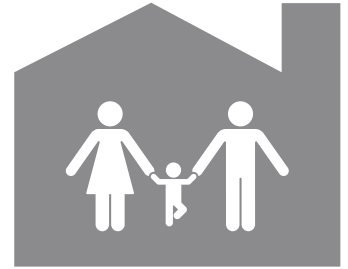


CITY OF PALO ALTO HOUSING

MEETING REGIONAL CHALLENGES. The City of Palo Alto, the County of Santa Clara, and the Bay Area generally are experiencing a period of rapid job growth and rapidly rising housing costs. These challenges are not new to our area and Palo Alto has a history of meeting them head-on.

CERTIFIED HOUSING ELEMENT. The City has a certified Housing Element and annually reports on its implementation as required by the state.



LONG TRACK RECORD. Since 1998, Palo Alto has permitted more than **3,000 units**, of which approximately 750 (or 25%) were affordable at below market rates.

1,713 UNITS OF WHICH **341**
ARE AFFORDABLE

1998-2006 cycle

1,062 UNITS OF WHICH **290**
ARE AFFORDABLE

2007-2014 cycle

310 UNITS OF WHICH **121**
ARE AFFORDABLE

2014-2022 cycle (through 2016)

15% **INCLUSIONARY REQUIREMENTS.** The City has a robust inclusionary housing requirement and currently requires developers constructing five or more new for sale residential units (i.e. condos) to include **15% as affordable housing units**.

BELOW MARKET RATE HOUSING PROGRAM. In addition to more than 1600 units located in several affordable housing projects, Palo Alto has approximately **250 owner-occupied** and **460 rental units** in its Below Market Rate (BMR) housing program that are sold or rented to qualifying households and managed by a local non-profit partner. This is in a community of approximately 28,000 total housing units.

AFFORDABLE HOUSING FUND. The City's affordable housing fund has been around since the 1970s. It provides **financial assistance** for the development, acquisition, preservation, and rehabilitation of housing affordable to extremely low to moderate income households that live or work in the city.



ACCESSORY DWELLING UNITS. The City Council has adopted an accessory dwelling unit ordinance to implement recent changes in state law and remove some of the local constraints on the construction of accessory units. A new ADU will be permitted on residential parcels with a minimum lot size of **5,000 square feet**. Contact ADUOrd@cityofpaloalto.org for more information.



MICRO UNIT "PILOT" PROJECTS. The City Council has expressed an interest in "pilot" projects to develop high density multifamily rental housing ("micro") units that might be attractive to members of the local workforce and for seniors seeking to transition into smaller homes. An application for the first such proposal is currently pending.

PLANNING FOR INCREASED DENSITIES. Palo Alto will be considering potential increases in residential densities downtown and in the California Avenue area as part of the update to its general plan. Earlier this year, the City Council identified a "preferred scenario" for the Comprehensive Plan Update to include an estimated **3,545 to 4,420 new dwelling units** over the 15-year life of the plan.

