

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

Jurisdiction	Palo Alto
Reporting Year	2018 (Jan. 1 - Dec. 31)

Note: + Optional field  
 Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Primary Row: Start Data Entry Below								58						77	136	81			
	120-28-051	190 CHANNING AV, PALO ALTO, CA 94301		18PLN-00043	2 to 4	O	2/1/2018							4	4	0		No	UNDER REVIEW, COLUMN 6 IS NET DU CHANGE.
	132-35-045	3705 EL CAMINO REAL, PALO ALTO, CA 94306		18PLN-00136	5+	R	4/19/2018	58				1			59	59		No	COLUMN 6 IS NET DU CHANGE UNDER REVIEW, COLUMN 6 IS NET DU CHANGE.
	132-46-100	4115 EL CAMINO REAL, PALO ALTO, CA 94306		18PLN-00238	5+	O	7/20/2018							7	7			No	UNDER REVIEW, COLUMN 6 IS NET DU CHANGE.
	137-25-008	531 IRVEN CT, PALO ALTO, CA 94306		18PLN-00088	SFD	O	3/8/2018							1	1	1		No	COLUMN 6 IS NET DU CHANGE.
	120-03-062	565 HAMILTON AV, PALO ALTO, CA 94301		18PLN-00313	5+	R	9/17/2018							10	10			No	UNDER REVIEW, COLUMN 6 IS NET DU CHANGE.
	137-27-090	4152 DONALD DR A		18000-00147	ADU	R	1/18/2018							1	1	1		No	
	003-50-070	2100 BELLVIEW DR		18000-00464	ADU	R	2/23/2018							1	1	1		No	
	120-18-005	358 ADDISON AV, UNIT A		18000-00781	ADU	R	3/27/2018							1	1	1		No	
	003-32-035	741 HOMER AV		18000-00506	ADU	R	2/28/2018							1	1	1		No	
	127-48-016	3451 CORK OAK WY		18000-01426	ADU	R	5/25/2018							1	1	1		No	
	137-19-008	1070 CERRITO WY		18000-01109	ADU	R	4/27/2018							1	1	1		No	
	127-19-122	728 GAILEN AV		18000-00954	ADU	R	4/17/2018							1	1	1		No	
	127-24-013	3256 CLIFTON CT		18000-01496	ADU	R	6/5/2018							1	1	1		No	
	120-06-072	555 KINGSLEY AV		18000-01564	ADU	R	6/12/2018							1	1	1		No	
	003-33-037	1001 FULTON ST		18000-01425	ADU	R	5/25/2018							1	1	1		No	
	132-02-027	2640 MIDDLEFIELD RD		18000-01647	ADU	R	6/19/2018							1	1	1		No	
	127-49-069	3287 MIDDLEFIELD RD		18000-01820	ADU	R	7/9/2018							1	1	1		No	
	132-40-053	389 MATADERO AV		18000-01411	ADU	R	5/24/2018							1	1	1		No	
	003-14-064	1741 EDGEWOOD DR		18000-01817	ADU	R	7/6/2018							1	1	1		No	
	127-22-027	3342 VERNON TER		18000-00917	ADU	R	4/12/2018							1	1	1		No	
	132-27-031	3247 EMERSON ST		18000-00522	ADU	R	3/1/2018							1	1	1		No	
	124-30-031	310 LELAND AV		18000-02224	ADU	R	8/21/2018							1	1	1		No	
	137-04-025	2350 CORNELL ST		18000-00841	ADU	R	4/3/2018							1	1	1		No	
	148-05-036	124 MONROE DR		18000-02018	ADU	R	7/27/2018							1	1	1		No	
	003-31-013	641 GUINDA ST		18000-01810	ADU	R	7/6/2018							1	1	1		No	
	132-40-023	419 MARGARITA AV		18000-01327	ADU	R	5/16/2018							1	1	1		No	

**Table A  
Housing Development Applications Submitted**

Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes				
1		2		3	4							5	6	7	8	9	10		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Primary Row: Start Data Entry Below								58				1		77	136	81			
	127-49-021	3350 CORK OAK WY		18000-00297	ADU	R	2/2/2018							1	1			No	UNDER REVIEW
	124-23-028	1630 CASTILLEJA AV		18000-00606	ADU	R	3/8/2018							1	1			No	UNDER REVIEW
	003-31-065	619 GUINDA ST		18000-00992	ADU	R	4/19/2018							1	1			No	UNDER REVIEW
	003-04-021	951 HAMILTON AV		18000-01009	ADU	R	4/19/2018							1	1			No	UNDER REVIEW
	132-02-019	2554 WEBSTER ST		18000-01181	ADU	R	5/7/2018							1	1			No	UNDER REVIEW
	137-14-102	841 LA JENNIFER WY		18000-01261	ADU	R	5/10/2018							1	1			No	UNDER REVIEW
	003-10-046	585 E CRESCENT DR		18000-01418	ADU	R	5/25/2018							1	1			No	UNDER REVIEW
	124-05-032	2320 BYRON ST		18000-01495	ADU	R	6/5/2018							1	1			No	UNDER REVIEW
	137-05-045	1411 COLLEGE AV		18000-01550	ADU	R	6/8/2018							1	1			No	UNDER REVIEW
	137-16-033	926 MATADERO AV		18000-01681	ADU	R	6/21/2018							1	1			No	UNDER REVIEW
	127-08-046	3161 GREER RD		18000-01699	ADU	R	6/22/2018							1	1			No	UNDER REVIEW
	120-07-059	1338 MIDDLEFIELD RD		18000-01777	ADU	R	6/29/2018							1	1			No	UNDER REVIEW
	137-13-010	750 PAUL AV		18000-01787	ADU	R	7/3/2018							1	1			No	UNDER REVIEW
	167-07-032	4248 SUZANNE DR		18000-01874	ADU	R	7/12/2018							1	1			No	UNDER REVIEW
	137-13-058	3886 LA DONNA AV		18000-01937	ADU	R	7/19/2018							1	1			No	UNDER REVIEW
	124-23-044	1648 MARIPOSA AV		18000-02000	ADU	R	7/26/2018							1	1			No	UNDER REVIEW
	137-11-050	3775 LA SELVA DR		18000-02077	ADU	R	8/3/2018							1	1			No	UNDER REVIEW
	132-18-086	2608 BRYANT ST		18000-02088	ADU	R	8/6/2018							1	1			No	UNDER REVIEW
	127-30-041	2570 MARSHALL DR		18000-02124	ADU	R	8/10/2018							1	1			No	UNDER REVIEW
	132-55-019	2732 BYRON ST		18000-02338	ADU	R	9/4/2018							1	1			No	UNDER REVIEW
	120-01-031	119 WEBSTER ST		18000-02493	ADU	R	9/20/2018							1	1			No	UNDER REVIEW
	124-27-015	261 STANFORD AV		18000-02528	ADU	R	9/25/2018							1	1			No	UNDER REVIEW
	120-06-001	1001 COWPER ST		18000-02545	ADU	R	9/27/2018							1	1			No	UNDER REVIEW
	167-05-006	4206 POMONA AV		18000-02570	ADU	R	10/1/2018							1	1			No	UNDER REVIEW
	124-05-072	2227 TASSO ST		18000-02660	ADU	R	10/10/2018							1	1			No	UNDER REVIEW
	132-05-003	3442 MIDDLEFIELD RD		18000-02883	ADU	R	11/5/2018							1	1			No	UNDER REVIEW
	132-45-012	4133 PARK BL		18000-02932	ADU	R	11/9/2018							1	1			No	UNDER REVIEW
	132-48-033	3130 RAMONA ST		18000-02982	ADU	R	11/15/2018							1	1			No	UNDER REVIEW
	124-07-043	360 KELLOGG AV		18000-02996	ADU	R	11/16/2018							1	1			No	UNDER REVIEW
	137-19-052	4010 MANZANA LN		18000-03021	ADU	R	11/20/2018							1	1			No	UNDER REVIEW
	127-25-010	841 AMES AV		18000-03109	ADU	R	12/5/2018							1	1			No	UNDER REVIEW
	124-18-004	150 TENNYSON AV		18000-03168	ADU	R	12/12/2018							1	1			No	UNDER REVIEW
	120-05-001	803 COWPER ST		18000-03239	ADU	R	12/20/2018							1	1			No	UNDER REVIEW
	003-12-046	15 PHILLIPS RD		18000-03244	ADU	R	12/20/2018							1	1			No	UNDER REVIEW

General Notes:  
 The City of Palo Alto is essentially "built out" and have minimal developable vacant land inventory. A significant portion of Residential Planning Entitlements and Residential Building Permits have NO NET GAIN in the number of dwelling units unless specified in Table A (above).  
 1) The City of Palo Alto requires "Individual Review" Planning Entitlements (Planning Approvals) for the construction of a new singly developed two-story structure; the construction of a new second story; or the expansion of an existing second story by more than 150 square feet in the R-1 single family residential district. All second-story additions on a site after November 19, 2001 shall be included in calculating whether an addition is over 150 square feet.  
 2018 Individual Review Applications Submitted = 79 applications. All these applications have NO NET GAIN in Dwelling Units, (demolish existing Single Family Residential SFR and rebuild the SFR) unless specified in the table above.  
 2) The City of Palo Alto requires ministerial review of single story Single Family Residential and/or Accessory Dwelling Unit (ADU) development. Single Story SFR/ADU's - requires only a Building Permit.  
 2018 SFR Building Permit Application Submitted = 129 applications. All these applications have NO NET GAIN in Dwelling Units, (demolish existing SFR and rebuild SFR) unless specified in the table above.

Jurisdiction	Palo Alto
Reporting Year	2018

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement									
1				2	3	4								5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Binary Row: Start Data Entry Below															
	137-25-008	531 IRVEN CT, PALO ALTO, CA 94306		18PLN-00088	SFD	O								117	117
	132-38-019	3265 EL CAMINO REAL		15PLN-00312	2 to 4	O								1	6/1/2018
	120-14-004	356 HAWTHORNE AVE		17PLN-00367	SFD	O								3	7/6/2018
	120-14-004	356 HAWTHORNE AVE		17PLN-00367	SFD	O								-1	
	132-37-056	3001 EL CAMINO REAL		18PLN-00152	5+	R								44	11/9/2018
	124-18-096	115 RINCONADA AVE		18PLN-00104	SFD	O								-1	6/13/2018
	137-12-023	3721 LA DONNA AVE		17PLN-00435	SFD	O								1	3/14/2018
	003-33-050	1023 MIDDLEFIELD		18PLN-00193	SFD	O								-1	3/29/2018
	132-36-084	2755 EL CAMINO REAL		16PLN-00464	5+	R								57	6/25/2018
	137-25-109	567 MAYBELL AVE		17PLN-00158	SFD	O								12	2/26/2018
	142-28-107	1501 CALIFORNIA AVE		14000-01600	2 to 4	O									0
	142-28-106	1635 BOWDOIN CT		14000-01600	2 to 4	O									0
	142-28-XXX	1501 CALIFORNIA AV		14000-01581	SFD	O									0
	142-28-XXX	1600 AMHERST CT		14000-01581	SFD	O									0
	142-28-XXX	1501 CALIFORNIA AV		14000-01586	SFD	O									0
	142-28-XXX	1615 AMHERST CT		14000-01586	SFD	O									0
	142-28-XXX	1501 CALIFORNIA AV		14000-01587	SFD	O									0
	142-28-XXX	2500 AMHERST ST		14000-01587	SFD	O									0
	142-28-XXX	1501 CALIFORNIA AV		14000-01601	SFD	O									0
	142-28-XXX	1615 BOWDOIN CT		14000-01601	SFD	O									0
	142-28-XXX	1501 CALIFORNIA AV		14000-01609	SFD	O									0
	142-28-XXX	2435 AMHERST ST		14000-01609	SFD	O									0
	124-16-089	1545 ALMA ST		17000-03116	2 to 4	O								1	4/4/2018
	124-16-089	1543 ALMA ST		17000-03117	2 to 4	O								1	4/4/2018
	003-51-021	912 N CALIFORNIA AV		17000-01770	ADU	R									0



Jurisdiction	Palo Alto
Reporting Year	2018

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits								
1					2	3	7					8	9		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below													54	54	
	137-25-008	531 IRVEN CT, PALO ALTO, CA 94306		18PLN-00088	SFD	O							1	12/3/2018	1
	132-38-019	3265 EL CAMINO REAL		15PLN-00312	2 to 4	O									0
	120-14-004	356 HAWTHORNE AVE		17PLN-00367	SFD	O									0
	132-37-056	3001 EL CAMINO REAL		18PLN-00152	5+	R									0
	124-18-096	115 RINCONADA AVE		18PLN-00104	SFD	O									0
	137-12-023	3721 LA DONNA AVE		17PLN-00435	SFD	O							1	7/13/2018	1
	003-33-050	1023 MIDDLEFIELD		18PLN-00193	SFD	O									0
	132-36-084	2755 EL CAMINO REAL		16PLN-00464	5+	R									0
	137-25-109	567 MAYBELL AVE		17PLN-00158	SFD	O									0
	142-28-107	1501 CALIFORNIA AVE		14000-01600	2 to 4	O							2	2/5/2018	2
	142-28-106	1635 BOWDOIN CT		14000-01600	2 to 4	O							2	2/5/2018	2
	142-28-XXX	1501 CALIFORNIA AV		14000-01581	SFD	O							1	2/5/2018	1
	142-28-XXX	1600 AMHERST CT		14000-01581	SFD	O							1	2/5/2018	1
	142-28-XXX	1501 CALIFORNIA AV		14000-01586	SFD	O							1	2/5/2018	1
	142-28-XXX	1615 AMHERST CT		14000-01586	SFD	O							1	2/5/2018	1
	142-28-XXX	1501 CALIFORNIA AV		14000-01587	SFD	O							1	2/5/2018	1
	142-28-XXX	2500 AMHERST ST		14000-01587	SFD	O							1	2/5/2018	1
	142-28-XXX	1501 CALIFORNIA AV		14000-01601	SFD	O							1	2/5/2018	1
	142-28-XXX	1615 BOWDOIN CT		14000-01601	SFD	O							1	2/5/2018	1
	142-28-XXX	1501 CALIFORNIA AV		14000-01609	SFD	O							1	2/5/2018	1
	142-28-XXX	2435 AMHERST ST		14000-01609	SFD	O							1	2/5/2018	1
	124-16-089	1545 ALMA ST		17000-03116	2 to 4	O							1	6/8/2018	1
	124-16-089	1543 ALMA ST		17000-03117	2 to 4	O							1	6/8/2018	1
	003-51-021	912 N CALIFORNIA AV		17000-01770	ADU	R							1	7/5/2018	1

Jurisdiction	Palo Alto
Reporting Year	2018

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below													54	54	
	147-27-005	237 SCRIPPS CT		17000-02169	ADU	R							1	3/20/2018	1
	120-05-062	940 WEBSTER ST		17000-02390	ADU	R							1	2/1/2018	1
	137-04-005	980 CALIFORNIA AV		17000-02730	ADU	R							1	3/15/2018	1
	127-28-086	836 BRUCE DR		17000-02881	ADU	R							1	5/8/2018	1
	132-19-048	2829 EMERSON ST		17000-03099	ADU	R							1	9/26/2018	1
	137-27-090	4152 DONALD DR A		18000-00147	ADU	R							1	6/7/2018	1
	003-50-070	2100 BELLVIEW DR		18000-00464	ADU	R							1	6/20/2018	1
	003-32-035	741 HOMER AV		18000-00506	ADU	R							1	7/5/2018	1
	132-27-031	3247 EMERSON ST		18000-00522	ADU	R							1	11/19/2018	1
	120-18-005	358 ADDISON AV, UNIT A		18000-00781	ADU	R							1	6/21/2018	1
	137-04-025	2350 CORNELL ST		18000-00841	ADU	R							1	12/10/2018	1
	127-22-027	3342 VERNON TER		18000-00917	ADU	R							1	11/13/2018	1
	127-19-122	728 GAILEN AV		18000-00954	ADU	R							1	8/22/2018	1
	137-19-008	1070 CERRITO WY		18000-01109	ADU	R							1	7/19/2018	1
	132-40-023	419 MARGARITA AV		18000-01327	ADU	R							1	12/18/2018	1
	132-40-053	389 MATADERO AV		18000-01411	ADU	R							1	10/17/2018	1
	003-33-037	1001 FULTON ST		18000-01425	ADU	R							1	10/3/2018	1
	127-48-016	3451 CORK OAK WY		18000-01426	ADU	R							1	7/13/2018	1
	127-24-013	3256 CLIFTON CT		18000-01496	ADU	R							1	8/27/2018	1
	120-06-072	555 KINGSLEY AV		18000-01564	ADU	R							1	9/6/2018	1
	132-02-027	2640 MIDDLEFIELD RD		18000-01647	ADU	R							1	10/10/2018	1
	167-06-062	665 GLENBROOK DR		17000-02364	ADU	R							1	3/9/2018	1
	127-58-008	3094 STELLING DR		17000-02541	ADU	R							1	2/9/2018	1
	003-03-034	833 HAMILTON AV		17000-02777	ADU	R							1	3/30/2018	1
	132-02-017	2546 WEBSTER ST		17000-03055	ADU	R							1	4/27/2018	1
	127-11-022	3624 EVERGREEN DR		17000-03103	ADU	R							1	3/20/2018	1
	132-18-035	2591 RAMONA ST		17000-03106	ADU	R							1	3/5/2018	1
	003-31-013	641 GUINDA ST		18000-01810	ADU	R							1	12/13/2018	1
	003-14-064	1741 EDGEWOOD DR		18000-01817	ADU	R							1	10/26/2018	1
	127-49-069	3287 Middlefield Road		18000-01820	ADU	R							1	10/12/2018	1
	148-05-036	124 MONROE DR		18000-02018	ADU	R							1	12/11/2018	1
	124-30-031	310 LELAND AV		18000-02224	ADU	R							1	11/30/2018	1
	137-25-062	580 GEORGIA AV		17000-02801	ADU	R							1	4/26/2018	1
	120-17-043	400 CHANNING AV		17000-03144	ADU	R							1	5/23/2018	1
	120-17-043	400 CHANNING AV		17000-03146	ADU	R							1	5/23/2018	1

Jurisdiction	Palo Alto
Reporting Year	2018

**Table A2**  
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		Unit Types		Affordability by Household Incomes - Certificates of Occupancy											
1	2	3	4	5	6	7	8	9	10	11	12	13	14		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
Many Row: Start Data Entry Below															
	137-25-008	531 IRVEN CT, PALO ALTO, CA 94306		18PLN-00088	SFD	O									
	132-38-019	3265 EL CAMINO REAL		15PLN-00312	2 to 4	O									
	120-14-004	356 HAWTHORNE AVE		17PLN-00367	SFD	O									
	132-37-056	3001 EL CAMINO REAL		18PLN-00152	5+	R									
	124-18-096	115 RINCONADA AVE		18PLN-00104	SFD	O									
	137-12-023	3721 LA DONNA AVE		17PLN-00435	SFD	O									
	003-33-050	1023 MIDDLEFIELD		18PLN-00193	SFD	O									
	132-36-084	2755 EL CAMINO REAL		16PLN-00464	5+	R									
	137-25-109	567 MAYBELL AVE		17PLN-00158	SFD	O									
	142-28-107	1501 CALIFORNIA AVE		14000-01600	2 to 4	O									
	142-28-106	1635 BOWDOIN CT		14000-01600	2 to 4	O									
	142-28-XXX	1501 CALIFORNIA AV		14000-01581	SFD	O									
	142-28-XXX	1600 AMHERST CT		14000-01581	SFD	O									
	142-28-XXX	1501 CALIFORNIA AV		14000-01586	SFD	O									
	142-28-XXX	1615 AMHERST CT		14000-01586	SFD	O									
	142-28-XXX	1501 CALIFORNIA AV		14000-01587	SFD	O									
	142-28-XXX	2500 AMHERST ST		14000-01587	SFD	O									
	142-28-XXX	1501 CALIFORNIA AV		14000-01601	SFD	O									
	142-28-XXX	1615 BOWDOIN CT		14000-01601	SFD	O									
	142-28-XXX	1501 CALIFORNIA AV		14000-01609	SFD	O									
	142-28-XXX	2435 AMHERST ST		14000-01609	SFD	O									
	124-16-089	1545 ALMA ST		17000-03116	2 to 4	O									
	124-16-089	1543 ALMA ST		17000-03117	2 to 4	O									
	003-51-021	912 N CALIFORNIA AV		17000-01770	ADU	R									

Jurisdiction	Palo Alto
Reporting Year	2018

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy									
1				2	3	10								11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
Many Row: Start Data Entry Below															
	147-27-005	237 SCRIPPS CT		17000-02169	ADU	R									
	120-05-062	940 WEBSTER ST		17000-02390	ADU	R									
	137-04-005	980 CALIFORNIA AV		17000-02730	ADU	R									
	127-28-086	836 BRUCE DR		17000-02881	ADU	R									
	132-19-048	2829 EMERSON ST		17000-03099	ADU	R									
	137-27-090	4152 DONALD DR A		18000-00147	ADU	R									
	003-50-070	2100 BELLVIEW DR		18000-00464	ADU	R									
	003-32-035	741 HOMER AV		18000-00506	ADU	R									
	132-27-031	3247 EMERSON ST		18000-00522	ADU	R									
	120-18-005	358 ADDISON AV, UNIT A		18000-00781	ADU	R									
	137-04-025	2350 CORNELL ST		18000-00841	ADU	R									
	127-22-027	3342 VERNON TER		18000-00917	ADU	R									
	127-19-122	728 GAILEN AV		18000-00954	ADU	R									
	137-19-008	1070 CERRITO WY		18000-01109	ADU	R									
	132-40-023	419 MARGARITA AV		18000-01327	ADU	R									
	132-40-053	389 MATADERO AV		18000-01411	ADU	R									
	003-33-037	1001 FULTON ST		18000-01425	ADU	R									
	127-48-016	3451 CORK OAK WY		18000-01426	ADU	R									
	127-24-013	3256 CLIFTON CT		18000-01496	ADU	R									
	120-06-072	555 KINGSLEY AV		18000-01564	ADU	R									
	132-02-027	2640 MIDDLEFIELD RD		18000-01647	ADU	R									
	167-06-062	665 GLENBROOK DR		17000-02364	ADU	R									
	127-58-008	3094 STELLING DR		17000-02541	ADU	R									
	003-03-034	833 HAMILTON AV		17000-02777	ADU	R									
	132-02-017	2546 WEBSTER ST		17000-03055	ADU	R									
	127-11-022	3624 EVERGREEN DR		17000-03103	ADU	R									
	132-18-035	2591 RAMONA ST		17000-03106	ADU	R									
	003-31-013	641 GUINDA ST		18000-01810	ADU	R									
	003-14-064	1741 EDGEWOOD DR		18000-01817	ADU	R									
	127-49-069	3287 Middlefield Road		18000-01820	ADU	R									
	148-05-036	124 MONROE DR		18000-02018	ADU	R									
	124-30-031	310 LELAND AV		18000-02224	ADU	R									
	137-25-062	580 GEORGIA AV		17000-02801	ADU	R									
	120-17-043	400 CHANNING AV		17000-03144	ADU	R									
	120-17-043	400 CHANNING AV		17000-03146	ADU	R									



Jurisdiction	Palo Alto
Reporting Year	2018

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																	
Project Identifier					Unit Types			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	13	14	15	16	17	18	19	20		21	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
Many Row: Start Data Entry Below																	
	137-25-008	531 IRVEN CT, PALO ALTO, CA 94306		18PLN-00088	SFD	O		N	Y								
	132-38-019	3265 EL CAMINO REAL		15PLN-00312	2 to 4	O		N	Y								
	120-14-004	356 HAWTHORNE AVE		17PLN-00367	SFD	O		N	Y								
	132-37-056	3001 EL CAMINO REAL		18PLN-00152	5+	R		N	Y								
	124-18-096	115 RINCONADA AVE		18PLN-00104	SFD	O		N	Y								Demo Triplex, Build 2 SFR's
	137-12-023	3721 LA DONNA AVE		17PLN-00435	SFD	O		N	Y								
	003-33-050	1023 MIDDLEFIELD		18PLN-00193	SFD	O		N	Y								Demo Triplex, Build 2 SFR's
	132-36-084	2755 EL CAMINO REAL		16PLN-00464	5+	R		N	Y								
	137-25-109	567 MAYBELL AVE		17PLN-00158	SFD	O		N	Y								Parcel Map Application
	142-28-107	1501 CALIFORNIA AVE		14000-01600	2 to 4	O		N	Y								Mayfield Stanford Development
	142-28-106	1635 BOWDOIN CT		14000-01600	2 to 4	O		N	Y								Mayfield Stanford Development
	142-28-XXX	1501 CALIFORNIA AV		14000-01581	SFD	O		N	Y								Mayfield Stanford Development
	142-28-XXX	1600 AMHERST CT		14000-01581	SFD	O		N	Y								Mayfield Stanford Development
	142-28-XXX	1501 CALIFORNIA AV		14000-01586	SFD	O		N	Y								Mayfield Stanford Development
	142-28-XXX	1615 AMHERST CT		14000-01586	SFD	O		N	Y								Mayfield Stanford Development
	142-28-XXX	1501 CALIFORNIA AV		14000-01587	SFD	O		N	Y								Mayfield Stanford Development
	142-28-XXX	2500 AMHERST ST		14000-01587	SFD	O		N	Y								Mayfield Stanford Development
	142-28-XXX	1501 CALIFORNIA AV		14000-01601	SFD	O		N	Y								Mayfield Stanford Development
	142-28-XXX	1615 BOWDOIN CT		14000-01601	SFD	O		N	Y								Mayfield Stanford Development
	142-28-XXX	1501 CALIFORNIA AV		14000-01609	SFD	O		N	Y								Mayfield Stanford Development
	142-28-XXX	2435 AMHERST ST		14000-01609	SFD	O		N	Y								Mayfield Stanford Development
	124-16-089	1545 ALMA ST		17000-03116	2 to 4	O		N	Y								
	124-16-089	1543 ALMA ST		17000-03117	2 to 4	O		N	Y								
	003-51-021	912 N CALIFORNIA AV		17000-01770	ADU	R		N	Y								

Jurisdiction	Palo Alto
Reporting Year	2018

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes		
1				2	3	13	14	15	16	17	18	19	20		21		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH )	Tenure R=Renter O=Owner	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
Primary Row: Start Data Entry Below																	
	147-27-005	237 SCRIPPS CT		17000-02169	ADU	R		N	Y								
	120-05-062	940 WEBSTER ST		17000-02390	ADU	R		N	Y								
	137-04-005	980 CALIFORNIA AV		17000-02730	ADU	R		N	Y								
	127-28-086	836 BRUCE DR		17000-02881	ADU	R		N	Y								
	132-19-048	2829 EMERSON ST		17000-03099	ADU	R		N	Y								
	137-27-090	4152 DONALD DR A		18000-00147	ADU	R		N	Y								
	003-50-070	2100 BELLVIEW DR		18000-00464	ADU	R		N	Y								
	003-32-035	741 HOMER AV		18000-00506	ADU	R		N	Y								
	132-27-031	3247 EMERSON ST		18000-00522	ADU	R		N	Y								
	120-18-005	358 ADDISON AV, UNIT A		18000-00781	ADU	R		N	Y								
	137-04-025	2350 CORNELL ST		18000-00841	ADU	R		N	Y								
	127-22-027	3342 VERNON TER		18000-00917	ADU	R		N	Y								
	127-19-122	728 GAILEN AV		18000-00954	ADU	R		N	Y								
	137-19-008	1070 CERRITO WY		18000-01109	ADU	R		N	Y								
	132-40-023	419 MARGARITA AV		18000-01327	ADU	R		N	Y								
	132-40-053	389 MATADERO AV		18000-01411	ADU	R		N	Y								
	003-33-037	1001 FULTON ST		18000-01425	ADU	R		N	Y								
	127-48-016	3451 CORK OAK WY		18000-01426	ADU	R		N	Y								
	127-24-013	3256 CLIFTON CT		18000-01496	ADU	R		N	Y								
	120-06-072	555 KINGSLEY AV		18000-01564	ADU	R		N	Y								
	132-02-027	2640 MIDDLEFIELD RD		18000-01647	ADU	R		N	Y								
	167-06-062	665 GLENBROOK DR		17000-02364	ADU	R		N	Y								
	127-58-008	3094 STELLING DR		17000-02541	ADU	R		N	Y								
	003-03-034	833 HAMILTON AV		17000-02777	ADU	R		N	Y								
	132-02-017	2546 WEBSTER ST		17000-03055	ADU	R		N	Y								
	127-11-022	3624 EVERGREEN DR		17000-03103	ADU	R		N	Y								
	132-18-035	2591 RAMONA ST		17000-03106	ADU	R		N	Y								
	003-31-013	641 GUINDA ST		18000-01810	ADU	R		N	Y								
	003-14-064	1741 EDGEWOOD DR		18000-01817	ADU	R		N	Y								
	127-49-069	3287 Middlefield Road		18000-01820	ADU	R		N	Y								
	148-05-036	124 MONROE DR		18000-02018	ADU	R		N	Y								
	124-30-031	310 LELAND AV		18000-02224	ADU	R		N	Y								
	137-25-062	580 GEORGIA AV		17000-02801	ADU	R		N	Y								
	120-17-043	400 CHANNING AV		17000-03144	ADU	R		N	Y								
	120-17-043	400 CHANNING AV		17000-03146	ADU	R		N	Y								

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	691	43									43	648
	Non-Deed Restricted												
Low	Deed Restricted	432	58									58	374
	Non-Deed Restricted												
Moderate	Deed Restricted	278										42	236
	Non-Deed Restricted		11	3	28								
Above Moderate	Non-Deed Restricted	587	174	15	61	54						304	283
Total RHNA		1988											
Total Units			286	18	89	54						447	1541

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
<b>H1 Goal</b>	<b>ENSURE THE PRESERVATION OF THE UNIQUE CHARACTER OF RESIDENTIAL NEIGHBORHOODS</b>					
<i>H1.1 Policy</i>	<i>Promote the rehabilitation of deteriorating or substandard residential properties using sustainable and energy conserving approaches.</i>					
H1.1.1 Program	Continue the citywide property maintenance, inspection, and enforcement program.	Continue to provide services which promote rehabilitation of substandard housing.	City Funds	Planning & Community Environment; Code Enforcement	Ongoing	Ongoing program
H1.1.2 Program	Consider modifying development standards for second units, where consistent with maintaining the character of existing neighborhoods. The modifications should encourage the production of second units affordable to very low-, low-, or moderate-income households.	Consider modifying the Zoning Code to provide for additional second units.	General Fund	Planning & Community Environment	Conduct a study within three years of adoption of Housing Element to assess the potential for additional second units with modifications to the development standards.	Completed. Ordinance adopted on May 8, 2017.
H1.1.3 Program	Provide incentives to developers such as reduced fees and flexible development standards to encourage the preservation of existing rental cottages and duplexes currently located in the R-1 and R-2 residential areas.	Preserve 10 rental cottages and duplexes.	City Housing funds	Planning & Community Environment	Explore incentives within three years of Housing Element adoption	Underway; part of the Phase 2 Housing Element implementation plan for 2019
<i>H1.2 Policy</i>	<i>Support efforts to preserve multifamily housing units in existing neighborhoods.</i>					
H1.2.1 Program	When a loss of rental housing occurs due to subdivision or condominium conversion approvals, the project shall require 25 percent BMR units.	Provide 10 additional affordable housing units on sites where rental housing will be lost.	NA	Planning & Community Environment	Ongoing	Underway - there have not been any projects subject to this program to date.
<i>H1.3 Policy</i>	<i>Encourage community involvement in the maintenance and enhancement of public and private properties and adjacent rights-of-way in residential neighborhoods.</i>					

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H1.3.1 Program	Create community volunteer days and park cleanups, plantings, or similar events that promote neighborhood enhancement and conduct City-sponsored cleanup campaigns for public and private properties.	Coordinate with the City's waste and disposal hauler to conduct a cleanup campaign once a year to promote neighborhood clean-up.	City Housing Funds	Public Works Department	Ongoing	Ongoing program
H1.4 Policy	<i>Ensure that new developments provide appropriate transitions from higher density development to single-family and low-density residential districts to preserve neighborhood character.</i>					
<b>H2 Goal</b>	<b>SUPPORT THE CONSTRUCTION OF HOUSING NEAR SCHOOLS, TRANSIT, PARKS, SHOPPING, EMPLOYMENT, AND CULTURAL INSTITUTIONS</b>					
H2.1 Policy	<i>Identify and implement strategies to increase housing density and diversity, including mixed-use development and a range of unit styles, near community services. Emphasize and encourage the development of affordable and mixed-income housing to support the City's fair share of the regional housing needs and to ensure that the City's population remains economically diverse.</i>					
H2.1.1 Program	To allow for higher density residential development, consider amending the Zoning Code to permit high-density residential in mixed use or single use projects in commercial areas within one-half a mile of fixed rail stations and to allow limited exceptions to the 50-foot height limit for Housing Element Sites within one-quarter mile of fixed rail stations.	Provide opportunities for a diverse range of housing types near fixed rail stations.	City Funds	Planning & Community Environment	Consider Zoning Code amendments within three years of Housing Element adoption	Completed; part of the Phase 1 Housing Element implementation plan for 2018. Completion Feb 2019.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H2.1.10 Program	As a part of planning for the future of El Camino Real, explore the identification of pedestrian nodes (i.e. “pearls on a string”) consistent with the South El Camino Design Guidelines, with greater densities in these nodes than in other areas.	Explore the identification of pedestrian nodes.	City Funds	Planning & Community Environment	Ongoing in conjunction with the Comprehensive Plan update	Underway; part of the Phase 1 Housing Element implementation plan for 2018. Completion anticipated Feb/March 2019.
H2.1.11 Program	Consider implementing the Pedestrian and Transit Oriented Development (PTOD) Overlay for the University Avenue downtown district to promote higher density multifamily housing development in that area.	Consider PTOD for University Avenue.	City Funds	Planning & Community Environment	Within four years of Housing Element adoption, in conjunction with the Comprehensive Plan update	Not Yet Completed.
H2.1.12 Program	Evaluate developing specific or precise plans for the downtown, California Avenue, and El Camino Real areas to implement in the updated Comprehensive Plan. Adopt plans for these areas, as appropriate.	Evaluate developing plans for downtown, California Avenue, and El Camino Real.	City Funds	Planning & Community Environment	Ongoing in conjunction with the Comprehensive Plan update	Not Yet Completed.
H2.1.2 Program	Allow increased residential densities and mixed use development only where adequate urban services and amenities, including roadway capacity, are available.	Make sure that adequate services are available when considering increased residential densities.	City Funds	Planning & Community Environment	Ongoing	Completed; part of the Phase 1 Housing Element implementation plan for 2018. Completion Feb 2019.
H2.1.3 Program	Amend the zoning code to specify the minimum density of eight dwelling units per acre in all RM-15 districts. Consider amending the zoning code to specify minimum density for other multifamily zoning districts, consistent with the multi-family land use designation in the Comprehensive Plan.	To provide opportunities for up to 10 additional dwelling units on properties zoned RM-15	City Funds	Planning & Community Environment	Within three years of Housing Element adoption	Completed; part of the Phase 1 Housing Element implementation plan for 2018. Completion Feb 2019.
H2.1.4 Program	Amend the Zoning Code to create zoning incentives that encourage the development of smaller, more affordable housing units, including units for seniors, such as reduced parking requirements for units less than 900 square feet and other flexible development standards.	Provide opportunities for 75 smaller, more affordable housing units.	City Funds	Planning & Community Environment	Within three years of Housing Element adoption	Completed.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H2.1.5 Program	Use sustainable neighborhood development criteria to enhance connectivity, walkability, and access to amenities, and to support housing diversity.	Increase connectivity and walkability in new development.	City Funds	Planning & Community Environment	Ongoing	Underway
H2.1.6 Program	Consider density bonuses and/or concessions including allowing greater concessions for 100% affordable housing developments.	Provide opportunities for 100% affordable housing developments.	City Funds	Planning & Community Environment	Ongoing	Underway; part of the Phase 1 Housing Element implementation plan for 2018. Completion anticipated Feb/March 2019.
H2.1.7 Program	Explore developing a Transfer of Development Rights (TDR) program to encourage higher-density housing in appropriate locations.	Create opportunities for higher-density housing.	City Funds	Planning & Community Environment	Consider program within two years of Housing Element adoption	Underway; part of the Phase 1 Housing Element implementation plan for 2018. Completion anticipated Feb/March 2019. Underway (part of Comp Plan Implementation).
H2.1.8 Program	Promote redevelopment of underutilized sites by providing information about potential housing sites on the City's website, including the Housing Sites identified to meet the RHNA and information about financial resources available through City housing programs.	Provide information to developers about potential housing sites.	City funds	Planning & Community Environment	Post information on website upon adoption of Housing Element	Completed.
H2.1.9 Program	Amend the Zoning Code to create zoning incentives that encourage the consolidation of smaller lots identified as Housing Inventory Sites and developed with 100% affordable housing projects. Incentives may include development review streamlining, reduction in required parking for smaller units, or graduated density when consolidated lots are over one-half acre. Adopt amendments as appropriate. Provide information regarding zoning incentives to developers.	Amend the Zoning Code to provide development incentives to meet the RHNA.	City funds	Planning & Community Environment	Adopt amendments within two years of Housing Element adoption	Completed.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H2.2 Policy	<i>Continue to support the redevelopment of suitable lands for mixed uses containing housing to encourage compact, infill development. Optimize the use of existing urban services, and support transit use.</i>					
H2.2.1 Program	Implement an incentive program within three years of Housing Element adoption for small properties identified as a Housing Element Site to encourage housing production on those sites. The incentive eliminates Site and Design Review if the project meets the following criteria: <ul style="list-style-type: none"> <li>• The project has 9 residential units or fewer</li> <li>• A residential density of 20 dwelling units per acre or higher</li> <li>• Maximum unit size of 900 square feet</li> </ul>	Streamline processing for identified Housing Element Sites.	City Funds	Planning & Community Environment	Adopt program within three years of Housing Element adoption	Completed.
H2.2.2 Program	Work with Stanford University to identify sites suitable for housing that may be located in the Stanford Research Park and compatible with surrounding uses.	Identify sites suitable for housing to accommodate additional housing units.	City Funds	Planning & Community Environment	Identify sites within three years of Housing Element adoption	Underway.
H2.2.3 Program	Use coordinated area plans and other tools to develop regulations that support the development of housing above and among commercial uses.	Explore additional opportunities to encourage housing in commercial areas.		Planning & Community Environment	Ongoing	Underway. Part of the Phase 1 Housing Element implementation plan for 2018. Completion anticipated Feb/March 2019; development of the North Ventura Coordinated Area Plan in progress.



**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H2.2.4 Program	As detailed in the Resources chapter of the Housing Element, the City of Palo Alto has committed to providing financial assistance towards the conversion of 23 multi-family units to very low-income (30-50% AMI) units for a period of 55 years, and is seeking to apply credits towards the City's RHNA (refer to Appendix C - Adequate Sites Program Alternative Checklist). The Palo Alto Housing Corporation (PAHC) approached the City for assistance in converting a portion of the 60 units at the Colorado Park Apartments, to be reserved for very low-income households. The committed assistance will ensure affordability of the units for at least 55 years, as required by law.	By the end of the second year of the housing element planning period, the City will enter into a legally enforceable agreement for \$200,000 in committed assistance to purchase affordability covenants on 23 units at the Colorado Park Apartments. The City will report to HCD on the status of purchasing affordability covenants no later than July 1, 2018, and to the extent an agreement is not in place, will amend the Housing Element as necessary to identify additional sites.	City Housing funds	Planning & Community Environment	Ongoing	Completed January 2016.
H2.2.5 Program	The City will continue to identify more transit-rich housing sites including in the downtown and the California Avenue area after HCD certification as part of the Comprehensive Plan Update process and consider exchanging sites along San Antonio and sites along South El Camino that are outside of identified "pedestrian nodes" for the more transit-rich identified sites.	Explore additional appropriate housing sites.	City Funds	Planning & Community Environment	Ongoing	Not yet completed.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H2.2.6 Program	On parcels zoned for mixed use, consider allowing exclusively residential use on extremely small parcels through the transfer of zoning requirements between adjacent parcels to create horizontal mixed use arrangements. If determined to be appropriate, adopt an ordinance to implement this program.	Consider transfer of zoning requirements to create horizontal mixed use.	City Funds	Planning & Community Environment	Within three years of Housing Element adoption	Completed as part of Program 2.1.9.
H2.2.7 Program	Explore requiring minimum residential densities to encourage more housing instead of office space when mixed-use sites develop, and adopt standards as appropriate.	Explore requiring minimum densities in mixed use districts.	City Funds	Planning & Community Environment	Ongoing in conjunction with the Comprehensive Plan update	Completed; part of the Phase 1 Housing Element implementation plan for 2018. Completion Feb 2019.
H2.2.8 Program	Assess the potential of removing maximum residential densities (i.e. dwelling units per acre) in mixed use zoning districts to encourage the creation of smaller housing units within the allowable Floor Area Ratio (FAR), and adopt standards as appropriate.	Assess removal of maximum densities in mixed use zoning districts.	City Funds	Planning & Community Environment	Ongoing in conjunction with the Comprehensive Plan update	Completed; part of the Phase 1 Housing Element implementation plan for 2018. Completion Feb 2019.
H2.3 Policy	<i>Heighten community awareness and to receive community input regarding the social, economic and environmental values of maintaining economic diversity in the City by providing affordable and mixed income higher density housing along transit corridors and at other appropriate locations.</i>					
H2.3.1 Program	Maintain an ongoing conversation with the community, using a variety of forms of media, regarding the need for affordable housing, the financial realities of acquiring land and building affordable housing, and the reasons that affordable housing projects need higher densities to be feasible developments.	Perform outreach on affordable housing.	City Funds	Planning & Community Environment	Ongoing	Ongoing.
<b>H3 Goal</b>	<b>MEET UNDERSERVED HOUSING NEEDS, AND PROVIDE COMMUNITY RESOURCES TO SUPPORT OUR NEIGHBORHOODS</b>					

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H3.1 Policy	<i>Encourage, foster, and preserve diverse housing opportunities for very low-, low-, and moderate income households.</i>					
H3.1.1 Program	Amend the City's BMR ordinance to lower the BMR requirement threshold from projects of five or more units to three or more units, and to modify the BMR rental section to be consistent with case law related to inclusionary rental housing.	Provide opportunities for four additional BMR units.	City Funds	Planning & Community Environment	Amend BMR Ordinance within three years of Housing Element adoption.	Completed. Ordinance adopted on April 17, 2017.
H3.1.10 Program	Annually monitor the progress in the construction or conversion of housing for all income levels, including the effectiveness of housing production in mixed use developments.	Provide information to the City Council on the effectiveness of City programs.	City Funds	Planning & Community Environment	Provide annual reports	Ongoing program
H3.1.11 Program	When using Housing Development funds for residential projects, the City shall give a strong preference to those developments which serve extremely low-income (ELI), very low-income, and low-income households.	Provide funding opportunities for development of housing for Extremely Low Income households.	City Housing Development funds	Planning & Community Environment	Ongoing	Ongoing program, housing funds provided as needed by housing projects.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H3.1.12 Program	Amend the Zoning Code to provide additional incentives to developers who provide extremely low-income (ELI), very low-income, and low-income housing units, above and beyond what is required by the Below Market Rate program, such as reduced parking requirements for smaller units, reduced landscaping requirements, and reduced fees.	Provide incentives for development of housing for Extremely Low Income households.	City Housing funds	Planning & Community Environment	Within three years of Housing Element adoption	Completed; part of the Phase 1 Housing Element implementation plan for 2018. Completion Feb 2019.
H3.1.13 Program	For any affordable development deemed a high risk to convert to market rate prices within two years of the expiration of the affordability requirements, the City will contact the owner and explore the possibility of extending the affordability of the development.	To protect those affordable developments deemed a high risk to converting to market rate	City Housing funds	Planning & Community Environment	Ongoing	Underway, in discussions with property owners of projects at risk of conversion, including Lytton Gardens, Terman Apartments and Webster Wood Apartments.
H3.1.14 Program	Encourage and support the regional establishment of a coordinated effort to provide shared housing arrangement facilitation, similar to the HIP Housing Home Sharing Program in San Mateo County. Advocate among regional and nonprofit groups to establish the necessary framework.	Meet with regional groups and work to establish a Santa Clara Home Sharing Program	City Housing funds	Planning & Community Environment	Within two years of Housing Element adoption	Underway. On April 2018, the Santa Clara County's Board approved the Santa Clara Home Sharing Program with partnership with Catholic Charities of Santa Clara County.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H3.1.2 Program	<p>Implement the BMR ordinance to reflect the City’s policy of requiring:</p> <p>a) At least 15 percent of all housing units in projects must 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. Projects that cause the loss of existing rental housing may need to provide a 25 percent component as detailed in Program H 1.2.1. BMR units must be comparable in quality, size, and mix to the other units in the development.</p> <p>b) Initial sales price for at least two-thirds of the BMR units must be affordable to a household making 80 to 100 percent of the Santa Clara County median income. The initial sales prices of the remaining BMR units may be set at higher levels affordable to households earning between 100 to 120 percent of the County’s median income. For projects with a 25 percent BMR component, four-fifths of the BMR units must be affordable to</p>	Provide 10 affordable units through implementation of the City’s BMR program.	Developers	Planning & Community Environment	Ongoing – implementation of existing program	Ongoing program
H3.1.3 Program	Continue implementation of the Below Market Rate Program Emergency Fund to prevent the loss of BMR units and to provide emergency loans for BMR unit owners to maintain and rehabilitate their units. Consider expansion of program funds to provide financial assistance for the maintenance and rehabilitation of older BMR units.	Use the BMR Program Emergency Fund to prevent the loss of at least two affordable units and assist in maintenance and rehabilitation of at least four older BMR units	BMR Emergency Fund	Planning & Community Environment	On	Ongoing program, preserved one BMR unit in 2016

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H3.1.4 Program	Preserve affordable housing stock by monitoring compliance, providing tenant education, and seeking other sources of funds for affordable housing developments at risk of market rate conversions. The City will continue to renew existing funding sources supporting rehabilitation and maintenance activities.	Prevent conversion of affordable housing to market rate, and renew funding sources for rehabilitation and maintenance of housing stock.	City, CDBG funds	Planning & Community Environment	Ongoing – implementation of existing program	Underway, in discussions with property owners of projects at risk of conversion, including Lytton Gardens, Terman Apartments and Webster Wood Apartments.
H3.1.5 Program	Encourage the use of flexible development standards, including floor area ratio limits, creative architectural solutions, and green building practices in the design of projects with a substantial BMR component.	Increase opportunities for BMR development through use of flexible development standards.	City Funds	Planning & Community Environment	Ongoing – implementation of existing program	Ongoing program
H3.1.6 Program	Require developers of employment-generating commercial and industrial developments to contribute to the supply of low- and moderate-income housing through the payment of commercial in-lieu fees as set forth in a nexus impact fee study and implementing ordinances.	Generate in-lieu fees to contribute toward the creation of low- and moderate-income housing.	City Housing Fund	Planning & Community Environment	Continue to regularly update the commercial in-lieu fee.	Completed. The commercial in-lieu fee was updated in June 2017.
H3.1.7 Program	Ensure that the Zoning Code permits innovative housing types such as co-housing and provides flexible development standards that will allow such housing to be built, provided the character of the neighborhoods in which such housing is proposed to be located is maintained.	Review the Zoning Code and determine appropriate amendments to allow innovative housing types with flexible development standards.	City Funds	Planning & Community Environment	Consider changes to the Zoning Code within four years of Housing Element adoption.	Not yet completed.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H3.1.8 Program	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.	Preserve the 120 mobile home units in the Buena Vista Mobile Home Park as a low and moderate income housing resource.	City, State and Federal Funds	Planning & Community Environment	Ongoing	Completed. Mobile home park was preserved in September 2017.
H3.1.9 Program	Continue enforcing the Condominium Conversion Ordinance.	Maintain the rental housing stock.	City Funds	Planning & Community Environment	Ongoing	Ongoing program
<i>H3.2 Policy</i>	<i>Reduce the cost of housing by continuing to promote energy efficiency, resource management, and conservation for new and existing housing.</i>					
H3.2.1 Program	Continue to assist very low-income households in reducing their utility bills through the Utilities Residential Rate Assistance Program (RAP).	Provide assistance to with utility bills to 800 low-income households.	City Funds	Palo Alto Utilities Department	Ongoing	Ongoing program

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H3.2.2 Program	Use existing agency programs such as Senior Home Repair to provide rehabilitation assistance to very low- and low-income households.	Provide rehabilitation assistance to 600 very low and low-income households.	CDBG and General Fund	Planning & Community Environment	Ongoing	Ongoing. CDBG funds were allocated for a pilot home repair program in FY18.
H3.3 Policy	<i>Support the reduction of governmental and regulatory constraints, and advocate for the production of affordable housing.</i>					
H3.3.1 Program	When appropriate and feasible, require all City departments to expedite processes and allow waivers of development fees as a means of promoting the development of affordable housing.	Continue to reduce processing time and costs for affordable housing projects.	City Funds	Planning & Community Environment	Ongoing	Ongoing program
H3.3.2 Program	Continue to exempt permanently affordable housing units from any infrastructure impact fees adopted by the City.	Reduce costs for affordable housing projects.	City Funds	Planning & Community Environment	Ongoing	Ongoing program
H3.3.3 Program	Promote legislative changes and funding for programs that subsidize the acquisition, rehabilitation, and operation of rental housing by housing assistance organizations, nonprofit developers, and for-profit developers.	Continue as an active member of the Non-Profit Housing Association of Northern California to promote legislative changes and funding for programs	City Funds	Planning & Community Environment; City Manager	Ongoing	Ongoing, active membership in the Non-Profit Housing Association.



**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H3.3.4 Program	Support the development and preservation of group homes and supported living facilities for persons with special housing needs by assisting local agencies and nonprofit organizations in the construction or rehabilitation of new facilities for this population.	Regularly review existing development regulations, and amend the Zoning Code accordingly to reduce regulatory obstacles to this type of housing.	City & CDBG Funds	Planning & Community Environment	Amend Zoning Code within three years of Housing Element adoption.	Not yet completed.
H3.3.5 Program	Review and consider revising development standards for second units to facilitate the development of this type of housing, including reduced minimum lot size and FAR requirements. Based on this analysis, consider modifications to the Zoning Code to better encourage development of second units.	Complete study on impact of revised standards, and consider Zoning Code Amendments	City Funds	Planning & Community Environment, City Council	Ongoing	Completed. Zoning code updates completed March 2017.
H3.3.6 Program	Continue to participate with and support agencies addressing homelessness.	Continue City staff participation in prioritizing funding for County-wide programs.	City, CDBG & HOME funds	Planning & Community Environment, City Council	Ongoing	Ongoing program
H3.3.7 Program	Prepare a local parking demand database to determine parking standards for different housing uses (i.e. market rate multifamily, multifamily affordable, senior affordable, emergency shelters etc.) with proximity to services as a consideration. Adopt revisions to standards as appropriate.	Determine parking standards for different residential uses.	City Funds	Planning & Community Environment	Within four years of Housing Element adoption	Underway, consultant has been retained to complete a parking study.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H3.4 Policy	<i>Pursue funding for the acquisition, construction, and rehabilitation of housing that is affordable to very low-, low-, and moderate-income households.</i>					
H3.4.1 Program	Maintain a high priority for the acquisition of new housing sites near public transit and services, the acquisition and rehabilitation of existing housing, and the provision for housing-related services for affordable housing. Seek funding from all State and federal programs whenever they are available to support the development or rehabilitation of housing for very low-, low-, and moderate-income households	Allocate CDBG funding to acquire and rehabilitate housing for very low-, low-, and moderate income households.	CDBG, State Local Housing Trust Fund	Planning & Community Environment	Ongoing	Ongoing program
H3.4.2 Program	Support and expand local funding sources including the City's Housing Development Fund, Housing Trust of Santa Clara County, CDBG Program, County of Santa Clara's Mortgage Credit Certificate Program (MCC), or similar program. Continue to explore other mechanisms to generate revenues to increase the supply of low- and moderate-income housing.	Increase the supply of affordable housing stock.	City Housing Development Fund, Housing Trust of Santa Clara County, CDBG, Santa Clara County MCC	Planning & Community Environment	Ongoing	Ongoing program
H3.4.3 Program	Periodically review the housing nexus formula required under Chapter 16.47 of the Municipal Code to fully reflect the impact of new jobs on housing demand and cost.	Continue to evaluate the housing nexus formula, and adjust the required impact fees to account for the housing demand from new development.	City Funds	Planning & Community Environment	Ongoing	Completed. Housing nexus study updated in 2016. Fees updated in 2017.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H3.4.4 Program	The City will work with affordable housing developers to pursue opportunities to acquire, rehabilitate, and convert existing multi-family developments to long-term affordable housing units to contribute to the City's fair share of the region's housing needs.	Identify potential sites for acquisition and conversion and provide this information to developers.	City Funds	Planning & Community Environment	Within three years of Housing Element adoption	Ongoing program
H3.5 Policy	<i>Support the provision of emergency shelter, transitional housing, and ancillary services to address homelessness.</i>					
H3.5.1 Program	Continue to participate in the Santa Clara County Homeless Collaborative as well as work with adjacent jurisdictions to develop additional shelter opportunities.	Continue City staff participation as members of the Collaborative's CDBG and Home Program Coordinators Group.	City, CDBG & HOME funds	Planning & Community Environment, City Council	Ongoing	Ongoing. Continued participation in regional CDBG/housing collaborative efforts.
H3.5.2 Program	Amend the Zoning Code to clarify distancing requirements for emergency shelters, stating that "no more than one emergency shelter shall be permitted within a radius of 300 feet."	Amend the Zoning Code to clarify distancing requirements for emergency shelters.	City Funds	Planning & Community Environment	Adopt amendments within one year of Housing Element adoption	Completed.
H3.5.3 Program	Amend the Zoning Code to revise definitions of transitional and supportive housing to remove reference to multiple-family uses, and instead state that "transitional and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone."	Amend the Zoning Code to revise transitional and supportive housing definitions.	City Funds	Planning & Community Environment	Adopt amendments within one year	Completed.
H3.6 Policy	<i>Support the creation of workforce housing for City and school district employees as feasible.</i>					
H3.6.1 Program	Conduct a nexus study to evaluate the creation of workforce housing for City and school district employees.	Create the opportunity for up to five units of workforce housing.	City of Palo Alto Commercial Housing Fund	Planning & Community Environment	Conduct a study within four years of adoption of the Housing Element.	Completed. City adopted Workforce Housing Overlay.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H4 Goal	<b>PROMOTE AN ENVIRONMENT FREE OF DISCRIMINATION AND THE BARRIERS THAT PREVENT CHOICE IN HOUSING.</b>					
H4.1 Policy	<i>Support programs and agencies that seek to eliminate housing discrimination.</i>					
H4.1.1 Program	Work with appropriate State and federal agencies to ensure that fair housing laws are enforced, and continue to support groups that provide fair housing services, such as the Mid-Peninsula Citizens for Fair Housing	Continue to coordinate with State and federal agencies to support programs to eliminate housing discrimination, and provide financial support for fair housing services.	City Funds	Planning & Community Environment	Ongoing	Ongoing. The City contracts with Project Sentinel to provide fair housing services.
H4.1.2 Program	Continue the efforts of the Human Relations Commission to combat discrimination in rental housing, including mediation of problems between landlords and tenants.	Continue to provide mediation services for rental housing discrimination cases.	City Funds	Human Relations Commission, Planning & Community Environment	Ongoing	Ongoing. The City contracts with Project Sentinel to provide mediation services.
H4.1.3 Program	Continue implementation of City's ordinances and State law prohibiting discrimination in renting or leasing housing based on age, parenthood, pregnancy, or the potential or actual presence of a minor child.	Implement existing ordinances regarding discrimination	City Funds	Planning & Community Environment	Ongoing	Ongoing program
H4.1.4 Program	Continue the City's role in coordinating the actions of various support groups that seek 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.	Continue to provide funding and other support for these groups to disseminate fair housing information in Palo Alto.	City Funds, Human Services Allocation (HSRAP)	Office of Human Resource Services	Ongoing	Ongoing. The City contracts with Project Sentinel to provide fair housing services.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H4.1.5 Program	Heighten community awareness regarding and implement the Reasonable Accommodations procedure for the siting, funding, development, and use of housing for people with disabilities.	Continue to provide information to residents on reasonable accommodation procedures via public counters and on the City's website.	City Funds	Planning & Community Environment	Ongoing	Ongoing program
H4.1.6 Program	Continue to implement the Action Plan of the City of Palo Alto's Community Development Block Grant (CDBG) Consolidated Plan and the Analysis of Impediments to Fair Housing Choice.	Provide for increased use and support of tenant/landlord educational mediation opportunities as called for in the CDBG Action Plan and the Analysis of Impediments to Fair Housing Choice.	CDBG funds, General Fund	Planning & Community Environment	Ongoing	Ongoing program.
<i>H4.2 Policy</i>	<i>Support housing that incorporates facilities and services to meet the health care, transit, and social service needs of households with special needs, including seniors and persons with disabilities.</i>					
H4.2.1 Program	Ensure that the Zoning 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 with access to transit and community services while preserving the character of the neighborhoods in which they are proposed to be located.	Evaluate the Zoning Code and develop flexible development standards for special service housing.	City Funds	Planning & Community Environment	Evaluate the Zoning Code within three years of adoption of the Housing Element.	Not yet completed.

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H4.2.2 Program	Work with the San Andreas Regional Center to implement an outreach program that informs families in Palo Alto about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.	Provide information regarding housing to families of persons with developmental disabilities.	General Fund	Planning & Community Environment	Develop outreach program within three years of adoption of the Housing Element.	Underway. City to send letter of support.
<b>H5 Goal</b>	<b>REDUCE THE ENVIRONMENTAL IMPACT OF NEW AND EXISTING HOUSING.</b>					
<i>H5.1 Policy</i>	<i>Reduce long-term energy costs and improve the efficiency and environmental performance of new and existing homes.</i>					

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

Goal/Policy/Program	Description	Plan Objective	Funding Source	Responsible Agency	Time Frame	Status
H5.1.1 Program	Periodically report on the status and progress of implementing the City's Green Building Ordinance and assess the environmental performance and efficiency of homes in the following areas: - Greenhouse gas emissions - Energy use - Water use (indoor and outdoor) - Material efficiency - Storm water runoff - Alternative transportation	Prepare reports evaluating the progress of implementing the City's Green Building Ordinance.	City funds, Development fees	Planning & Community Environment, Building Division	Ongoing	Ongoing program
H5.1.2 Program	Continue providing support to staff and the public (including architects, owners, developers and contractors) through training and technical assistance in the areas listed under Program H5.1.1.	Provide educational information regarding the City's Green Building Ordinance.	City funds, Development fees	Planning & Community Environment, Building Division	Ongoing	Ongoing program
H5.1.3 Program	Participate in regional planning efforts to ensure that the Regional Housing Needs Allocation targets areas that support sustainability by reducing congestion and greenhouse gas emissions.	Provide a regional framework for sustainability in creating new housing opportunities through the City's Regional Housing Mandate Committee.	City Funds	Planning & Community Environment	Ongoing	Ongoing program
H5.1.4 Program	Review federal, State, and regional programs encouraging the improvement of environmental performance and efficiency in construction of buildings, and incorporate appropriate programs into Palo Alto's policies, programs and outreach efforts.	Continue to update regulations for environmental sustainability.	City Funds	Planning & Community Environment, Public Works & Utilities	Ongoing	Ongoing program
H5.1.5 Program	Enhance and support a proactive public outreach program to encourage Palo Alto residents to conserve resources and to share ideas about conservation.	Provide up-to-date information for residents regarding conservation through educational brochures available at City Hall and posted on the City's website.	City Funds	Planning & Community Environment, Public Works & Utilities	Ongoing	Ongoing program

**TABLE D: PROGRAM IMPLEMENTATION STATUS  
2015-2023 HOUSING ELEMENT**

<b>Goal/Policy/Program</b>	<b>Description</b>	<b>Plan Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>	<b>Status</b>
H5.1.6 Program	Provide financial subsidies, recognition, or other incentives to new and existing homeowners and developers to achieve performance or efficiency levels beyond minimum requirements.	Continue to recognize homeowners and developers who incorporate sustainable features beyond what is required by the Green Building Ordinance.	City Funds	Planning & Community Environment	Ongoing	Ongoing program
H5.1.7 Program	In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within Palo Alto a copy of the 2015-2023 Housing Element.	Immediately following adoption, deliver the 2015-2023 Palo Alto Housing Element to all providers of sewer and water services within the City.	City Funds	Planning & Community Environment	Within one month of adoption of the Housing Element	Completed.



<b>Jurisdiction</b>	Palo Alto	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

<b>Entitled Units Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		117
<b>Total Units</b>		<b>117</b>

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

<b>Submitted Applications Summary</b>	
Total Housing Applications Submitted:	60
Number of Proposed Units in All Applications Received:	136
Total Housing Units Approved:	81
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas