PLANNING & COMMUNITY ENVIRONMENT

CITY OF PALO ALTO

250 Hamilton Avenue, 5th Floor
Palo Alto, CA 94301
650.329.2441

June 22, 2015

Susan Riggs, Director
California Department of Housing and Community Development
2020 West El Camino Avenue
Sacramento, CA 95833

Dear Ms. Riggs:

Attached please find a hard copy of the City of Palo Alto's Annual Progress Report on Housing Element Implementation for calendar year 2014.

The City of Palo Alto is a Charter City with approximately 66,000 residents. Our Housing Element for the period 2015-2023 was adopted on November 10, 2014 and certified by your Department on January 20, 2015.

Much of the year 2014 was devoted to completing the Housing Element and the City is also undertaking updates to other elements of its general plan (called the Palo Alto Comprehensive Plan). In addition, we processed entitlements for a number of housing developments this year, which will be permitted and reflected in our 2015 annual report.

We have already uploaded the forms required by the State for the 2014 annual report; this hard copy is provided as a courtesy. Please feel free to contact me should you have any questions.

Sincerely,

Jonathan Lait
Assistant Director of Planning & Community Environment

cc. Ken Alex, Director, Governor's Office of Planning & Research
City Manager James Keene
Palo Alto City Council
Palo Alto Planning & Transportation Commission
Hillary Gitelman, Director of Planning
Diana Elrod/File

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HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

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

Jurisdiction City of Palo Alto

Reporting Period Date: 01/01/14 - Date: 12/31/14

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	Notes/Comments
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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development (See Instructions)	Deed Restricted Units (See Instructions)	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.	
135 HAMILTON	2-4	R				2	2	2				
636 WAVERLEY	2-4	O				2	2	2				
1845 EL CAMINO	2-4	O				1	1	1				
611 COWPER	2-4	O				1	1	1				
240 HAMILTON	2-4	R				2	2	2				
(9) Total **of Moderate and Above Moderate** from Table A3 ► ►					3	6	9	9				
(10) Total by income Table A/A3 ► ►					3	14	17	17				
(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 whichmeet 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		23	6	29	1) The City has committed to providing financial assistance towards the conversion of 23 MF units inthe Colorado Park Apartments to VLow Income households with affordability restrictions for 55 years. Signed Agreement recorded on 12/9/14 2) In consideration of the CITY making the CITY Loan, Palo Alto Housing Corporation (PAHC) agrees to operate and maintain the Project as a permanent 6 unit rental housing complex (2811 Alma St) for occupancy by low income households at affordable rents as shall be defined in more detail in a recorded regulatory agreement to be entered into between CITY and PAHC within six (6) months of escrow closing of the loan for the 6 units. Note signed on December 2014.
(5) Total Units by Income	0	23	6	29	

* 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			3		3	3
No. of Units Permitted for **Above Moderate**	6					6	6

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* Note: This field is voluntary

(3 - 2nd du's/Cottages, + 84 SFR BPermits Issued - 78 SFR BPermits Demo = +6 Rebuilds for CYear 2014)

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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.			2014	2015	2016	2017	2018	2019	2020	2021	2022	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	691											691
	Non-deed restricted												
Low	Deed Restricted	432	6									6	426
	Non-deed restricted												
Moderate	Deed Restricted	278											275
	Non-deed restricted*		3									3	
Above Moderate		587	14									14	573
Total RHNA by COG. Enter allocation number:		1,988	23									23	1,965
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Cottages (2nd dwelling units) building permits issued from 2014-2023

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

* Cottages (2nd dwelling units) building permits issued from 2007-2012

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General Comments:

All programs reported in Table C are taken from the accomplishments section of the City's 2015-2023 Housing Element, adopted on November 10, 2014 and certified on January 20, 2015