# Department of Housing and Community Development
# ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
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City or County Name: City of Palo Alto

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Reporting Period by Calendar Year: from 1/1/12 to 12/31/12

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

**Jurisdiction** City of Palo Alto

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

### 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 |
| [redacted] | | | | | | | | | | | |
| 4041 El Camino Real | 5+ | R | | | | 43 | 43 | | | | |
| 3445 Alma St | SF | O | | | | 37 | 37 | | | | |
| 4301 El Camino Real | SF | O | | | 1 | 9 | 10 | | | | |
| 4301 El Camino Real | 2-4 | O | | | 2 | 14 | 16 | | | | |
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| | | | | | | | | | | | |
| (9) Total **of Moderate and Above Moderate** from Table A3 ► ► | | | | | 7 | -7 | 0 | | | | |
| (10) Total by income Table A/A3 ► ► | | | | | 10 | 96 | 106 | | | | |
| (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 |
|---|---|---|---|---|---|
| | [illegible] | [illegible] | [illegible] | 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** | 7 | | | | | 7 | |
| No. of Units Permitted for **Above Moderate** | | 1 | -8 | | | -7 | |

* Note: This field is voluntary

(7 SFR - 2nd du's/Cottages, +1 2-4 Units ((1 )3 unit demo & 4 (2 duplex) net unit gain), -8 unit demo)

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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 | 2011 | 2012 | | | | 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 | 690 | 1 | 56 | | 35 | 64 | 0 | | | | 156 | 534 |
| | Non-deed restricted | | | | | | | 0 | | | | | |
| Low | Deed Restricted | 543 | 2 | | | | 7 | 0 | | | | 9 | 534 |
| | Non-deed restricted | | | | | | | 0 | | | | | |
| Moderate | Deed Restricted | 641 | 47 | 34 | 10 | | | 3 | | | | 94 | 521 |
| | Non-deed restricted* | | 4 | 4 | 6 | 5 | | 7 | | | | 26 | |
| Above Moderate | | 986 | 238 | 271 | 131 | 6 | 7 | 96 | | | | 749 | 237 |
| Total RHNA by COG. Enter allocation number: | | 2,860 | 292 | 365 | 147 | 46 | 78 | 106 | | | | 1,034 | 1,826 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

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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**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** |
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| | |
|---|---|
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**General Comments:**

# APPENDIX

## 5.3 1999-2006 ACCOMPLISHMENTS MATRIX

### HOUSING OPPORTUNITIES

**Goal H-1:**

**A Supply of Affordable and Market Rate Housing That Meets Palo Alto's Share of Regional Housing Needs.**

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**POLICY H-1:**

**Meet community and neighborhood needs as the supply of housing is increased. Ensure the preservation of the unique character of the City's existing neighborhoods.**

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**POLICY H-2:**

**Identify and implement a variety of strategies to increase housing density and diversity in appropriate locations. Emphasize and encourage the development of affordable and attainable housing.**

| Program | Accomplishments |
|---|---|
| *PROGRAM H-1:*<br>*Increase housing density immediately surrounding commercial areas and particularly near transit stations by either increasing allowed densities or encouraging development at the higher end of the existing density range for sites within 2,000 feet of an existing or planned transit station or along two major transit corridors, El Camino Real and San Antonio Road, wherever appropriate.* | **Progress:**<br>The City has allowed increased housing density immediately surrounding commercial areas and particularly near transit stations by either increasing allowed densities or encouraging development at the higher end of the existing density range for sites within 2,000 feet of existing or planned transit corridors, El Camino Real and San Antonio Road.<br><br>**Effectiveness:**<br>This program has had some success. For example, the City approved the development of a 60-unit affordable housing project on a .7 acre site near Caltrain Station resulting in 20 units more than the 40 units allowed by the existing land use designation.<br><br>**Appropriateness:**<br>This program has been modified to encourage higher density housing in mixed use projects near transit stations. |
| *PROGRAM H-2:*<br>*Encourage development densities at the higher end of allowed density ranges in multiple family zones by using methods such as preferential or priority* | **Progress:**<br>The City provides opportunities for higher density housing development; however, preferential or priority processing and application fee reductions are not being provided. |

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| *processing and application fee reductions for projects that propose development at the higher end of a site's allowed density range and that provide affordable housing in excess of mandatory BMR program requirements. Consider increasing minimum density requirements in multiple family zones as well as in all Comprehensive Plan land use designations that permit housing.* | **Effectiveness:**<br>In order for the program to be effective, minimum density requirements must be implemented.<br><br>**Appropriateness:**<br>The program has been modified to encourage higher density residential development in mixed use projects near transit. Minimum density requirements were evaluated and rejected by Council. |
| PROGRAM H-3:<br>*Encourage the conversion of non-residential lands to residential use to both increase the supply of housing, particularly affordable housing, and decrease the potential for the creation of new jobs that exacerbate the need for new housing. Land use and development applications that propose the conversion of non-residential land to residential or mixed use development will be given preferential or priority processing to encourage such conversion.* | **Progress:**<br>Conversions of non-residential land to residential use were initially encouraged to both increase the supply of housing, particularly affordable housing and decrease the potential for the creation of new jobs that exacerbate the need for new housing. However, due to concerns relating to the potential loss of commercial establishments and economic development, the City Council modified this direction and instead has supported only commercial/residential mixed use development on non-residential lands.<br><br>No preferential or priority processing is given on land use and development applications that proposed the conversion of non-residential land to mixed use development.<br><br>**Effectiveness:**<br>Given Palo Alto's economic need for retention of non-residential land uses, the program was modified to encourage mixed-use development.<br><br>**Appropriateness:**<br>This program has been modified to promote mixed-used development to increase housing opportunities in appropriate locations. |
| PROGRAM H-4:<br>*Allow increased residential densities and mixed use development only where adequate urban services and amenities can be including traffic capacity.* | **Progress:**<br>The City has allowed increased residential and mixed use development where adequate urban services and amenities can be provided. A number of development projects along El Camino and near downtown were the beneficiary of this program.<br><br>**Effectiveness:**<br>This program is effective at increasing housing density and diversity in appropriate locations. |

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| | **Appropriateness:**<br>The concept of allowing increased density and mixed use development in appropriate locations is retained in the updated Housing Element. |
| *PROGRAM H-5:*<br>*Consider the following modifications during the Zoning Ordinance Update currently underway and incorporate those modifications in the revised Zoning Ordinance that are conducive to increasing the production of affordable housing by the year 2004.*<br><br>***Density Limits and Residential Uses***<br><br>*A. Specify the range of housing densities appropriate for each commercial and industrial Comprehensive Plan land use designation and zoning district that permits housing. For proposed projects located within 2,000 feet of an existing or planned rail transit station not adjacent to a single family neighborhood with a substantial proportion of a proposed project's units affordable to very low-, low-, or moderate-income households, development may be allowed at a higher density than that normally allowed under these land use designations and zoning districts. Development at the high end of the density range should only be permitted where it is demonstrated that the project will make significant use of existing transit facilities or other alternative modes of transportation, thereby avoiding significantly degrading existing traffic levels of service on nearby intersections.* | **Progress:**<br>The City modified the Zoning Ordinance to specify the range of housing densities appropriate for commercial zones.<br><br>In the new PTOD zoning overlay area, projects are allowed at a higher density than normally allowed if they are located within 2,000 feet of an existing or planned rail transit station, not adjacent to a single family neighborhood, with a substantial proportion of a proposed project's units affordable to very low, low-, or moderate-income households.<br><br>**Effectiveness:**<br>The new Zoning Code changes reflect the City's need to retain non-residential land for non-residential uses and allow housing in appropriate areas. Mixed use development in commercial zones is encouraged.<br><br>**Appropriateness:**<br>This program has been substantially changed to encourage higher density housing in mixed-use projects along transit corridors and rail transit stations. |
| *B. Consider allowing higher densities on sites that are not precisely within 2,000 feet of a rail transit station but that may* | **Progress:**<br>This program has partially been implemented with the adoption of the pedestrian Transit Oriented Development (PTOD) land use and zoning district. |

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| *be suitable for transit oriented development due to exceptional access to other transit opportunities or alternative modes of transportation. Development of these sites should be compatible with surrounding densities and intensities of development and should be designed to preserve neighborhood character. Development of these sites at the high end of the density range should only be permitted where it is demonstrated that the project will make significant use of existing transit facilities or other alternative modes of transportation and will not significantly degrade existing traffic levels of service on nearby intersections.* | **Effectiveness:**<br>The City Council has indicated support for the concepts in this program. Emphasis should be made on creating mixed use development in proximity to transit stations.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| C. *Allow the construction of affordable housing on surplus sites designated Major Institution/Special Facilities under the Comprehensive Plan or zoned for Public Facilities, excepting those areas that are used for open space or playgrounds. Development of these sites should be compatible with surrounding densities and intensities of development and should be designed to preserve neighborhood character. Consideration should also be given to encouraging the conversion of portions of buildings or sites (e.g., religious institutions) to allow ancillary residential uses, such as caretaker quarters, by modifying pertinent sections of the Zoning Ordinance and Building Code.* | **Progress:**<br>This program has not been implemented.<br><br>**Effectiveness:**<br>Since there have not been any changes to the Zoning Ordinance to allow construction of housing on sites identified for public use, the City is unable to measure its effectiveness.<br><br>**Appropriateness:**<br>Staff reviewed the policy and determined protection of Major Institution/Special Facilities sites is a City priority. Therefore this program will not be included in the Housing Element update. |
| D. *Allow a high or very high residential density under the Mixed Use land use designation for those sites within 2,000 feet of an existing or planned rail transit station unless adjacent to* | **Progress:**<br>In 2007, the City modified its Zoning Ordinance to include the creation of Pedestrian and Transit Oriented development (PTOD) Combining District, which allows a high or very high residential density under the Mixed Use land use designation for those sites within 2,000 feet of an |

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| *single family neighborhoods. In areas adjacent to single family neighborhoods, require lower densities as a buffer. Development at the high end of the density range should only be permitted where it is demonstrated that the project will make significant use of existing transit facilities or other alternative modes of transportation and will not significantly degrade existing traffic levels of service on nearby intersections.* | existing or planned rail transit station unless adjacent to single family neighborhoods.<br><br>**Effectiveness:**<br>The City has recently approved the first application in the PTOD area. It does appear that this program will be effective for providing high density housing in mixed-use development in appropriate locations especially when market conditions improve.<br><br>**Appropriateness:**<br>The City will continue to consider further changes to the Zoning Code to implement a modified version of this program as it is deemed appropriate in increasing housing density and diversity in appropriate locations |
| E. *Restrict the size of main units under the DHS Zoning District and ensure that second units are adequate to accommodate a second household.* | **Progress:**<br>The DHS district is only found in the South of Forest Area (SOFA) Coordinated Area Plan, which has no vacant parcels at this time; no change has been made to restrict the size of the units under the DHS Zoning District and to ensure that second units are adequate to accommodate a second household.<br><br>**Effectiveness:**<br>This program does not appear relevant because the DHS zoning district is limited in applicability to SOFA and sites with this zoning are fully developed.<br><br>**Appropriateness:**<br>This program is eliminated since the DHS zoning district is built out and only applicable in the SOFA area. |
| F. *Address the loss of housing due to the combination of single family residential lots. Consider modifying the R-1 Zoning District to create a maximum lot size to prevent the loss of housing or housing opportunities.* | **Progress:**<br>In 2005, the City modified its R-1 Zoning District code to create a maximum lot size to prevent the loss of housing or housing opportunities.<br><br>**Effectiveness:**<br>The modification has been effective in preventing the loss of housing or housing opportunities.<br><br>**Appropriateness:**<br>The task has been completed; therefore, it will not be carried forward in the Housing Element update. |
| G. *Permit higher densities under the R-1 Zoning District to accommodate smaller lots for courtyard homes or other similar types of housing.* | **Progress:**<br>During its update of the Zoning Ordinance the City explored the idea of permitting higher densities under the R-1 Zoning District to accommodate smaller lots for courtyard homes or other similar types of housing, however; due to other priorities, this program was not implemented. |

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| | **Effectiveness:**<br>Since there has not been a change to the Zoning Ordinance, the City was unable to measure the effectiveness of this program.<br><br>**Appropriateness:**<br>The program continues to be relevant for inclusion in the Housing Element since the City Council has supported the concept of village residential development on small lots in the R-1 district. |
| *H. Increase the minimum density of the RM-15 Zoning District to at least eight dwelling units per acre consistent with the multi-family land use designation under the Comprehensive Plan.* | **Progress:**<br>No change has been made to increase the minimum density of the RM-15 Zoning District to at least eight dwelling units per acre consistent with the multi-family land use designation under the Comprehensive Plan.<br><br>**Effectiveness:**<br>Since there have not been any changes relating to this particular section of the Zoning Ordinance, the City was unable to measure the effectiveness of this program; however, the concept should provide more housing if implemented.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| ***New Development Standards and Zoning Districts***<br><br>*I. For projects that are 100% affordable, allow for increased flexibility in the application of development standards, such as parking and height, to better implement the housing programs contained in this chapter and to encourage the production of affordable housing.* | **Progress:**<br>The 2007 Zoning Ordinance Update allows for increased flexibility in the application of development standards, such as parking and height for projects that are 100% affordable to encourage the production of affordable housing.<br><br>**Effectiveness:**<br>These changes have been effective in encouraging the production of affordable housing.<br><br>**Appropriateness:**<br>The task has been completed; therefore it will not be carried forward in the Housing Element update. The City will continue to monitor the effectiveness of the program. |
| *J. Floor area ratio limits should be made flexible for the purpose of creating affordable housing. Maximum unit sizes should also be considered to encourage the production of more affordable housing. The use of a "form" code to achieve these objectives should be considered during the Zoning Ordinance Update.* | **Progress:**<br>The 2007 Zoning Ordinance Update allowed more flexibility in floor area ratio limits for the purpose of creating affordable housing. The Zoning Ordinance Update also incorporated the use of a "form" code for mixed use and multi-family projects.<br><br>**Effectiveness:**<br>The modification made to the floor area ratio limits has been effective in increasing density by providing |

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| | developers greater flexibility of floor area ratio limits.<br><br>**Appropriateness:**<br>This program has been partially completed; it will continue to be included in the Housing Element update to further encourage development of affordable housing. |
| K. *Create new zoning districts to implement the Transit-Oriented Residential and Village Residential land use designations and establish development standards that allow the maximum amount of housing, particularly for affordable housing projects, permitted under the allowed density range while preserving the character of adjacent neighborhoods.* | **Progress:**<br>The 2007 Zoning Ordinance Update included the creation of a new zoning district, the Pedestrian and Transit Oriented Development (PTOD) and modified its multiple family residential zoning to allow Village Residential uses. The Update also established development standards that allow increased housing density, particularly for affordable housing projects.<br><br>**Effectiveness:**<br>The program's effectiveness has not yet been measured since the City has not developed a project within the newly-created California Avenue PTOD zoning district.<br><br>**Appropriateness:**<br>This program has been completed; therefore, it will not be included in the Housing Element update. The City will continue to monitor the effectiveness of the program. |
| L. *Create development standards for permitted mixed residential/non-residential uses that would permit a number of dwelling units, including a minimum number of affordable housing units, to be built with each project. Mixed uses with an office component should be discouraged. The definition of mixed use development and the standards to be utilized in such developments will be addressed during the Zoning Ordinance Update.* | **Progress:**<br>The 2007 Zoning Ordinance Updated created development standards for permitted mixed residential/non-residential uses, but did not include a standard for the minimum number of affordable housing units to be built with each project. The Zoning Ordinance Update also addressed the definition of mixed use development and the standards to be utilized in such developments.<br><br>**Effectiveness:**<br>The new development standards for mixed use development increases housing development at higher densities and in appropriate locations.<br><br>**Appropriateness:**<br>Parts of this program have been completed. However, due to State law prohibiting affordable housing programs to require affordable rental units, determining the required minimum number of affordable housing units for mixed use projects is inappropriate for the Housing Element update. This concept will be addressed by providing incentives for mixed use development for property developed at higher densities and listed on the Housing Inventory. |
| *PROGRAM H-6:*<br>*As part of the Zoning Ordinance Update process, create zoning* | **Progress:**<br>This program has not been implemented during the planning period. |

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| *incentives that encourage the development of diverse housing types, such as smaller, more affordable units and two- and three-bedroom units suitable for families with children. Consider using a "form" code to achieve these objectives.* | **Effectiveness:**<br>The program has the potential to provide more affordable housing units if implemented.<br><br>**Appropriateness:**<br>This program continues to be appropriate for the Housing Element update. |
| *PROGRAM H-7:*<br>*As part of the Zoning Ordinance Update process, modify the provisions, such as parking requirements, minimum lot size, and coverage and floor area ratio limits, that govern the development of second dwelling units in single family areas to encourage the production of such units. Consider using a "form" code to achieve these objectives.* | **Progress:**<br>In 2003 the Zoning Code was changed to allow the development of second dwelling units in single-family areas as required by State law. These changes included development standards relating to parking requirements, minimum lot size, and coverage and floor area ratio limits.<br><br>**Effectiveness:**<br>The City has yet to determine the effectiveness of this program since there have been very few applications for second dwelling units.<br><br>**Appropriateness:**<br>This program has been completed; therefore it will not be included in the Housing Element update. The City will continue to monitor the effectiveness of this program. |
| *PROGRAM H-8:*<br>*As part of the Zoning Ordinance Update process, modify the Zoning Code to allow second dwelling units that are incorporated entirely within the existing main dwelling, or that require only a small addition (200 square feet or less) and limited exterior modifications, to be approved through a ministerial permit (i.e., no design review or public hearing) on sites that meet the minimum development standards, including the parking requirement.* | **Progress:**<br>In 2003, the Zoning Ordinance was amended to allow attached second units or small detached second units through a ministerial process as required by State law.<br><br>**Effectiveness:**<br>This program has had limited success. Although the Zoning Code has been modified to allow attached second units or small detached second units through ministerial process, the City has not seen significant increase in planning applications related to these changes in the Zoning Code.<br><br>**Appropriateness:**<br>This program has been completed; therefore, it will not be included in the Housing Element update. The City will continue to monitor the effectiveness of this program. |
| *PROGRAM H-9:*<br>*Explore feasibility of establishing an amnesty program to legitimize existing illegal second units where appropriate and consistent with maintaining the character and quality of life of existing neighborhoods. The grant of amnesty should be contingent on compliance with minimum building, housing and other applicable code standards and on maintaining the affordability of the second unit to very low-, low- or* | **Progress:**<br>This program was not implemented during the planning period.<br><br>**Effectiveness:**<br>The City is unable to measure the program's effectiveness since it has yet to be implemented at this time.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

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| *moderate-income households.* | |
| *PROGRAM H-10:*<br>*As part of the Zoning Ordinance Update process, create a Planned Development zone that allows the construction of smaller lot single family units and other innovative housing types without the requirement for a public benefit finding provided that the project significantly increases the number of affordable housing units on the site over what would otherwise be allowed by existing zoning.* | **Progress:**<br>The 2007 Zoning Ordinance Update included provisions creating a Planned Development zone that allows the construction of smaller lot single family units and other innovative housing types without the requirement for a public benefit finding provided that the project significantly increases the number of affordable housing units on the site over what would otherwise be allowed by existing zoning.<br><br>**Effectiveness:**<br>The City has received and approved a several applications for the construction of smaller lot single-family units in a Planned Development zone district. There have not been additional affordable units provided; therefore the public benefits have been required.<br><br>**Appropriateness:**<br>The program to modify the zoning code has been implemented; therefore, it will not be included in the Housing Element update. The City will continue to monitor the effectiveness of this program. |
| *PROGRAM H-11:*<br>*As part of the Zoning Ordinance Update process, amend zoning regulations to permit residential lots of less than 6,000 square feet where smaller lots would be compatible with the surrounding neighborhood.* | **Progress:**<br>As part of the 2007 Zoning Ordinance Update, the City amended its zoning regulations to permit residential lots of less than 6,000 square feet using the Village Residential standards where smaller lots would be compatible with the surrounding neighborhood.<br><br>**Effectiveness:**<br>Although the Zoning Code has been modified to permit residential lots of less than 6,000 square feet where smaller lots would be compatible with the surrounding neighborhood, the City has not seen planning applications related to these changes in the Zoning Code.<br><br>**Appropriateness:**<br>The program to modify the zoning code has been implemented; therefore, it will not be included in the Housing Element update. The City will continue to monitor the effectiveness of this program. |
| *PROGRAM H-12:*<br>*As part of the Zoning Ordinance Update process, amend the Zoning Code to reduce parking requirements for higher density development in appropriate areas thus reducing development costs and producing housing that is more affordable. The potential consequences of reducing* | **Progress:**<br>As part of the 2007 Zoning Ordinance Update, the Zoning Code was amended to allow reductions in parking requirements for projects located within the Pedestrian/Transit Oriented area or elsewhere in immediate proximity to public transportation facilities.<br><br>**Effectiveness:**<br>A number of projects near transit facilities benefited from |

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| *parking will be evaluated for particular types of projects during the Zoning Ordinance Update, but parking reductions should primarily be considered for Transit-Oriented development or developments that can demonstrate that its need for parking is less than the required parking standard called for by the Zoning* | the zoning amendment.<br><br>**Appropriateness:**<br>This program has been completed, and will not be included in the Housing Element update; however, the City will continue to monitor the effectiveness of this program. |

**POLICY H-3:**

**Continue to support the re-designation of suitable vacant or underutilized lands for housing or mixed uses containing housing.**

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| *PROGRAM H-13:*<br>*Implement the Housing Opportunities Study that identifies vacant and underutilized sites and sites with existing non-residential uses that are suitable for future housing or mixed use development focusing particularly on sites near an existing or planned transit station, along major transportation corridors with bus service, and in areas with adequate urban services and supporting retail and service uses.* | **Progress:**<br>During the planning period, the City implemented the Housing Opportunities Study. More than 900 units were either approved or developed from the study sites.<br><br>**Effectiveness:**<br>The City was successful in implementing the Housing Opportunities Study, which resulted in facilitating an increase in housing stock.<br><br>**Appropriateness:**<br>Given the City's significant RHNA allocation for the 2007-2014 planning period, sites from the Housing Opportunities Study appropriate for higher density housing are proposed for listing on the Housing Inventory. |
| *A. Suitable housing sites currently planned and zoned for non-residential use should be designated for residential or mixed use in sufficient quantities to accommodate the City's fair share of the region's housing needs.* | **Progress:**<br>Suitable housing sites were designated for residential or mixed-used development in sufficient quantity resulting in the City's ability to accommodate is fair share of the region's housing needs.<br><br>**Effectiveness:**<br>This program has been effective in accommodating and meeting the total number of the City's fair share of the region's housing needs<br><br>**Appropriateness:**<br>The City has identified adequate sites to meet its RHNA. These sites are listed on the Housing Inventory Sites as part of the Housing Element update. |
| *B. Convert sites near transit and other major transportation facilities to higher density residential and mixed use to reinforce the City's policies* | **Progress:**<br>Wherever appropriate, the City has allowed the conversion of sites near transit and other major transportation facilities to higher density residential and mixed use to reinforce the City's policies. |

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| *supporting transit use, create a pedestrian friendly environment, and reduce reliance on the automobile as well as increase the supply of housing, consistent with the City's policies of encouraging compact, infill development and optimizing the use of existing urban services.* | **Effectiveness:**<br>This program has been effective as part of implementing a variety of strategies to increase housing density and diversity in appropriate locations; however, the City Council has determined that conversion of non-residential land to residential is unhealthy for the City's economy. The Council has, however, encouraged mixed use development (housing over commercial) in areas near transit.<br><br>**Appropriateness:**<br>The program has been modified to reflect current Council policy and is continued in the Housing Element update. |
| C. *Work with Stanford University to identify sites suitable for housing that may be located in the Stanford Research Park.* | **Progress:**<br>As Stanford plans to expand, the City continues to work with Stanford to identify sites suitable for housing that may be located in the Stanford Research Park.<br><br>In 2005, the City of Palo Alto and Stanford entered into development agreement that granted to Stanford vested right to build 250 dwelling units in the Stanford Research Park.<br><br>**Effectiveness:**<br>This program is effective in helping to provide the jobs/housing imbalance in the City.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-14:*<br>*Rezone, where necessary, those sites identified on the Housing Sites Inventory, using appropriate residential or mixed use zoning districts, prior to 2004.* | **Progress:**<br>All but 3 sites on the Housing Inventory were rezoned for residential or mixed use development<br><br>**Effectiveness:**<br>The rezoning of the sites increased the potential supply of housing and conformed to State requirements.<br><br>**Appropriateness:**<br>The program will continue in the Housing Element update for new sites listed on the updated Housing Inventory. As required by State law, sites that were proposed for rezoning in the previous housing element but were not rezoned during the planning period will be rezoned. Additional sites needed to accommodate the City's fair share of the regional housing need that do not currently allow housing at an appropriate density will also be rezoned during the 2007-2014 planning period. |
| *PROGRAM H-15:*<br>*Conduct a special study of the El Camino Real transportation corridor to examine in detail the potential for* | **Progress:**<br>The City conducted a study of El Camino Real to assess the potential for locating high-density housing along the corridor as a part of the analysis for the 2007-2014 |

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| *developing higher density housing, especially affordable housing, on specific residential or non-residential sites consistent with the City's traffic level of service policies, the City's ability to provide urban services and amenities and the preservation of the character and quality of life of adjacent neighborhoods.* | Housing Element Update.<br><br>**Effectiveness:**<br>The study identified appropriate locations throughout the El Camino Real corridor for higher density, mixed use development.<br><br>**Appropriateness:**<br>This program has been completed and is not continued as part of the Housing Element update. |

**POLICY H-4:**

**Encourage mixed use projects as a means of increasing the housing supply while promoting diversity and neighborhood vitality.**

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| *PROGRAM H-16:*<br>*As part of the Zoning Ordinance Update process, evaluate and improve existing incentives that encourage mixed use (with a residential component) and residential development on commercially zoned land and establish development standards that will encourage development of the maximum amount of housing permitted under the allowed density range, particularly for projects that provide affordable housing.* | **Progress:**<br>The 2007 Zoning Ordinance Update included changes to the provisions of incentives that encourage mixed use (with a residential component) and residential development on commercially zoned land. In the Pedestrian and Transit Oriented Development (PTOD) District, incentives include, but are not limited to reductions in parking requirements and increases in density, Floor Area Ratio (FAR), and height for the construction of additional below market rate (BMR) housing units. The City also revised its commercial zones to allow fully residential projects in these zones for sites listed in the City's Housing Inventory.<br><br>**Effectiveness:**<br>This program has been somewhat effective in attracting developers to building more housing. However, the City's current regulations do not facilitate mixed use development.<br><br>**Appropriateness:**<br>This program has been modified to provide incentives for mixed use development when the property is developed at higher density and is listed on the Housing Inventory; the program will be included in the Housing Element update. |
| *PROGRAM H-17:*<br>*Use coordinated area plans and other tools to develop regulations that support the development of housing above and among commercial uses.* | **Progress:**<br>The City Council adopted the South of Forest Area (SOFA) Coordinated Area Plan as a planning tool to address a specific nine block area of the City comprising approximately 19 acres. The area provides increased housing opportunities convenient to shops, services, and transit.<br><br>**Effectiveness:**<br>The City has taken actions to support the development |

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| | of housing above and among commercial uses for this area. Other sites in the City have been identified as appropriate for Coordinated Area Plans.<br><br>**Appropriateness:**<br>The program is considered appropriate for inclusion in the Housing Element Update. The City will continue to monitor the number of units created through implementation of coordinated area plans. |
| *PROGRAM H-18:*<br>*Encourage the development of housing on or over parking lots by adopting incentives that will lead to housing production while maintaining the required parking.* | **Progress:**<br>The reuse of parking lots has not been evaluated.<br><br>**Effectiveness:**<br>Since the program has not been implemented, the City is unable to measure its effectiveness.<br><br>**Appropriateness:**<br>Staff reviewed the policy and determined it was not appropriate for the Housing Element update. Therefore this program will not be included in the Housing Element update. |
| *PROGRAM H-19: (REVISED)*<br>*Eliminate the requirement for Site and Design review by the Planning Commission and City Council for mixed use projects shortly after development standards have been established for mixed use projects during the Zoning Ordinance Update expected to be completed in 2004.* | **Progress:**<br>The City Council decided that Planning Commission and City Council review was appropriate for large scale mixed use projects but small scale mixed use projects can be processed without the two reviews.<br><br>**Effectiveness:**<br>This program has increased applications for small scale mixed use projects<br><br>**Appropriateness:**<br>This program has been completed and will not be included in the Housing Element Update. However, as an incentive for developing parcels in the Housing Inventory Sites, Site and Design review has been eliminated as part of the Housing Element update for those projects that meet the Housing Inventory Sites minimum density standards and are comprised of smaller units. |

**POLICY H-5:**

**Discourage the conversion of lands designated as residential to non-residential uses and the use of multiple family residential lands by non-residential uses, such as schools and churches, unless there is no net loss of housing potential on a community-wide basis.**

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| *PROGRAM H-20:*<br>*As part of the Zoning Ordinance Update process, change the Zoning Code to disallow uses other than residential uses* | **Progress:**<br>This program has not been implemented. |

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| *in a multiple-family residential zone unless the project can demonstrate an overriding benefit to the public or the project results in no net planned or existing housing loss. Planning Commission and City Council approval would be required in such instances.* | **Effectiveness:**<br>Since there have not been any changes to the Zoning Ordinance relating to this particular element, the City is unable to measure its effectiveness.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

**POLICY H-6:**

**Support the reduction of governmental and regulatory constraints to the production of affordable housing.**

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| *PROGRAM H-21:*<br>*Where appropriate and feasible, allow waivers of development fees as a means of promoting the development of housing affordable to very low-, low-, and moderate-income households. Evaluate the feasibility of waiving fees for projects that proposed affordable housing units in excess of minimum City BMR Program standards either in terms of the number of the affordable units or the household income levels that the project is targeted to serve.* | **Progress:**<br>The City has not implemented a program that allows waivers of development, application and similar fees for affordable housing projects for very low-, low, and moderate income households.<br><br>**Effectiveness:**<br>Since this program has not been implemented, the City is unable to measure its effectiveness.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-22:*<br>*Exempt permanently affordable housing units from any infrastructure impact fees that may be adopted by the City.* | **Progress:**<br>The City exempts permanently affordable housing units from any infrastructure impact fees that may be adopted by the City, including impact fees for community facilities, traffic and parkland dedication.<br><br>**Effectiveness:**<br>The exemption has assisted a number of affordable housing projects developed by nonprofit affordable housing developers.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-23:*<br>*Require all City departments to expedite all processes, including applications, related to the construction of affordable housing above minimum BMR requirements.* | **Progress:**<br>While no requirement for expedited processing has been instituted formally, the City recognizes the importance of constructing affordable housing above minimum BMR requirements; therefore departments strive to provide greater attention to applications related to the construction of affordable housing.<br><br>**Effectiveness:**<br>The program has been effective in reducing processing time for affordable housing projects and, |

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| | as a result reducing overall project cost.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

**POLICY H-7:**

**Monitor, on a regular basis, the City's progress in increasing the supply of housing and monitor the preservation of BMR rental units for very low- and low- income residents.**

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| *PROGRAM H-24:*<br>*Establish an annual monitoring program to review the progress made in the construction of housing for all income levels, the rezoning of suitable housing sites, and the implementation of policies to encourage the production of affordable housing.* | **Progress:**<br>In 2003, the City established an annual monitoring and reporting program to review the progress made in the construction of housing for all income levels, the rezoning of suitable housing sites, and the implementation of policies to encourage the production of affordable housing.<br><br>**Effectiveness:**<br>The annual monitoring and reporting program allows the City to better track the progress of residential developments.<br><br>**Appropriateness:**<br>The program is an important tool for City officials and City staff to assess the development growth in the City and is continued in the Housing Element update. |

## HOUSING CONSERVATION

**Goal H-2:**

**Conservation and Maintenance of Palo Alto's Existing Housing Stock and Residential Neighborhoods.**

**POLICY H-8:**

**Promote the rehabilitation of deteriorating or substandard residential properties.**

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| *PROGRAM H-25:*<br>*Continue the citywide property maintenance, inspection, and enforcement program.* | **Progress:**<br>The City implements a citywide property maintenance, inspection and enforcement program through its Code Enforcement Unit.<br><br>**Effectiveness:**<br>The City has been effective in ensuring citywide property maintenance and responding to complaints as needed. |

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| | **Appropriateness:**<br>Code Enforcement is an important component in promoting safe and decent living conditions and this program remains appropriate for inclusion in the Housing Element update. |
| *PROGRAM H-26:*<br>*Enact development regulations that encourage retention and rehabilitation of historic residential buildings, older multifamily rental buildings and smaller single family residences.* | **Progress:**<br>In 2005, through the Zoning Ordinance Update, the City enacted development regulations that encourage retention and rehabilitation of historic residential buildings, older multifamily rental buildings and smaller single family residences. The new regulations provide exemption to gross floor area requirements for historic homes and allow additional square footage and certain other exceptions for home improvements to single family residences. In addition, the Home Improvement Exception (HIE) provides incentives that encourage retention and rehabilitation of historic residential buildings.<br><br>**Effectiveness:**<br>The modification has been effective in promoting the rehabilitation of historic residential properties.<br><br>**Appropriateness:**<br>This program has been completed and will not be continued in the Housing Element update. |

**Policy H-9:**

**Maintain the number of multi-family housing units, including BMR rental and ownership units, in Palo Alto at no less than the number of multi-family rental and BMR units available as of December 2001 and continue to support efforts to increase the supply of these units.**

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| *PROGRAM H-27:*<br>*Continue implementation of the Condominium Conversion Ordinance.* | **Progress:**<br>The City continues to implement its Condominium Conversion Ordinance.<br><br>**Effectiveness:**<br>This program has effectively maintained and preserved the number of available multi-family rental housing units.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-28:*<br>*Implement a Below Market Rate (BMR) Program Emergency Fund to prevent the loss of BMR units and to provide emergency loans for BMR unit owners for substantial mandatory assessments.* | **Progress:**<br>In September 2002, the City Council established a BMR program emergency fund as an ongoing permanent program to prevent the loss of BMR units and provide emergency loans for BMR unit owners for substantial mandatory assessments. The Council |

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| | approved loan program criteria and loan terms and seed money for the programs.<br><br>**Effectiveness:**<br>The program has been effective in assisting extremely low income BMR owners who were unable to obtain conventional financing for substantial mandatory assessments. Since the inception of the program, the City has approved three (3) loans for approximately $72,000.<br><br>**Appropriateness:**<br>As more BMR units become older, BMR owners could be faced with substantial maintenance costs. Therefore, it will be appropriate to continue and expand the program to prevent the loss of BMR units and it is included in the Housing Element update. |
| *PROGRAM H-29:*<br>*Where a proposed subdivision or condominium would cause a loss of rental housing, grant approval only if at least two of the following three circumstances exist:*<br>• *The project will produce at least a 100 percent increase in the number of units currently on the site and will comply with the City's Below Market Rate (BMR) program (described in Program H-34 or 35); and/or*<br>• *The number of rental units to be provided on the site is at least equal to the number of existing rental units; and/or*<br>• *No less than 25 percent of the units will comply with the City's BMR program.* | **Progress:**<br>The City halted the implementation of the program due to its legality; the City Attorney has concluded that the program is unenforceable based on recent court decisions.<br><br>**Effectiveness:**<br>The program as stated cannot continue to be implemented.<br><br>**Appropriateness:**<br>The City has included component parts that are considered legal as part of the Housing Element Update. |

**Policy H-10:**

**Preserve the existing legal, non-conforming rental cottages and duplexes currently located in the R-1 and R-2 residential areas of Palo Alto, which represent a significant portion of the City's affordable housing supply.**

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| *PROGRAM H-30:*<br>*Require developers of new residential projects in the R-1 and R-2 Zoning Districts to preserve and incorporate, where feasible, existing rental cottages or duplexes within the project. Explore the feasibility of requiring the developer to replace any units being demolished as a result of new construction.* | **Progress:**<br>This program has not been implemented.<br><br>**Effectiveness:**<br>Since there have not been any changes to the Zoning Ordinance relating to this particular program, the City is unable to measure its effectiveness. It is also questionable whether the program can be effectively implemented as proposed. |

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| | **Appropriateness:**<br>This program has been revised to identify incentives for preservation of these types of units and is continued in the Housing Element. |

**POLICY H-11:**

**Encourage community involvement in the maintenance and enhancement of public and private properties and adjacent rights-of-way in residential neighborhoods.**

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| *PROGRAM H-31:*<br>*Create community volunteer days and park cleanups, plantings, or similar events that promote neighborhood enhancement.* | **Progress:**<br>The City teams up with local organizations and social and service clubs, such as Rotary and Kiwanis to hold park cleanups and plantings events to promote neighborhood enhancement.<br><br>**Effectiveness:**<br>The program has been effective in increasing community participation in the maintenance and enhancement of public and private properties and adjacent rights-of-way in residential neighborhoods.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-32:*<br>*Conduct City-sponsored cleanup campaigns for public and private properties.* | **Progress:**<br>The City's Public Works Department sponsors the City's Clean-up Day, a service for Palo Alto residents to dispose of extra debris and unwanted household items that may be filling garages, attics or backyards. The Clean-up Day is designed to meet the residents' needs and schedule. Palo Alto residents living in single family homes and housing complexes of four units or less can schedule one Clean-up Day each year.<br><br>**Effectiveness:**<br>The program has been effective in encouraging community involvement in the maintenance and enhancement of public and private properties and adjacent rights-of-way in residential neighborhoods.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

## HOUSING DIVERSITY

### Goal H-3:

**Housing Opportunities for a Diverse Population, Including Very low-, Low- and Moderate-Income Residents, and Persons with Special Needs.**

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**POLICY H-12:**

**Encourage, foster and preserve diverse housing opportunities for very low-, low- and moderate-income households.**

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| *PROGRAM H-33:*<br>*Take all actions necessary to preserve the 92-unit Terman Apartments as part of Palo Alto's affordable housing stock and to continue the renewal of the existing HUD Section 8 rental assistance contract that provides rental subsidies for up to 72 units in the project.* | **Progress:**<br>Terman Apartments is owned by a for-profit investor. Efforts were made to partner with nonprofit organizations to acquire and preserve the 92-unit apartments as part of Palo Alto's affordable housing stock. However, the owner still has no intention of selling and is continuing to renew the project-based Section 8 contract annually. The City had intended to use its State Local Housing Trust Fund grant to assist a local non-profit acquire this project if the owner decided to sell or decided to terminate the Sec. 8 contracts. City staff, a local housing non-profit and the California Housing Partnership Corp investigated whether any actions of the owner had triggered a right-to-purchase under State law, whether the owner would enter into a voluntary sale & what level of subsidy funding would be needed to accomplish a non-profit purchase. The result of this study was that an acquisition would require extremely high subsidies due to the high Sec. 8 contract rents, that the owners had no interest in selling and that the owners are renewing the Sec. 8 contracts on an annual basis.<br><br>**Effectiveness:**<br>Due to the owner's unwillingness to sell the property, efforts were not effective in acquiring the property.<br><br>**Appropriateness:**<br>The City will continue to take actions available to preserve the Terman Apartments. The Housing Element includes a program to support the renewal of Section 8 contracts. |
| *PROGRAM H-34:*<br>*Provide preferential or priority processing for those residential or mixed use projects that propose more affordable housing than the minimum required under the City's BMR Program and for 100% affordable housing projects.* | **Progress:**<br>Preferential or priority processing for those residential or mixed use projects that propose more affordable housing than the minimum required under the City's BMR Program and for 100% affordable housing projects has been informally instituted. The City recognizes the importance of constructing affordable housing above minimum BMR requirements; therefore, the City strives to provide greater attention |

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| | to applications related to the construction of affordable housing.<br><br>**Effectiveness:**<br>The program effectiveness varies depending on the number of additional affordable housing units to be constructed above the minimum BMR requirements.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

**POLICY H-13:**

**Provide for increased use and support of tenant/landlord educational and mediation opportunities.**

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| *PROGRAM H-35:*<br>*Implement the "Action Plan" of the City of Palo Alto's Consolidated Plan or its successor documents.* | **Progress:**<br>The City continues to implement its Annual Action Plan and to use CDBG funds to provide for increased use and support of tenant/landlord educational mediation opportunities.<br><br>**Effectiveness:**<br>The City of Palo Alto's Human Service Resource Allocation Process (HSRAP) funded with the General Fund allows the City to provide funding to Project Sentinel, a nonprofit organization, for support of tenant/landlord educational mediation opportunities.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-36:*<br>*Implement the City's "Below Market Rate" (BMR) Program by requiring that at least 15 percent of all housing units in projects of five units or more, be provided at below market rates to very low-, low-, and moderate-income households. Projects on sites of five acres or larger must set aside 20 percent of all units as BMR units.* | **Progress:**<br>The City continues to implement this program that requires at least 15 percent of all housing units in projects of five units or more, be provided at below market rates to very low-, low-, and moderate-income households. Projects on sites of five acres or larger must set aside 20 percent of all units as BMR units.<br><br>**Effectiveness:**<br>Through this program, 123 BMR units have been created during the planning period, of which 105 are rental units.<br><br>**Appropriateness:**<br>The City will continue to implement this program as a part of the Housing Element Update to increase its affordable housing stock. The program has been modified to lower the threshold for the BMR |

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| | requirement to three units. |
| *PROGRAM H-37:*<br>*Adopt an ordinance codifying and implementing the City's "Below Market Rate" (BMR) Program.* | **Progress:**<br>In March 2008, the City Council adopted an ordinance codifying and implementing the City's "Below Market Rate" (BMR) Program.<br><br>**Effectiveness:**<br>Adoption of a BMR ordinance has been effective in increasing awareness of the BMR requirements.<br><br>**Appropriateness:**<br>The program has been completed and will not be continued in the Housing Element update. |
| *PROGRAM H-38:*<br>*Adopt a revised density bonus program ordinance that allows the construction of up to three additional market rate units for each BMR unit above that normally required, up to a maximum zoning increase of 50 percent in density. Allow an equivalent increase in square footage (Floor Area Ratio) for projects under this program. The revised density bonus program will meet State standards for the provision of housing units for very low- and lower-income renters, seniors and moderate-income condominium buyers in compliance with Government Code Section 65915, et seq.* | **Progress:**<br>This program has not been implemented.<br><br>**Effectiveness:**<br>Since there have not been any changes to the Zoning Ordinance to implement this program, the City is unable to measure its effectiveness.<br><br>**Appropriateness:**<br>This program is appropriate for the Housing Element update. |
| *PROGRAM H-39:*<br>*Encourage the use of flexible development standards and creative architectural solutions in the design of projects with a substantial BMR component. The intent of this program is to allow individual projects to develop individual solutions to create an attractive living environment both for the project and adjacent development and to address specific project needs, such as the provision of open space.* | **Progress:**<br>Although greater flexibility in development standards have not been modified, the City's Architectural Review Board and Planning and Transportation Commission continue to encourage creative architectural solutions in the design of projects with substantial BMR component.<br><br>**Effectiveness:**<br>This limited implementation of the program has been effective in fostering and preserving diverse housing opportunities and creating attractive living environment both for the project and adjacent development addressing specific project needs, such as the provision of open space.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-40:*<br>*Consider allowing the development of duplexes in the R-1 Zoning District as the* | **Progress:**<br>This program was not implemented during the planning period. |

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| *required BMR units for a new single family residential subdivision subject to appropriate development standards. Development standards will be prepared, evaluated, and implemented during the Zoning Ordinance Update.* | **Effectiveness:**<br>Since the program was not implemented, the City is unable to measure the program's effectiveness at this time.<br><br>**Appropriateness:**<br>The program is continued in the Housing Element update. |
| *PROGRAM H-41:*<br>*Recognize the Buena Vista Mobile Home Park as providing low- and moderate-income housing opportunities. Any redevelopment of the site must be consistent with the City's Mobile Home Park Conversion Ordinance adopted to preserve the existing units. To the extent feasible, the City will seek appropriate local, state and federal funding to assist in the preservation and maintenance of the existing units in the Buena Vista Mobile Home Park.* | **Progress:**<br>Buena Vista Mobile Home Park continues to exist and provide low- and moderate-income housing opportunities. There has not been any plan to redevelop the park.<br><br>**Effectiveness:**<br>This program effectively preserves the existence of the only mobile home park in the City.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

**POLICY H-14:**

**Support agencies and organizations that provides shelter, housing, and related services to very low-, low-, and moderate-income households.**

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| *PROGRAM H-42:*<br>*Promote legislative changes and funding for programs that facilitate and subsidize the acquisition, rehabilitation, and operation of existing rental housing by housing assistance organizations, nonprofit developers, and for-profit developers.* | **Progress:**<br>The City of Palo Alto is an active member of the Non-Profit Housing Association of Northern California, an advocacy non-profit organization focusing on housing, and continues to collaborate with the group to promote legislative changes and funding for programs relating to housing.<br><br>In addition, the City utilizes federal legislative consultants to work with the City's federal representatives and federal departments to ensure the City receives appropriations. Since 2001, the consultants have assisted with acquiring over $4 million in appropriations.<br><br>**Effectiveness:**<br>This program has been effective in supporting the City, other agencies and organizations that provide housing, and related services to very low-, low-, and moderate-income households.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

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| *PROGRAM H- 43:*<br>*Use existing agency programs such as Senior Home Repair to provide rehabilitation assistance to very low- and low-income households.* | **Progress:**<br>The City provides grants to agencies for programs that provide rehabilitation assistance to very low- and low income households using Community Development Block Grant (CDBG) funds and/or General Fund monies such as the Avenidas Handyman Services and Senior Home Repair<br><br>**Effectiveness:**<br>Over 2,000 minor home repair jobs were completed during the planning period.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-44:*<br>*Support the development and preservation of group homes and supported living facilities for persons with special housing needs by:*<br>• *Assisting local agencies and nonprofit organizations in the construction or rehabilitation of new facilities for this population.*<br>• *Reviewing existing development regulations and identifying and reducing regulatory obstacles to this type of housing during the timeframe of this Housing Element.* | **Progress:**<br>The City supports development and preservation of group homes as part of its CDBG Consolidated Plan. The zoning code however, has not been modified to facilitate the development of these facilities. This program has not been fully implemented.<br><br>**Effectiveness:**<br>The CDBG program provides potential funding for group home development.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

**POLICY H-15:**

**Pursue funding for the construction or rehabilitation of housing that is affordable to very low-, low-, and moderate-income households. Support financing techniques such as land banking, federal and state tax credits, mortgage revenue bonds, and mortgage credit certificates to subsidize the cost of housing.**

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| *PROGRAM H-45:*<br>*Maintain a high priority for the acquisition of new housing sites, acquisition and rehabilitation of existing housing, and housing-related services in the allocation of Community Development Block Grant (CDBG) funds or similar programs.* | **Progress:**<br>The City of Palo Alto gives housing a high priority by allocating over 60% of its Community Development Block Grant (CDBG) funds for the acquisition and rehabilitation of existing, and housing-related services each year.<br><br>**Effectiveness:**<br>CDBG provides funding for the construction or rehabilitation of housing that is affordable to very low-, low-, and moderate-income households.<br><br>**Appropriateness:**<br>This program remains appropriate for inclusion in the Housing Element update. |
| *PROGRAM H-46:*<br>*Support and expand the City's Housing Development Fund or successor program.* | **Progress:**<br>The City of Palo Alto supports and expands its Housing Development Funds, which are primarily composed of the following sources of fundings: federal Community Development Block Grant (CDBG) funds; local impact fees on new commercial space; Below Market Rate (BMR) in-lieu fees on residential units; and other grant funds from state and federal programs.<br><br>**Effectiveness:**<br>The use of the Housing Development Fund has increased the supply of affordable housing stock by 152 units during the planning period.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-47:*<br>*Consider requiring 30% of all revenues generated by the Redevelopment Agency to be used for the provision of affordable housing.* | **Progress:**<br>On July 9, 2001, the City Council approved an ordinance to establish a redevelopment agency for the City of Palo Alto. The City did not establish a Redevelopment Project Area since no area in Palo Alto was able to meet the "blight findings" requirements. Therefore, no redevelopment funds were generated. The City Redevelopment Agency was abolished in 2011.<br><br>**Effectiveness:**<br>The effectiveness of this program was never determined.<br><br>**Appropriateness:**<br>This program will not be included in the Housing Element Update. |
| *PROGRAM H-48:*<br>*Continue to seek funding from all* | **Progress:**<br>In 2003, the City was granted $1,000,000 from the |

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| *appropriate state and federal programs whenever they are available to support the development or rehabilitation of housing for very low-, low-, or moderate-income households.* | State's Housing and Community Development Department through the Local Housing Trust Fund Program that has been targeted for a 60-unit very low income affordable housing project in the City. In addition, the City continues to support and work with nonprofit developers to seek additional funding from various state and federal programs, leveraging the City's financial contribution.<br><br>**Effectiveness:**<br>This program has provided significant funding for developing affordable housing units in the City.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-49:*<br>*Continue to support the County of Santa Clara's Mortgage Credit Certificate (MCC) Program to create and support homeownership opportunities for lower- and moderate-income households in Palo Alto.* | **Progress:**<br>The City of Palo Alto continues to participate in the County of Santa Clara's Mortgage Credit Certificate (MCC) Program. The program provides financial assistance to first-time homebuyers for the purchase of single-family homes, townhomes, and condominiums.<br><br>**Effectiveness:**<br>The MCC program has helped 23 households purchase their homes during this planning period.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-50:*<br>*Continue to require developers of employment-generating commercial and industrial developments to contribute to the supply of low- and moderate-income housing.* | **Progress:**<br>Chapter 16.47 of the City's Municipal Code requires developers of commercial projects to contribute to programs that increase the City's low- and moderate-income housing stock by the required payment of a housing impact fee on the net increase in commercial square footage. The payments are deposited in the City's affordable Housing Trust Fund and used for loans to affordable housing developers to enable the construction of new very low and low-income rental housing.<br><br>**Effectiveness:**<br>This program has been effective in increasing the supply of affordable housing.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-51:*<br>*Periodically review the housing nexus formula as required under Chapter 16.47* | **Progress:**<br>The City periodically reviews the housing nexus formula as required by Chapter 16.47 of the Municipal |

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| *of the Municipal Code to better reflect the impact of new jobs on housing demand and cost.* | Code. On March 25, 2002, the City Council approved modifications and additions to Impact Fees collected for residential and commercial development projects based on a nexus study and required that an annual cost of living adjustment be made.<br><br>**Effectiveness:**<br>Periodic reviews of the Nexus formula allow the City to better gauge the impact of new jobs on housing demand and cost and to make necessary adjustments to the required impact fees as needed.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

**POLICY H-16:**

**Encourage the preservation, rehabilitation, and construction of Single Room Occupancy (SRO) hotels and SRO housing.**

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| *PROGRAM H-52:*<br>*Permit Single Room Occupancy (SRO) units in industrial, commercial, and high density residential zoning districts using development standards that would encourage the construction of the maximum number of units consistent with the goals of preserving the character of adjacent neighborhoods.* | **Progress:**<br>Whenever appropriate and feasible, the City has permitted Single Room Occupancy (SRO) housing units in appropriate zoning district(s). For example in 2006, the City permitted the construction of the Opportunity Center, an 89-unit affordable housing project with 70 SRO units in a commercial district. This is one of the sites identified in the previous Housing Element's Housing Inventory list.<br><br>**Effectiveness:**<br>This program has been effective in encouraging the preservation, rehabilitation, and construction of Single Room Occupancy (SRO) hotels and SRO housing.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-53:*<br>*Examine the Zoning Code during the current Zoning Ordinance Update (2002-2004) to ensure that the Code facilitates shared housing or other innovative housing types and provides flexible development standards for these types of housing that will allow such housing to be built while preserving the character of the neighborhoods in which they are proposed to be located.* | **Progress:**<br>The City did not examine this program during the update of the Zoning Ordinance. Therefore, changes were not made to the Code to implement this program.<br><br>**Effectiveness:**<br>The City is unable to measure the effectiveness of this program since it was not implemented.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

POLICY H-17:

**Support opportunities for Shared Housing and other innovative housing forms to promote diversity and meet the needs of different household types and income levels.**

POLICY H-18:

**Support housing that incorporates facilities and services to meet the health care, transit, or social service needs of households with special needs, including seniors and persons with disabilities.**

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| *PROGRAM H-54:*<br>*As part of the Zoning Ordinance Update process, develop zoning modifications, which would allow higher densities and create other incentives for projects proposing 100% affordable senior rental housing.* | **Progress:**<br>The 2007 Zoning Update included zoning modifications which would allow higher housing densities in the Pedestrian Transit Oriented Development (PTOD), and create incentives for projects proposing 100% affordable senior housing rental housing such as a reduction in parking requirement up to 50%, Floor Area Ratio (FAR) increases and height increases.<br><br>**Effectiveness:**<br>This program resulted in increased density allowance for projects proposing 100% affordable senior rental housing.<br><br>**Appropriateness:**<br>The program has been implemented. As a result it will not be included in Housing Element update. The City will continue to monitor the impact of the ordinance on increasing the supply of affordable senior rental housing. |
| *PROGRAM H-55:*<br>*Examine the Zoning Code during the current Zoning Ordinance Update (2002-2004) to ensure that the Code facilitates the construction of housing that provides services for special needs households and provides flexible development standards for special service housing that will allow such housing to be built while preserving the character of the neighborhoods in which they are proposed to be located.* | **Progress:**<br>Changes have not been made to the Code to implement this program.<br><br>**Effectiveness:**<br>The City is unable to measure the effectiveness of this program since it was not implemented.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

POLICY H-19:

**Support family housing that addresses resident needs for childcare, youth services, recreation opportunities and access to transit.**

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| *PROGRAM H-56:*<br>*Provide preferential or priority processing for those residential or mixed-use projects that incorporate child care facilities, provide recreational opportunities above normal open space requirements, or that provide enhanced access to public transit.* | **Progress:**<br>The City does not have a formal process to provide preferential or priority processing for those residential or mixed-use projects that incorporate child care facilities, provide recreational opportunities above normal open space requirements, or provide enhanced access to public transit.<br><br>**Effectiveness:**<br>On a case by case basis, projects with special and unique features receive additional attention and guidance during the application process.<br><br>**Appropriateness:**<br>This program remains appropriate for continuation in the Housing Element update. |

**POLICY H-20:**

**Support legislation, regulatory changes, federal funding, and local efforts for the permanent preservation of HUD-assisted very low- and low-income units at risk of conversion to market rate housing or loss of federal rental assistance.**

**POLICY H-21:**

**Support the provision of emergency shelter, transitional housing and ancillary services to address homelessness.**

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| *PROGRAM H-57:*<br>*As part of the Zoning Ordinance Update process, modify the Zoning Code to allow homeless shelters in the CS, CD and industrial zoning districts with a Conditional Use Permit.* | **Progress:**<br>No modification has been made to the Zoning Code to allow homeless shelters in the CS, CD and industrial zoning districts with a Conditional Use Permit.<br><br>**Effectiveness:**<br>The City is unable to measure the effectiveness of this program at this time since it was not implemented.<br><br>**Appropriateness:**<br>Identification of an appropriate zoning district and modifications to the zoning code to allow homeless shelters continues to be a program necessary for inclusion in the Housing Element. Since the City has an unmet need for the provision of adequate emergency shelter for its unhoused residents, this program will be amended to identify that the zoning ordinance must be amended to identify where shelters are allowed by right. |
| *PROGRAM H-58:*<br>*Create emergency homeless shelter and transitional housing location and development criteria during the timeframe* | **Progress:**<br>The program implementation has not occurred. |

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| *of this Housing Element to aid the developers of this type of housing in understanding the standards the City will use to review these types of housing projects and to expedite the processing of Conditional Use Permits and other permits required for these types of housing. Location and development criteria for emergency homeless shelters should be based on the size and operating characteristics of the facility. Transitional housing location and development criteria should use standards comparable to traditional housing of similar size and density since transitional housing has impacts similar to traditional housing although non-traditional assistance services are provided.* | **Effectiveness:**<br>Since this program has not been implemented, it cannot be assessed for effectiveness.<br><br>**Appropriateness:**<br>A modified version of this program is included in the Housing Element update. |

**POLICY H-22:**

**Provide leadership in addressing homelessness as a regional issue.**

**POLICY H-23:**

**Work closely with appropriate agencies in the region to develop and implement policies and programs relating to homelessness.**

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| *PROGRAM H-59:*<br>*Continue to participate in the Santa Clara County Homeless Collaborative as well as work with adjacent jurisdictions to develop additional shelter opportunities.* | **Progress:**<br>The City of Palo Alto continues to participate in the Santa Clara County Housing and Homeless Collaborative that addresses issues of homelessness on a regional basis. The Collaborative prioritizes county applications for McKinney funding, and establishes the County's Continuum of Care program. City staff serves as a member of the CDBG and HOME Program coordinators group of entitlement jurisdictions from throughout Santa Clara County that addresses multi-jurisdictional funding and other issues of common interest.<br><br>**Effectiveness:**<br>Since homelessness is a regional issue, the City's participation in various countywide collaborative efforts has resulted in better utilization and leveraging of the City's resources to address homelessness.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. The City of Palo Alto will continue to participate in regional efforts to address homelessness. |

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| *PROGRAM H-60:*<br>*Continue to participate with and support agencies addressing homelessness.* | **Progress:**<br>The City of Palo Alto continues to participate in the Santa Clara County Housing and Homeless Collaborative that addresses issues of homelessness on a regional basis. The Collaborative prioritizes county applications for McKinney funding, and establishes the County's Continuum of Care program. City staff serves as a member of the CDBG and HOME Program coordinators group of entitlement jurisdictions from throughout Santa Clara County that address multi-jurisdictional funding, and other issues of common interest.<br><br>**Effectiveness:**<br>Since homelessness has become of a regional issue, participating in various countywide collaborative efforts has provided the City the ability to be part of the wider efforts to address homelessness.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. The City of Palo Alto will continue to participate in regional efforts to address homelessness. |

## FAIR HOUSING

### Goal H-4:

**An End to Housing Discrimination on the Basis of Race, Religion, National Origin, Age, Sex, Sexual Orientation, Marital Status, Physical Handicap, or Other Barriers that Prevent Choice in Housing.**

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### POLICY H-24:

**Support programs and agencies that seek to eliminate housing discrimination.**

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| *PROGRAM H-61:*<br>*Work with appropriate state and federal agencies to ensure that fair housing laws are enforced.* | **Progress:**<br>The City works with appropriate state and federal agencies to ensure that fair housing laws are enforced.<br><br>**Effectiveness:**<br>This program has been effective in eliminating housing discrimination.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-62:*<br>*Continue to support groups that provide fair housing services, such as Mid-Peninsula Citizens for Fair Housing.* | **Progress:**<br>The City of Palo Alto continues to support groups that provide fair housing services. During the planning period, the City of Palo has provided over $200,000 in |

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| | CDBG funds to groups that provide fair housing services such as Mid-Peninsula Citizens for Fair Housing and Project Sentinel.<br><br>**Effectiveness:**<br>This program has been effective in promoting fair housing and reducing discrimination. The City plans to continue supporting groups that provide fair housing services.<br><br>**Appropriateness:**<br>This program will be continued in the Housing Element update. |
| *PROGRAM H-63:*<br>*Continue the efforts of the Human Relations Commission to combat discrimination in rental housing, including mediation of problems between landlords and tenants.* | **Progress:**<br>The City's Human Relations Commission is charged with the discretion to act with respect to any human relations matter when the Commission finds that any person or group does not benefit fully from public or private opportunities or resources in the community or is unfairly or differently treated due to factors of concern to the Commission. The City's Human Relations Commission continues to hold public meetings and forums to combat discrimination in rental housing, including mediation of problems between landlords and tenants.<br><br>**Effectiveness:**<br>The Human Relations Commission's efforts are effective in preventing and eliminating housing discrimination.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-64:*<br>*Continue implementation of the City's Ordinances prohibiting discrimination in renting or leasing housing based on age, parenthood, pregnancy or the potential or actual presence of a minor child.* | **Progress:**<br>The City continues to implement the City's ordinances prohibiting discrimination in renting or leasing housing based on age, parenthood, pregnancy or the potential or actual presence of a minor child.<br><br>**Effectiveness:**<br>In addition to federal and state laws against housing discrimination, the City's ordinances have been effective in combating housing discrimination.<br><br>**Appropriateness:**<br>This program remains appropriate for inclusion in the Housing Element update. |
| *PROGRAM H-65:*<br>*As part of the current (2002-2004) Zoning Code Update process, examine all Zoning Code and other pertinent development* | **Progress:**<br>This program was not addressed as part of the Zoning Code update process. |

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| *regulations affected by the passage of Senate Bill SB520, which is designed to eliminate housing discrimination based on familial status or disability, and modify those provisions that would hamper the implementation of SB520. Develop written procedures describing how Palo Alto will process and treat reasonable accommodation requests for projects proposing housing for special needs households.* | **Effectiveness:**<br>The City is unable to measure the effectiveness of this program since it was not implemented.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-66:*<br>*Continue the City's role in coordinating the actions of various support groups that are seeking to eliminate housing discrimination and in providing funding and other support for these groups to disseminate fair housing information in Palo Alto, including information on referrals to pertinent investigative or enforcement agencies in the case of fair housing complaints.* | **Progress:**<br>The City's Office of Human Services (OHS) continues to sponsor housing information and referral coordination meetings for service providers seeking to eliminate housing discrimination. Through the Human Service Resource Allocation Process (HSRAP), the City of Palo continues to provide funding and other support for these groups to disseminate fair housing information in Palo Alto.<br><br>**Effectiveness:**<br>The program is effective in addressing and eliminating housing discrimination and in affirmatively furthering fair housing.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *PROGRAM H-67:*<br>*Continue to interpret and apply the City's land use regulations in a manner that does not deny to person with disability the access to housing and public accommodations that they are guaranteed under state and federal law.* | **Progress:**<br>The City continues to interpret and apply the City's land use regulations to ensure that person with disabilities have access to housing and public accommodations as guaranteed under state and federal laws. The City of Palo Alto does not discriminate against individuals with disabilities.<br><br>**Effectiveness:**<br>This program ensures access to housing and public accommodations for people with disabilities.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

## ENERGY CONSERVATION AND COST REDUCTION

## Goal H-5: Reduced Housing Expenses for Energy

**POLICY H-25:**

**Reduce the cost of housing by continuing to promote energy efficiency, resource management, and conservation for new and existing housing.**

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| *PROGRAM H-68:*<br>*Continue providing staff support and technical assistance in energy conservation and demand management to architects, developers, and utility customers.* | **Progress:**<br>The City's Development Review Committee (DRC), comprised of staffs from various departments including Utilities Department, Public Works Department, and Department of Planning and Community Environment, continues to provide support and technical assistance in energy conservation and demand management to architects, developers, and utility customers.<br><br>**Effectiveness:**<br>Through staff support and technical assistance, architects, developers, and utility customers are able to enhance their understanding of energy conservation and demand management measures and incorporate them into their projects, resulting in potential reduction in housing costs.<br><br>**Appropriateness:**<br>The program remains appropriate for inclusion in the Housing Element update. |
| *PROGRAM H-69:*<br>*Review State programs encouraging energy efficiency and incorporate appropriate programs in Palo Alto's energy conservation programs and outreach efforts.* | **Progress:**<br>The City continues to review State programs encouraging energy efficiency and to incorporate appropriate programs in Palo Alto's energy conservation programs and outreach efforts. The City's Public Work Department, Utilities Department and Department of Planning and Community Environment work together in promoting energy efficiency, resource management and conservation for new and existing housing.<br><br>**Effectiveness:**<br>This program has been effective in reducing housing costs as a result of energy efficiency, resource management and conservation.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |
| *Program H-70:*<br>*Continue to develop a proactive public* | **Progress:**<br>The City continues to develop a proactive public |

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| *outreach program to encourage Palo Alto residents to conserve energy and to share ideas regarding energy conservation.* | outreach program to encourage residents to conserve energy and to share ideas regarding energy conservation working in collaboration with the City's Planning and Community Environment, Public Works and Utilities Departments. The City's website and Development Center serve as resources for valuable information relating to energy conservation.<br><br>**Effectiveness:**<br>Brochures and materials relating to energy conservation are available at City Hall, recreational facilities, libraries and other public locations throughout the community to provide valuable information promoting energy conservation.<br><br>**Appropriateness:**<br>This program remains appropriate for inclusion in the Housing Element update. |
| *PROGRAM H-71:*<br>*Encourage developers and builders to construct sustainable residential buildings that increase energy efficiency by at least 15% above the energy standards of Title 24.* | **Progress:**<br>The City continues to encourage builders to construct sustainable residential buildings that increase energy efficiency by at least 15% above the energy standards of Title 24.<br><br>**Effectiveness:**<br>This program has been effective in reducing housing costs as a result of energy efficiency, resource management and conservation. Residents of new housing developments have benefited from reduced housing costs.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |

**POLICY H-26:**

**Reduce the cost of housing using the Utilities Residential Rate Assistance Program (RAP).**

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| *PROGRAM H-72:*<br>*Continue to assist very low-income households in reducing their utility bills through the RAP.* | **Progress:**<br>The City's Utilities Department continues to offer utilities discounts to provide financial relief to low-income households. Qualified households receive a twenty percent (20%) discount in their utilities including, gas, water, electricity and storm drainage.<br><br>**Effectiveness:**<br>The program is effective in providing relief, reducing housing costs, particularly for low-income households. Over 900 households are currently enrolled in the program and receiving a utilities |

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| | discount.<br><br>**Appropriateness:**<br>This program is appropriate for continuation in the Housing Element update. |