



*City  
Council  
Report*

**Item: 9**  
**Category: NEW BUSINESS**  
**Meeting Date: March 15, 2022**

**TITLE: 2021 Housing Element Annual Progress Report (APR) (Resolution / Roll Call Vote)**

**RECOMMENDED ACTION**

That the City Council receive public comment and adopt a Resolution accepting the Housing Element Annual Progress Report and directing staff to file the Annual Progress Report with 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 five years the reporting requirements for the Annual Progress Report (APR) have increased in complexity in response to the passage of Assembly Bill 879 and Senate Bill 35 in 2017, Assembly Bill 1486 in 2019, and Assembly Bills 1255 and 2345 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 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	Total Units to Date (All Years)	Total Remaining	Total % Complete (Provided to Date)	Prorated Compliance % (Target)
Very Low	253		9		2			2	13	240	5.3%	87.5%
Low	138		1	1	2			0	4	134	2.9%	87.5%
Moderate	151		9	4	3			0	16	135	11.8%	87.5%
Above Moderate	391	52	214	59	46	36	57	68	532	(141)	136.1%	87.5%

**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, 2021<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 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>; 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).

- *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).

<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 2021 starts on Row 243.

<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 2021 starts on Row 110.

- *During the reporting period, 68 building permits were issued which served toward satisfying the City's RHNA obligations for above moderate units and two (2) building permits were issued which served toward satisfying the very-low income obligation. At this time, the City has exceeded its obligation for above moderate units (532 provided / 391 required), but remains deficient for 240 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 2021, staff highlighted the following efforts to:

- ***H-4.1a (Provide adequate sites to meet the City's share of regional housing needs):***
  - *In addition to maintaining a list of opportunity sites on the City's website, in 2021 the City conducted extensive outreach to property owners in the community 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 which have the support and interest of property owners.*

<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-5.4a (Update the Municipal Code as needed to comply with changes to State Law and local conditions and needs):**
  - *In 2021, the City adopted an interim ordinance to adopt SB9 on an urgency basis to provide regulations and standards for the subdivision of single-family residential properties and development of two-unit housing developments.*
- **H-6.1a (Further fair housing practices in Campbell):**
  - *In 2021, the City conducted extensive outreach related to Campbell's Plan for Housing through MailChimp/Constant Contact email services, the recreation pamphlet, community center reader board, and postcards mailed to every property owner to ensure as broad and equitable community engagement in the process as possible. The City also developed a webpage dedicated to the Housing Element update process which has studied and solicited feedback from the public through a survey on issues related to fair housing practices to be used in the development of housing element goals, policies, and strategies which promote fair housing practices.*

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 dwellings 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 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.

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

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, 68 building permits were issued for new market-rate housing units, 2 building permits were issued for very-low income housing units, 31 housing applications were submitted, 26 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.

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 6<sup>th</sup> 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 direct financial impacts related to the submittal of the Annual Progress Report.



Prepared by:

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Stephen Rose, Senior Planner

Reviewed by:



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Rob Eastwood, Community  
Development Director

Approved by:



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Brian Loventhal, City Manager**Attachment:**

- a. 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
- l. LEAP Reporting
- m. City-owned Properties- Informational Only
- n. Housing Element Annual Progress Report Presentation

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

**BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL DIRECTING STAFF TO FILE THE 2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) WITH 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 file the 2021 Housing Element Annual Progress Report (APR) with the required state agencies.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2022, by the following roll call vote:

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

APPROVED:

\_\_\_\_\_  
Paul Resnikoff, Mayor

ATTEST:

\_\_\_\_\_  
Dusty Christopherson, City Clerk

Attachment: Resolution (2021 Housing Element Annual Progress Report (APR))

Jurisdiction	Campbell	
Reporting Year	2021	(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

(CCR Title 25 §6202)

**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	Density Bonus										
1					2	3	4	5							6	7	8	9	10									
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	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)	Was a Density Bonus requested for this housing development?									
Summary Row: Start Data Entry Below																	0	0	0	0	0	0	34	34	26	0		
	40314016	1045 S SAN TOMAS AQUINO ROAD		BLD2017-01143	SFD	O	1/24/2018								1	1	1		No									
	41208061	208 - 226 RAILWAY AVE - BUILDING 3	10 units (1 Low / 1 Mod)	BLD2017-00554	SFA	O	2/6/2018			1					8	10	10		No									
	41208061	259 - 261 RAILWAY AVE -BUILDING 7	2 units	BLD2017-00556	SFA	O	2/6/2018								2	2	2		No									
	41208061	225 - 227 RAILWAY AVE -BUILDING 5	2 units	BLD2017-00556	SFA	O	2/6/2018								2	2	2		No									
	41208061	241 - 243 RAILWAY AVE - BUILDING 6	2 units (1 Mod)	BLD2017-00558	SFA	O	2/6/2018						1		1	2	2		No									
	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									
	41208061	200 - 212 MALLEY WY -BUILDING 1	7 units (1 Mod)	BLD2017-00559	SFA	O	2/6/2018						1		6	7	7		No									
	41208061	201 - 209 MALLEY WY - BUILDING 2	5 units (1 VL)	BLD2017-00560	SFA	O	2/6/2018	1							4	5	5		No									
	40315040	1142 MEADOWS CT		BLD2017-01177	SFD	O	4/16/2018								1	1	1		No									
	40315040	1144 MEADOWS CT		BLD2017-01178	SFD	O	4/16/2018								1	1	1		No									
	40315040	1146 MEADOWS CT		BLD2017-01179	SFD	O	4/16/2018								1	1	1		No									
	40315040	1148 MEADOWS CT		BLD2017-01180	SFD	O	4/16/2018								1	1	1		No									
	40315040	1150 MEADOWS CT		BLD2017-01181	SFD	O	4/16/2018								1	1	1		No									
	40315040	1152 MEADOWS CT		BLD2017-01182	SFD	O	4/16/2018								1	1	1		No									
	40310034	997 S SAN TOMAS AQUINO RD LOT 2		BLD2017-01544	SFD	O	5/17/2018								1	1	1		No									
	41237076	734 BRIARWOOD WY LOT 3		BLD2017-01325	SFD	O	6/14/2018								1	1	1		No									
	30534041	181 -B EL CAMINITO AVE		BLD2018-00257	ADU	O	6/25/2018								1	1	1		No									
	40430011	927 -B EMORY AV		BLD2018-00524	ADU	O	7/10/2018								1	1	1		No									
	40603042	1162 -B HAZEL AVE		BLD2017-00541	ADU	O	7/27/2018								1	1	1		No									
	27944031	578 & 578-B EL PATIO DR		BLD2018-00778	SFD	O	8/7/2018								1	1	1		No									
	41237075	736 BRIARWOOD WY LOT 2		BLD2017-01324	SFD	O	9/17/2018								1	1	1		No									
	41434036	1250 -B HOFFMAN LN		BLD2018-00326	ADU	O	9/18/2018								1	1	1		No									
	412-41-026	864 -B BRIARWOOD WY		BLD2019-00214	ADU	O	2/21/2019								1	1	1		No									
	412-39-053	261 DALLAS DR		BLD2019-00253	SFD	O	3/1/2019								1	1	1		No									

Attachment: Table A (2021 Housing Element Annual Progress Report (APR))

Submission: Complete  
Approval Date: 08/21/2021  
Approval Status: Approved

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation  
(02/21, 06/21, 09/21)

Note: \*1 = Indicates a potential issue  
http://www.ci.santaclarita.ca.us/development

Table A2

Annual Housing Activity Report Summary - New Construction, Existing, Permits and Completed Units. The table contains columns for Project ID, Unit Type, Affordability/Income Level, Building Permits, Certificate of Occupancy, and various compliance metrics. It lists numerous projects with their respective unit counts and completion dates.

Attachment: Table A2 (2021 Housing Element Annual Progress Report (APR))





Jurisdiction	Campbell	
Reporting Year	2021	(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)

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	-	-	2	-	-	13	240
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	138	-	1	1	2	-	-	-	-	-	4	134
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	151	-	-	-	3	-	-	-	-	-	16	135
	Non-Deed Restricted		-	9	4	-	-	-	-	-	-		
Above Moderate		391	52	214	59	46	36	57	68	-	-	532	-
Total RHNA		933											
Total Units			52	233	64	53	36	57	70	-	-	565	509

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.  
 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 include units that were permitted since the start of the planning period.  
 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.

Attachment: Table B (2021 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>	2021	(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 (2021 Housing Element Annual Progress Report (APR))

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
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.
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.

Attachment: Table D (2021 Housing Element Annual Progress Report (APR))

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.
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 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.	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.

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 2021 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.
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.

<p>H-5.3a</p>	<p>Facilitate development of secondary dwelling units</p>	<p>2015 to 2023</p>	<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>
<p>Secondary Dwelling Units</p>	<p>The City will facilitate the construction of new secondary dwelling units by making information available to the public.</p>	<p>2015 to 2023</p>	<p>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>.</p>
<p>H-5.4a</p>	<p>Update the Municipal Code as needed to comply with changes to State Law and local conditions and needs</p>	<p>2015 to 2023</p>	<p>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 area plans 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 &amp; 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. In 2021, the City adopted an interim ordinance to adopt SB9 on an urgency basis to provide regulations and standards for the subdivision of single-family residential properties and development of two-unit housing developments.</p>

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. In 2021, the City conducted extensive outreach related to Campbell's Plan for Housing through MailChimp/Constant Contact email services, the recreation pamphlet, community center readerboard, and postcards mailed to every property owner. The City also developed a webpage dedicated to the Housing Element update process which has studied and solicited feedback from the public through a survey 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. 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.



Jurisdiction	Campbell	
Reporting Period	2021	(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 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 (2021 Housing Element Annual Progress Report (APR))





<b>Jurisdiction</b>	Campbell	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	2
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		68
<b>Total Units</b>		<b>70</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	0	30	0
2 to 4	0	0	0
5+	9	1	0
ADU	8	39	3
MH	0	0	0
<b>Total</b>	<b>17</b>	<b>70</b>	<b>3</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	31
Number of Proposed Units in All Applications Received:	34
Total Housing Units Approved:	26
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>

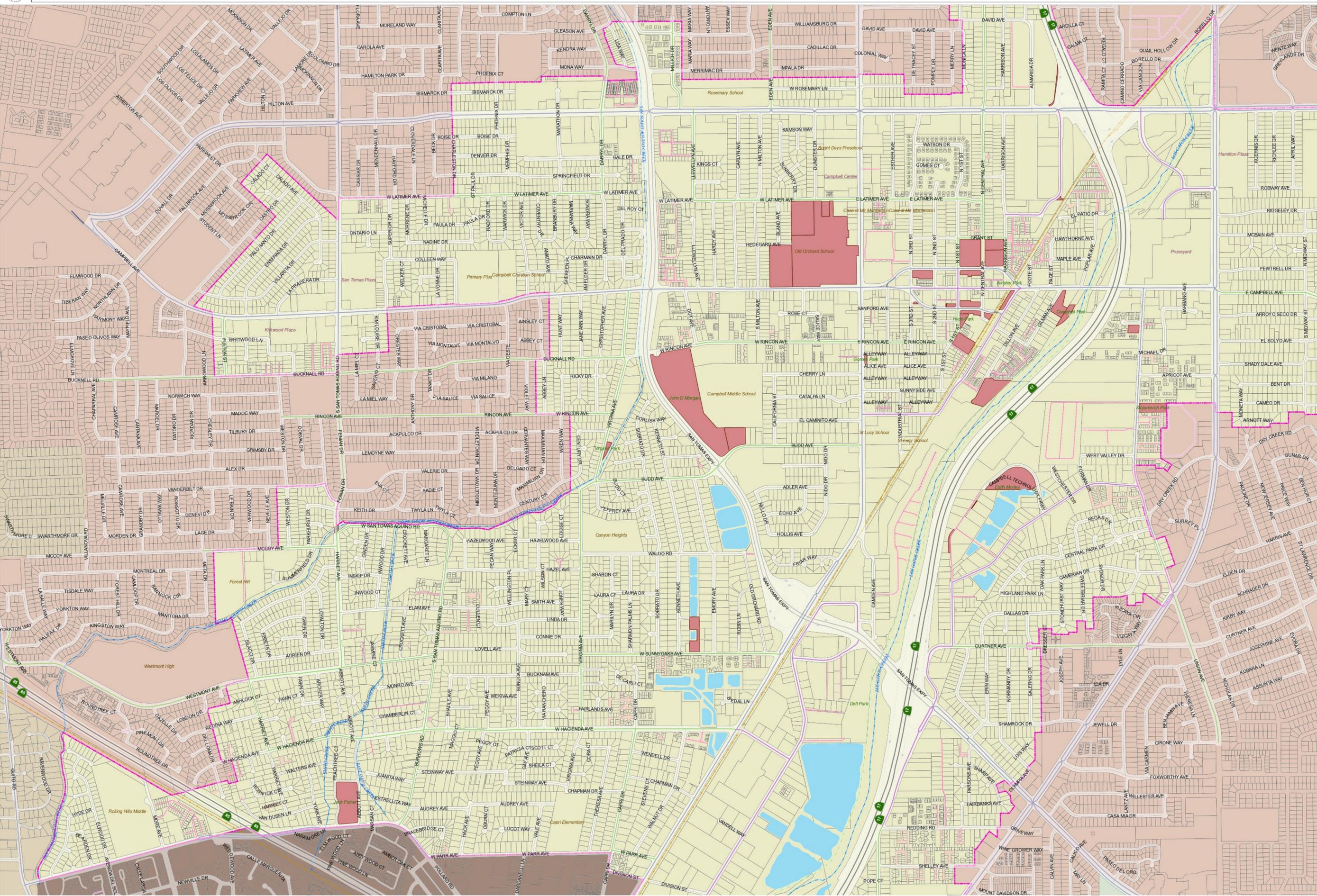
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Very Low	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		68
<b>Total Units</b>		<b>70</b>

<b>Certificate of Occupancy 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		3
<b>Total Units</b>		<b>3</b>

City-Owned Properties



- Legend**
- Street Names
  - Creek Names
  - Shopping Center Names
  - School Names
  - Park Names
  - Right-Of-Way
  - Public
  - Private
  - City Limits
  - Railroad
  - Creeks
  - Streets
  - Freeway
  - Expressway
  - Arterial
  - Commercial Collector
  - Residential Collector
  - Local
  - Private
  - Ramp
  - Trail
  - Lakes
  - Parcels
  - City Limits
  - Adjacent Cities
  - Los Gatos
  - Monte Sereno
  - San Jose
  - Saratoga
  - County

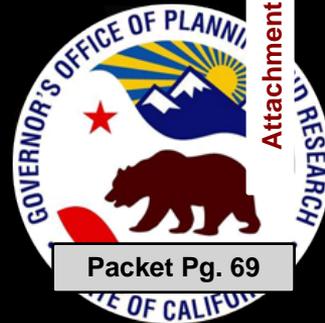
Notes

Scale: 9,028  
 1. Distance Units  
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# Housing Element

## Annual Progress Report for 2021

### Highlights and Major Accomplishments



# Snapshot of 2021 Housing



Completed Entitlement  
**17** new units



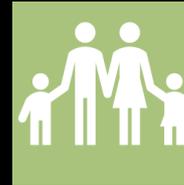
Building Permits Issued  
**70** new units



Building Permits Finalized  
**3** new units



Very-Low Income  
**2** new units



Low-Income  
**0** new units



Above-Moderate  
**68** new units

# Regional Housing Needs Allocation (RHNA) Progress

9.n

Attachment: Housing Element Annual Progress Report

Income Level	RHNA Allocation (2015-2023)	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (All Years)	Total Remaining	Total % Complete (Provided to Date)	Prorate Compliance (Target %)
Very Low	<b>253</b>		9		2			2	<b>13</b>	<b>240</b>	<b>5.3%</b>	<b>87.5%</b>
Low	<b>138</b>		1	1	2			0	<b>4</b>	<b>134</b>	<b>2.9%</b>	<b>87.5%</b>
Moderate	<b>151</b>		9	4	3			0	<b>16</b>	<b>135</b>	<b>11.8%</b>	<b>87.5%</b>
Above Moderate	<b>391</b>	52	214	59	46	36	57	68	<b>532</b>	<b>(141)</b>	<b>136.1%</b>	<b>87.5%</b>

# Major Accomplishments (Table D)

- **Campbell's Plan for Housing (Housing Element)**
  - Extensive community outreach; postcards, workshops, etc.
  - Identification of draft housing opportunity sites/densities for RHM
- **SB-9 Ordinance Update**
  - Interim ordinance to comply with changes to state law
  - Subdivision of single-family lots and two-unit development
- **Further fair housing practices**
  - Community survey soliciting feedback on housing discrimination

# Staff Recommendation

**That the City Council take the following action:**

1. Receive public comment and adopt a Resolution (reference Attachment A) directing staff to send the Annual Progress Report (APR) to the required State agencies.

