R	ADU	1/19/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4040812	695 BERNHEIM AVE	BLD-2022-1071	R	ADU	7/17/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4143309	309 REDDING RD URB	BLD-2022-459	R	ADU	4/26/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4040609	173 VIRGINIA AVE C	BLD-2022-116	R	ADU	8/9/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4010902	1480 YORK AVE URB	BLD-2022-1076	R	ADU	7/21/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3051802	1401 MILTON AVE URB	BLD-2022-130	R	ADU	8/24/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4061901	181 VIRGINIA AVE	BLD-2022-132	R	ADU	8/2/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4043306	844 VIRGINIA AVE URB	BLD-2022-293	R	ADU	2/15/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
0562606	50 CALIFORNIA URB	BLD-2022-26	R	ADU	2/22/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4042814	125 KEENE TH AVE URB	BLD-2022-151	R	ADU	10/18/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4013508	1535 WILSON AVE URB	BLD-2022-436	R	ADU	4/27/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4010137	698 S SAN TOMAS AVE URB	BLD-2022-74	R	ADU	1/12/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2880006	1122 E CAMBRIEL AVE	BLD-2022-1907	R	ADU	7/16/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3052008	217 BLAKE AVE URB	BLD-2022-5716	R	ADU	8/12/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3053011	401 CALIFORNIA ST URB	BLD-2022-25	R	ADU	1/17/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3051022	1401 MILTON AVE URB	BLD-2022-235	R	ADU	2/8/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4123817	341 DALLAS DR URB	BLD-2022-445	R	ADU	3/22/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2793905	213 W 2ND ST URB	BLD-2022-563	R	ADU	4/7/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3052203	1101 MILTON AVE URB	BLD-2022-474	R	ADU	3/16/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3053407	229 BIRD AVE URB	BLD-2022-343	R	ADU	3/2/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4102027	1108 BIRNWAY URB	BLD-2022-488	R	ADU	3/29/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4123709	641 CAMBRIDGE DR	BLD-2022-538	R	ADU	4/8/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2794008	175 POPP AVE URB	BLD-2022-608	R	ADU	5/3/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2881004	1201 RIDGELY DR URB	BLD-2022-738	R	ADU	5/19/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2880702	1279 S CLOVIS AVE URB	BLD-2022-707	R	ADU	5/25/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2792308	873 HARRISON AVE	BLD-2022-889	R	ADU	7/1/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3053407	228 BIRD AVE URB	BLD-2022-298	R	ADU	2/16/2022	2	2	2	2	2	2	2	2	2	2	2	2	2	2
4043318	841 LAURA CT & URB	BLD-2022-1024	R	ADU	7/13/2022	2	2	2	2	2	2	2	2	2	2	2	2	2	2
4124106	898 SWEET BRBAR DR	BLD-2022-144	R	ADU	1/25/2022	2	2	2	2	2	2	2	2	2	2	2	2	2	2
4081058	702 CHANCE AVE URB	BLD-2022-876	R	ADU	6/14/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2794800	581 HAWTHORNE AVE	BLD-2022-1722	R	ADU	11/14/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4040905	184 VIRGINIA AVE URB	BLD-2022-1578	R	ADU	10/18/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4062300	730 CHEMUN DR	BLD-2022-1578	R	ADU	10/11/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4063005	817 SHANNON CT URB	BLD-2022-1824	R	ADU	1/30/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3062408	1711 LEEFELL URB	BLD-2022-116	R	ADU	6/9/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4101904	1133 BIRNWAY URB	BLD-2022-1315	R	ADU	8/30/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2792604	1077 CENTRAL AVE URB	BLD-2022-1105	R	ADU	7/22/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4120022	307 INDUSTRIAL ST	BLD-2022-574	R	ADU	4/14/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2880718	1088 EL SOLVO AVE	BLD-2022-837	R	ADU	6/3/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4042814	725 KEENE TH AVE	BLD-2022-1607	R	ADU	10/21/2022	1	1	1	1	1	1	1	1	1	1	1	1	1	1

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

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

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability															
Income Level	RHNA Allocation by Income Level	2										Total Units to Date (all years)	Total Remaining RHNA by Income Level		
		2015	2016	2017	2018	2019	2020	2021	2022	2023	3			4	
Very Low	253	-	-	9	-	2	-	-	-	-	2	-	-	13	240
Low	138	-	-	1	1	2	-	-	-	-	-	-	-	4	134
Moderate	151	-	-	-	-	3	-	-	-	-	-	-	-	16	135
Above Moderate	391	-	-	9	4	59	46	36	57	68	68	-	-	600	-
Total RHNA	933	-	-	233	64	53	36	70	68	68	633	-	-	509	-
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(e)(1).													6	7	
Extremely Low-Income Need	127	-	-	-	-	-	-	-	-	-	-	-	-	-	127

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten. Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column. Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

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

**Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law**

APN	Project Identifier		Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Sites Description			Description of Existing Uses
	Street Address	Project Name*		Local Jurisdiction Tracking ID*	Very Low-Income	Low-Income	Moderate-Income					Above Moderate-Income	Minimum Density Allowed	Maximum Density Allowed	
Summary Row: Start Data Entry Below															

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Campbell	
Reporting Year		2022 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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. In 2022 the city expanded its "REACH" code Ordinance to require electric water heating, space heating, and cooking, with limited exceptions for industrial buildings/processes and restaurants, and situations where the cost of providing electric service would be cost prohibitive.
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.
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. In 2015 the City became a member agency of Silicon Valley Clean Energy which, based on the most recent 2020 estimate, has contributed to regional reduction in energy-related emissions of 35% from the baseline year.
H-2.1a	Preserve assisted housing stock	Contact the owners of at-risk properties on an annual basis	In 2022, the city prepared a Draft Housing Element City that identified a number of units at-risk of conversion to market rate units, and policies/programs aimed at reducing the risk and alerting tenants in response.
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	In 2022, the city prepared a Draft Housing Element City that identified a number of units at-risk of conversion to market rate units, and policies/programs aimed at reducing the risk and alerting tenants in response.
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.
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 2021, the city attempted to secure Measure A funds for two housing developments (700 W. Hamilton Avenue and the VTA light rail station in Winchester). In 2022, the city met with property owners and the Santa Clara County Office of Supportive Housing to discuss opportunities for using HomeKey funds, through the California Department of Housing and Community Development, to establish permanent supportive housing in the community. In 2022, the city also 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.
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.

Attachment: Table D (2022 Housing Element Annual Progress Report (APR))

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.
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.
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, in 2020 the City conducted extensive outreach to property owners in the community and developers (for profit and non-profit) in the region as part of Campbell's Plan for Housing (2023-2031 Housing Element). As a result of those efforts, the City identified a number of potential housing opportunity sites and densities which would satisfy the City's 6th cycle RHNA (Regional Housing Needs Allocation) which have the support and interest of property owners.
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.	The city continues to maintaining a list of housing opportunity sites on the Campbell website.
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. In 2022, the city applied for One Bay Area 3 (OBAG 3) grant funding for the establishment of a Hamilton Avenue Precise Plan, to support transportation improvements and land use planning in an area targeted for new transit-oriented mixed-use housing at a range of income levels.
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. The Draft Housing Element identifies amendments to this program to require housing opportunity sites to achieve at least 75% of the General Plan density.
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. In 2022, the city prepared an internal review of the housing program, identifying areas for improvement. As an outcome of the review, the city hired a consultant to conduct an evaluation of the program and prepare a business model that has sufficient management capacity and fiscal resiliency for the oversight of the development of over 1,685 new below-market rate housing units over the next eight years.
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. See H-5.1a for further discussion of recent efforts to evaluate housing program staffing.
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 2022, the city continued to participate in the Planning Collaborative and discussed issues of regional importance related to housing and the preparation of the city's 2023-2031 Housing Element update.
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. In 2021 the City approved a density bonus for a mixed-use housing development located at 2575 & 2585 S. Winchester Boulevard.
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.
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. The Draft Housing Element also plans for reduced parking standards.
H-5.3a	Facilitate development of secondary dwelling units	2015 to 2023	In 2022, the city updates its educational ADU summary sheet, and amended Chapter 21.23 (Accessory Dwelling Units) to facilitate the construction of new secondary dwelling units.

Attachment: Table D (2022 Housing Element Annual Progress Report (APR))

Secondary Dwelling Units	The City will facilitate the construction of new secondary dwelling units by making information available to the public.	2015 to 2023	In 2022, the city updated its educational ADU summary sheet which is maintained on the city's website as follows: https://www.campbellca.gov/DocumentCenter/View/14449/ADU-Summary-Sheet
H-5.4a	Update the Municipal Code as needed to comply with changes to State Law and local conditions and needs	2015 to 2023	In 2022, the city adopted Chapter 21.25 (Two-Unit Housing Developments) to implement SB 9 by provide regulations and standards for the subdivision of single-family residential properties and development of two-unit housing developments. Further, the city amended Chapter 21.23 (Accessory Dwelling Units) to implement AB 68, AB 881, SB 13, and AB 670.
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. See Program H-5.4a for related code updates prepared in 2022.
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. In 2022, the city prepared a Draft Housing Element which identifies new policies and programs aimed at affirmatively furthering fair housing 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. In 2022, the City conducted extensive outreach related to Campbell's Plan for Housing through MailChimp email services, and recreation pamphlets. The city also maintained a webpage dedicated to the Housing Element update process which has studied and solicited feedback from the public on issues related to fair housing practices to be used in the development of housing element policies in 2022.
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.
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 (2022 Housing Element Annual Progress Report (APR))

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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			
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	3	4
Summary Row: Start Data Entry Below									
1									
2									
3									
4									

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

**Table 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 RHINA* Listed for Informational Purposes Only			Units that Count Towards RHINA* 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*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income*	Very Low-Income*	Low-Income*	Extremely Low-Income*	Very Low-Income*	Low-Income*	
Rehabilitation Activity							
Preservation of Units At-Risk							
Acquisition of Units							
Mobilehome Park Preservation							
Total Units by Income							

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

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 jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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

**ANNUAL ELEMENT PROGRESS REPORT
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 Identifier						
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						

Attachment: Table G (2022 Housing Element Annual Progress Report (APR))

Jurisdiction	Campbell
Reporting Period	2022 (Jan. 1 - Dec. 31)

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

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

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Attachment: Table H (2022 Housing Element Annual Progress Report (APR))

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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

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

optional field
 Cells in grey contain auto-calculation formulas

Attachment: Table I (2022 Housing Element Annual Progress Report (APR))

Table I
 Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)

Project Identifier		Project Type	Date	Unit Constructed				Notes		
1	2			3	4	5	6			
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										
41404022	1373 OLYMPIA AVE, CAMPBELL, CA 95008		PLN-2022-86	Application for Parcel Map for Lot Split	9/15/2022					
41404020	1351 OLYMPIA AVE, CAMPBELL, CA 95008		PLN-2022-93	Application for Parcel Map for Lot Split	9/15/2022					

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
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		68
Total Units		68

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	7	6	4
2 to 4	1	0	0
5+	67	9	0
ADU	5	53	29
MH	0	0	0
Total	80	68	33

Housing Applications Summary	
Total Housing Applications Submitted:	112
Number of Proposed Units in All Applications Received:	204
Total Housing Units Approved:	70
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Attachment: Summary (2022 Housing Element Annual Progress Report (APR))

Figure CSF-1. Public Facilities

Community Center

- 1. Campbell Community Center *

Parks / Recreation

- 2. Hyde Park *
- 3. John D. Morgan Park (portion of) *
- 4. Virginia Park *
- 5. Jack Fischer Park *
- 6. Edith Morley Park *
- 7. Campbell Park (Portion of) *
- 8. Stojanovich Family Park *
- 9. Gomes Park *
- 10. Campbell Park (Portion of) *
- 11. John D. Morgan Park, Budd Parking Lot
- 12. Los Gatos Creek Trail Access Pathway *

City Facilities

- 13. Downtown Parking District
- 14. City Hall Grant Street Parking Lot
- 15. Fire Station
- 16. Downtown Parking Lot
- 17. Landscape @ Orchard City and S.Third
- 18. Parking Lot
- 19. 2nd Street Parking Structure *

Fire Station

- 20. Fire Station *
- 21. City Owned Parcel *
- 22. City Owned Parcel *
- 23. City Hall Complex
- 24. Downtown Parking District
- 25. Downtown Parking District
- 26. Museum and Parking Lot
- 27. Downtown Parking District *
- 28. Library @ City Hall Complex
- 29. Service Center *

City Owned Right of Ways

- Future Right of Way for Hwy 17 Off-Ramp
- Strip of Cristich Ln in front of 65 & 75 Cristich
- Landscape area adjacent to Wilson Ct.
- Strip of Cristich Ln, in front of 214 Cristich Ln
- Abbott Avenue Cul-de-sac
- Harriet Avenue over San Tomas Creek

* Designated as Open Space

