Department of Housing and Community Development

Annual Housing Element Progress Report

HOUSING POLICY
DEVELOPMENT, HCD

APR 25 2011

City of Los Altos
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Los Altos, CA 94022

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Reporting Period
January 2010 through December 2010

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

Jurisdiction City of Los Altos

Reporting Period 1/1/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
510-516 Tyndall St.	5+	O			1	7	8	8		1	
569 Lassen St.	2-4	R		1		2	3	3		1	
950-960 San Antonio	5+	O	6			46	52	52		6	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	26	26				
(10) Total by income Table A/A3 ► ►			6	1	1	81	89	63			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	26					26	26

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	98	1		8							9	89
	Non-deed restricted												
Low	Deed Restricted	66	2	2		1						5	61
	Non-deed restricted												
Moderate	Deed Restricted	79		1		1						2	77
	Non-deed restricted												
Above Moderate		74	26	34	96	74						230	-156
Total RHNA by COG. Enter allocation number:		317	29	37	104	76						246	71
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** 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.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Neighborhood Residential Buffering	Enforce setback and landscape buffers between residential and other land uses.	Current an	Effectively implemented, now Housing Element Program 1.3.1
Evaluate Design Review Process	Review and update design process to balance neighborhood concerns with development rights	Current an	Effectively implemented, now Housing Element Program 1.4.2
Zoning and Design Standards	Implement zoning and design standards to protect neighborhood character	Current and ongoing	Effectively implemented, now Housing Element Program 1.4.1
General Land Use Ranges	Maintain a range of land use categories that allow a variety of housing types, densities and accommodate the needs of all income levels	Current and ongoing	Effectively implemented, now Housing Element Programs 2.1.1, 2.1.2, 2.3.1,
AH/MU Ordinance	Allow an affordable housing mixed use overlay zone that allowed incentives for residential development in exchange for affordable housing	Current and ongoing	Effectively implemented, now Housing Element Program 4.3.2
Mixed-use Projects in Commercial Districts	Allow for mixed-use projects in commercial districts that include market rate and affordable	Current and ongoing	Effectively implemented, now Housing Element Programs 2.1.1 and 2.2.1
Voluntary Code Inspection	Code compliance, rehabilitation, energy conservation, and minimum safety standards	Current and ongoing	Effectively implemented, now Housing Element Program 1.1.1
Condominium Conversion	Protect the conversion or demolition of rental units	Current and ongoing	Effectively implemented, now Housing Element Program 4.1.1
Second Dwelling Units	Increase opportunities for SLUs	Current and ongoing	Effectively implemented, now Housing Element Program 4.2.1
Housing Assistance Programs	Assist low income households by supporting County rehabilitation programs, advertising and CDBG	Current and ongoing	Effectively implemented, now Housing Element Program

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Homesharing Services	Promote homesharing for seniors	Current and ongoing	Discontinued, lack of funding, inactive for many years
Participation in Regional Housing Needs Determination	Ensure that the housing allocation accurately represents the City's fair share	Fall 2004 to June 2006	Actively participated, now Housing Element Program 8.1.2
Annual Sates Report	Housing Element status report to the State HCD	Annually	Provided, now Housing Element Program 8.1.1
Density Bonuses	Implement state law to promote housing density	Current and ongoing	Effectively implemented, now Housing Element Program 4.3.5
Senior Housing Density Bonuses and Development Incentives	Density bonuses and other incentives for senior-only projects in the Cuesta-Lassen district	Current and ongoing,	Not implemented, now Housing Element Programs 6.2.1, 6.2.2, 6.2.3 and 6.2.4
Diversity of Housing	Diversify unit sizes	Current and ongoing	Effectively implemented, now Housing Element Program 2.1.1
Multifamily District Development Standards	Achieve maximum density	Current and ongoing	Effectively implemented, now Housing Element Programs 2.1.2, 2.3.1, and 4.3.5
Assist in the Development of Affordable Housing	Assist in securing funding for affordable housing	January 2002 through 2006	Implemented, now Housing Element Program 1.1.2
Housing Discrimination	Refer complaints to appropriate agencies	Current through 2006	Implemented, now Housing Element Program 5.1.1
Homelessness and Emergency and Transitional Housing	Participate in joint adivsory committee and allow such uses with a use permit	Current and ongoing	Implemented, now Housing Element Programs 3.1.1, 3.1.2, 3.2.1, 3.2.2, 3.2.3
Energy Efficiency Regulations	Implement zoning and building standards to promote energy conservation	Current and ongoing	Implemented, now Housing Element Programs 7.1.1, 7.1.2, 7.2.1, 7.2.2
Energy Conservation	Promote residential energy conservation	Current and ongoing trhough 2006	Implemented, now Housing Element Programs 7.1.1, 7.1.2

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General Comments:

On March 8, 2011 the City of Los Altos adopted its updated Housing Element for the 2009-2014 period.