

*San Clara
County*

*mailed
12-13-06*

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
Division of Housing Policy Development
P.O. Box 952053
Sacramento, California 94252-2053



CITY OF PALO ALTO
ATTN: ROLAND RIVIERA, PLANNER
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PALO ALTO, CA 94301-2531



DEPARTMENT OF HOUSING AND
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P.O. Box 952053
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Thank you for submitting the annual progress report on
your jurisdiction's housing element for the period of
January 1 - December 31 2005
The report was received by the department on
October 3 2006

Submission of the annual progress report satisfies one of
the eligibility requirements for the Department's Workforce
Housing Reward Program.

If you have any questions or would like additional
information on the Workforce Housing Reward Program,
please contact us at (916) 445-4728 or visit our website at
www.hcd.ca.gov/fa/whrp.

JRN



Palo Alto RHNA

gm

Status of City's Progress in Meeting Regional Housing Needs Allocation (RHNA)

Income Level	Units Needed	Units Provided*	Unmet Need
Very Low	265	214	51
Low	116	116	0
Moderate	343	132	211
Above Moderate	673	673*	0
Total	1,397	1,135	262

** The City has actually approved 1,922 above moderate units and 129 low income units but only 673 and 116 , respectively, contribute to the Regional Housing Needs Assessment (RHNA).

The figures above reflect approvals for six of the sixteen sites on the Housing Sites Inventory (attached below) that was approved by Council in December, 2002. One of the remaining 10 sites on the Inventory are in the development review process, i.e., a portion of Sheridan /Park Blvd. (Site 8-11 on Inventory). Both Alma Plaza and the Alma St. substation site are in the preliminary stages of development planning. The table below lists all the housing developed during to date the timeframe of this housing element (from December 1999 to September 2006). As indicated on the table, Stanford West is the main source of most of the above moderate housing.

~~East~~ Palo Alto

HOUSING POLICY
DEVELOPMENT, HUD
OCT 3 -

2700 Ash St.
 Palo Alto, CA
 94308-2048

Very Low	Page Mill Court, 2700 Ash	24
	Oak Court	42
	Opportunity Center	88
	Sunrise Senior Housing	4
	901 San Antonio (CJL/Build)	56
		214
low	Stanford West	63
	Silverwood (435 Sheridan)	3
	Oak Court	11
	*Stanford West Apts (Hyatt Senior Housing)	42
	Opportunity Center	1
	Sunrise Senior Housing	8
	2051 El Camino Real	1
		129
moderate	Cottages	17
	Classics	4
	Wisteria Ln	1
	4131 El Camino Real	8
	800 High	10
	940 E Meadow	12
	1101 E Meadow	11
	2051 El Camino	1
	4219 El Camino Real (Hyatt Rickeys)	34
	3270-3290 West Bayshore (Classics)	10
901 San Antonio (CJL/Build)	24	
		132
above moderate	Glenbrook Sub	14
	1865-1869 El Camino Real	3
	Stanford West	523
	SOFA	44
	Silverwood (435 Sheridan)	32
	Classics	22
	Wisteria Ln	5
	Stanford West Senior Housing	454
	515 -518 Georgia Ave	3
	SOFA Condo	66
	800 High	50
	Sunrise Senior Housing	69
	940 E Meadow	64
	1101 E Meadow	64
	4219 El Camino Real (Hyatt Rickeys)	147
1805 El Camino Real	2	
1795 El Camino Real	2	
3270-3290 West Bayshore (Classics)	86	
901 San Antonio (CJL/Build)	272	
		1,922

Housing Sites Inventory

Site No.	Site Address	Description	Site Size in Acres	Minimum Dwelling Unit Yield
5-01	Bryant, Channing & Ramona	Oak Court	1.23	53
5-06	800 High St.	Peninsula Creamery site	0.96	26
5-21	657-663 Alma St. (north corner of Alma St. and Forest Ave.)	Former Craft and Floral building	0.48	10
5-28	33, 39 & 45 Encina Ave. near El Camino Real	Opportunity Center	0.43	90
5-30	841 Alma St.	Utility substation	0.36	10
5-31	901-925 High St.	Auto storage/parking	0.46	10
8-06	2650 Birch St. at Sheridan Ave.	2 vacant lots and 4 houses	0.57	15
8-09(a)	2701 El Camino Real	Sunrise	0.98	30
8-09(b)	2755 El Camino Real	VTA Park & Ride Lot	0.48	15
8-11	E. side Sheridan Ave. btwn. SPRR and Park Blvd.	Underutilized industrial bldgs.; portion of Page Mill Rd. r.o.w.	3.92	120
10-02	901 San Antonio Rd.	CJL/Build site	6.5 acres of 12.92 acre site	200
12-01	4102 El Camino Real at Vista	Former Blockbusters	0.65	9
12-06	4219 El Camino Real	Hyatt Rickey's	7.5 acres of 15.98 acre site	120
12-07	4249 El Camino Real	Elk's Lodge	8.08	97
12-09	4146 El Camino Real	Vacant	0.77	5
12-11	3445 Alma St.	Alma Plaza	1 acre of 4.21 acre site	8
Total				818