

ATTACHMENT B

	Program Text	2022 Status C= Complete, PC= Partially Complete, O= Ongoing, P= Pending	Staff Comments
H1 GOAL	ENSURE THE PRESERVATION OF THE UNIQUE CHARACTER OF RESIDENTIAL NEIGHBORHOODS		
H1.1 Policy	<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.	O	This is an 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.	C	This action has been completed. The new Ordinance (5507) now in Palo Alto Municipal Code, Zoning Code Chapter 18.09, included streamlining the ADU process and providing certain exemptions for ADUs was adopted November 2020. Many of the City's requirements went beyond State requirements. In September 2022, Planning and Transportation Committee (PTC) recommended updates to Chapter 18.09 to incorporate the 2022 state ADU legislation (AB2221 and SB897) and respond to Commission requests/direction in 2021 and summer of 2022, including establishing rules for affordable ADUs. Council date December 12, 2022 is targeted for adoption.
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.	PC	The City continues to complete code updates to support ADU/JADU development, with some local standards being more permissable than the State provisions. Outside of ADUs, the City made limited progress on this program.
H1.2 Policy	<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 approvalWhen a loss of rental housing occurs due to subdivision or condominium conversion approvals, the project shall require 25 percent BMR units.als, the project shall require 25 percent BMR units.	O	There have not been any projects subject to this program to date.
H1.3 Policy	<i>Encourage community involvement in the maintenance and enhancement of public and private properties and adjacent rights-of-way in residential neighborhoods.</i>		
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.	O	This is an ongoing program. The Clean Up Day system has been implemented and conducts appointment-based clean ups for residents. The program offers two clean up days a year, pre-scheduled, and the program encourages the collection of reusable items and partnered with GreenWaste of Palo Alto to find new homes for these items.
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>		
H2 GOAL	SUPPORT THE CONSTRUCTION OF HOUSING NEAR SCHOOLS, TRANSIT, PARKS, SHOPPING, EMPLOYMENT, AND CULTURAL INSTITUTIONS		

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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.	C	Part of the Phase 1 Housing Element implementation plan for 2018. Completion in Feb. 2019.
H2.1.2 Program	Allow increased residential densities and mixed-use development only where adequate urban services and amenities, including roadway capacity, are available.	C	The Zoning Code was amended in January 2019 to eliminate density restrictions in the CC(2) zone, and the CN and CS zoned properties along El Camino Real. The program was completed in January 2019 as part of the Phase 1 Housing Element implementation plan for 2018. The Comprehensive Plan, adopted in 2018, and accompanying EIR, evaluated potential impacts to urban services and amenities, including roadway capacity. It identified improvements to be implemented in parallel with new housing and other development.
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.	C	Complete. The Zoning Code was amended in January 2019 to allow for increased minimum residential densities in specified districts, including the RM districts, and increased maximum density for one RM zone (RM15 became RM20, 20 DUs/Acre). The program was completed as part of the Phase 1 Housing Element implementation plan for 2018.
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.	PC	This Zoning Code was amended in January 2019 to include reduced parking standards for smaller units: 1 space per "micro" units, defined as units of 450 sq. ft. or less, and 0.75 spaces per senior housing unit. Zoning Code changes also capped average unit size in the Downtown CD-C district to 1,500 sq. ft. The program was completed as part of the Phase 1 Housing Element implementation plan for 2018. Additionally, an ADU Ordinance to address ADU/JADU guidelines was adopted November 2020. The Planning and Transportation Commission recommended draft update to the ADU Chapter 18.09 establishing rules for affordable units and incorporating the 2022 State ADU legislation – Council is scheduled to adopt the updated ADU ordinance in December 2022. Program H2.1.4 is mostly completed.
H2.1.5 Program	Use sustainable neighborhood development criteria to enhance connectivity, walkability, and access to amenities, and to support housing diversity.	PC	This program is partially complete. The North Ventura Coordinated Area Plan is underway, which will support this program objective.

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H2.1.6 Program	Consider density bonuses and/or concessions including allowing greater concessions for 100% affordable housing developments.	C	Complete. The Zoning Code was amended January 2019 to provide a local density bonus program, the Housing Incentive Program (HIP), as an alternative to State Density Bonus Law. The HIP allows Director-level approval of additional FAR (more than can be achieved under SDBL in most cases) and flexibility in development standards. The portion of the program was completed as part of the Phase 1 Housing Element implementation plan for 2018. In 2022, the City modified the Affordable Housing Overlay district into the Affordable Housing Incentive Program to streamline the approval process for projects with 100% affordable units. The new Incentive Program only requires review and approval by the ARB. If a project meets the affordability and location standards indicated here, it automatically qualifies for modified development standards, including increased FAR and height, reduced open space requirements, and reduced parking (0.75 space/unit by right, or as low as 0.3 space/unit with a parking study). This portion of the program was completed in June 2022 as part of the Objective Standards project.
H2.1.7 Program	Explore developing a Transfer of Development Rights (TDR) program to encourage higher-density housing in appropriate locations.	PC	Completed part of the Phase 1 Housing Element implementation plan for 2018. This program was partially completed through implementation of the HIP (instead of TDR per se), which allowed for increased FARs and more flexible development standards, within commercial mixed-use districts near transit, and without legislative action. The program was completed in January of 2019 as part of the Phase 1 Housing Element implementation plan for 2018.
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.	C	Post information on website upon adoption of Housing Element. The City of Palo Alto provides a housing opportunity map on its website that has identified locations for housing opportunity sites for the current housing cycle and small lot consolidation housing opportunity sites.
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.	C	Adopt amendments within two years of Housing Element adoption. The Zoning Code was amended in 2017 to include a list of incentives and standards for small lot consolidation, see Section 18.42.140 of the Zoning Code. The housing consolidation projects must be 100% affordable housing and deed-restricted for no fewer than 55 years.
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.	PC	This program is partially complete; pedestrian nodes were studied as part of the Phase I housing implementation plan for 2018.

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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.	P	Pending.
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.	C	Complete. Comprehensive Plan adopted the study of Coordinated Plans for Cal Ave and Downtown. In February 2020, the ABAG Executive Board adopted Palo Alto University Avenue/Downtown Priority Development Area (PDA). The Comprehensive Plan includes policies calling for a coordinated study for Cal Ave and Downtown. In April 2022, the City approved a master funding agreement with MTC to initiate a master plan for Downtown. The Comprehensive Plan was adopted in 2018. Consultant selection in February 2023 by Council for the Downtown CAP is anticipated.
H2.2 Policy	<p><i>Continue to support redevelopment of suitable lands for mixed uses containing housing to encourage compact, infill development.</i></p> <p><i>Optimize the use of existing urban services and support transit.</i></p>		
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"> • The project has 9 residential units or fewer, • A residential density of 20 dwelling units per acre or higher Maximum unit size of 900 square feet 	C	This program was adopted within three years of the Housing Element's adoption and streamlined the process for identifying Housing Element Sites. Section 18.42.140 of Zoning Code provides incentives to encourage housing production of these small lot sites. However, no property owners/developers took advantage of the zoning incentives.
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.	PC	This program is underway. Palo Alto's Comprehensive Plan 2030 contains programs within its land use element that explore additional housing opportunities as well as proposed programs in the 6th Cycle Housing Element update.
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.	PC	This program is partially complete. A Coordinated Area Plan (CAP) for the North Ventura neighborhood is expected to be completed in 2023. This plan includes policies and zoning regulations to support multifamily housing. Beginning a Downtown CAP is now possible as the 2022 PDA Grant allows the City to hire a consultant; consultant selection began in 2022. The City is also considering preparing a CAP for the California Ave. corridor.

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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.	C	Completed in 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.	PC	This program is not yet complete. It was amended to include additional housing in the San Antonio corridor in November 2019.
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.	C	Complete. The Zoning Code was amended in 2017 to include a list of incentives and standards for small lot consolidation, see Section 18.42.140 of Zoning Code. The housing consolidation projects must be 100% affordable housing and deed restricted for no fewer than 55 years. This includes mixed use projects containing ground floor retail and retail like use provided the residential square footage is at least 85% of the project's gross floor area.
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.	C	Adoption new development standards CS18.16.060. The zoning code was updated in 2017 to allow residential-only projects within commercial mixed-use districts on El Camino Real and California Avenue, in addition to sites listed on the Housing Element sites inventory. In December 2018 the City added minimum densities to the RM-20, RM-30 and RM-40 zones. Additional updates in January 2019 eliminated maximum residential densities and increased potential FAR through the HIP program in most commercial mixed-use districts. These changes aimed to create incentives for housing over office space when commercial sites redevelop.
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.	C	Completed in Feb. 2019. The zoning code was amended in December 2018 to add minimum densities in the RM-20, RM-30 and RM-40 zones, and to remove maximum residential density from the CC(2) zones and the CN and CS zones along El Camino Real. Zoning Code changes also capped average unit size in the Downtown CD-C district to 1,500 sq. ft. The program was completed in January of 2019 as part of the Phase 1 Housing Element implementation plan for 2018.

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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.	O	This is an ongoing program. Efforts are underway to enhance outreach regarding affordable housing.
H3 GOAL	MEET UNDERSERVED HOUSING NEEDS, AND PROVIDE COMMUNITY RESOURCES TO SUPPORT OUR NEIGHBORHOODS		
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.	C	Complete. Ordinance adopted on April 17, 2017.
H3.1.2 Program	Implement the BMR ordinance to reflect the City's policy of requiring: 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. 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 households	C	The Below Market Rate ordinance has been adopted in 2017.
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.	O	Ongoing Program preserved one BMR unit in 2016.

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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.	PC	Partially Complete. Underway, in discussions with property owners of projects at risk of conversion, including Lytton Gardens, Terman Apartments and Webster Wood Apartments. Staff reached out to HUD re: Terman Apts. and the HUD contract automatically renews in 2026. Staff will reach out before 2026 to verify.
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.	C	The Planned Housing Zone was adopted in Sept. 2020 with more affordable housing options to provide greater flexibility with a 20% affordability component. Flexible development standards and additional FAR were made available for all multifamily housing projects and specifically for BMR housing projects through the Housing Incentive Program which was adopted in 2019 and the Affordable Housing Incentive Program which was adopted in 2022.
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.	C	The in-lieu fee has been adopted and commercial developers are now paying a linkage fee. The City will continue to enforce and revise fee levels when necessary. This program is complete. This program is not complete. It has been included in Housing Work Plan as Program 2.8.
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.	PC	Included in the Housing Work Plan as Program 2.8. The City continues to revise their ADU ordinance to meet State requirements. Additional revisions that go beyond State requirements will be considered in 2023. This program will be carried forward to the 6th cycle Housing Element.
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.	C	Complete. This program preserved 117 at-risk mobile home park units in September of 2017 in the Buena Vista Mobile Home Park. The City of Palo Alto and SCCA purchased the site to preserve it as an affordable living community.
H3.1.9 Program	Continue enforcing the Condominium Conversion Ordinance.	O	This is an ongoing program.
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.	O	This is an ongoing program. The City provides annual reports on the progress of this 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.	O	Housing funds provided as needed by housing projects. This program is ongoing and housing funds provided as needed by housing projects. The City permitted 101 housing units appropriate for very low-income households during the 5th Housing Cycle.

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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.	C	Part of the Phase 1 Housing Element implementation plan for 2018. In 2019 new development/parking standards were adopted in Housing Incentive Program for the commercial mixed-use district, (example: Zoning Code Section18.16.060). This provided extra incentives for 100% BMR projects, including increased FAR, reduced parking, reduced setbacks and lot coverage, without legislative action. In 2022, the City modified the Affordable Housing Overlay district into the Affordable Housing Incentive Program to streamline the approval process for projects with 100% affordable units. The new Incentive Program only requires review and approval by the ARB. If a project meets the affordability and location standards indicated here, it automatically qualifies for modified development standards, including increased FAR and height, reduced open space requirements, and reduced parking (0.75 space/unit by right, or as low as 0.3 space/unit with a parking study). This portion of the program was completed in June 2022 as part of the Objective Standards project.
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.	PC	This program is partially complete. The City is in discussions with property owners of projects at risk of conversion in the next ten years, including Lytton Gardens, Terman Apartments, and Webster Wood Apartments. Staff reached out to HUD about the status of Terman Apartments. The HUD contract automatically renews in 2026 and currently the owner has no intention of not renewing the contract. Staff will follow up closer to 2026.
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.	PC	This program is partially complete. In April 2018, the Santa Clara County's Board approved the Santa Clara Home Sharing Program with partnership with Catholic Charities of Santa Clara County. However, the County program has since been disbanded.
H3.2 Policy	<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	O	This is an ongoing program.
H3.2.2 Program	Use existing agency programs such as Senior Home Repair to provide rehabilitation assistance to very low- and low-income households.	O	This is an ongoing program. It has led to the rehabilitation of six homes.
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.	O	This is an ongoing program. Council recently adopted new objective zoning standards in 2021 to expedite processing for all developments.

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H3.3.2 Program	Continue to exempt permanently affordable housing units from any infrastructure impact fees adopted by the City.	O	This is an 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.	O	This is an ongoing program. Active membership in the Non- Profit Housing Association.
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.	O	The City is partnering with the County and Eden Housing to develop Mitchell Park Place, a 50 unit affordable housing project with 25 units for persons with disabilities. This program is carried over as Program 6.5 in the 6th Housing Cycle, with an action to review and amend the City's zoning ordinance to address State legislation pertaining to group homes and reduce constraints to development.
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 the development of 2nd units.	PC	This program is partially complete. In September 2022, the PTC recommended Council adopt an updated Zoning Chapter 18.09 to establishing rules for affordable units and incorporating the 2022 State ADU legislation. Council is scheduled to adopt the updated ordinance early 2023.
H3.3.6 Program	Continue to participate with and support agencies addressing homelessness.	O	This is an ongoing program. The City has partnered with Lifemoves to construct Palo Alto Homekey, an emergency shelter that will service approximately 300 persons a year. It should be operational by August 2023.
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.	PC	Partially Complete .Underway, consultant has been retained to complete a parking study.
H3.4 Policy	<i>Pursue funding for the acquisition, construction, and rehabilitation of housing that is affordable to very low-, low-and</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.	O	This is an ongoing program. This program has led to the acquisition of one new housing site.

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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.	O	This is an ongoing program. The City has applied and has been successfully awarded from State Homekey, Local Housing Trust Fund and Permanent Local Housing Allocation funds. These funds will help fund a future facility that will serve up to 300 persons annually. Also Mitchell Park Place, a 50 unit affordable project will serve low and very low income persons with disabilities. In addition, the City has already permitted 161 very low and low-income units during the 5th Housing Cycle.
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.	C	This program is complete. The housing nexus study was updated in 2016. Development fees are evaluated and updated annually. The City will prepare an updated nexus and feasibility study as part of Program 2.1 in the 6th Housing Cycle.
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.	O	This is an ongoing program. The City used CDBG funds to rehabilitate a 60-unit affordable housing development (Colorado Park) and provided local funds toward the purchase of the City's only mobile home park; rehabilitation of the coaches is ongoing.
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.	O	Continued participation in regional CDBG/housing collaborative efforts. This program is part of the normal function of the City's existing Homeless Prevention Program.
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."	C	This program is complete.
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."	C	This program is complete.
H3.6 Policy	<i>Support the creation of workforce housing for City and school district employees as feasible.</i>		

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H3.6.1 Program	Conduct a nexus study to evaluate the creation of workforce housing for City and school district employees.	C	This program is complete. City adopted Workforce Housing Overlay. In addition, the City has partnered with the City for the teacher housing project at 231 Grant Ave.
H4 GOAL	PROMOTE AN ENVIRONMENT FREE OF DISCRIMINATION AND THE BARRIERS THAT PREVENT CHOICE IN HOUSING.		
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 the efforts of the Human Relations Commission to combat discrimination in rental housing, including mediation of problems between landlords and tenants.	O	The City continued to engage with State, federal, and local support groups on fair housing enforcement.
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.	O	The City contracts with Project Sentinel to provide mediation services. 41 households were assisted with fair housing services during the 5th Housing Cycle. The City will continue to contract 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.	O	41 households were assisted with fair housing services during the 5 th Housing Cycle.
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.	O	The City contracts with Project Sentinel to provide fair housing services.
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.	O	This is an ongoing program. The city continued to enforce reasonable accommodation requirements such granting land use exceptions to meet the reasonable accommodation request. The City adopted a reasonable accommodation process ordinance in January of 2014. The codified ordinance is available at all counters where applications are made for permits and licenses, and on the City's website.

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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. 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.	O	This is an ongoing program. The city accomplished this program by continuing to partner with Project Sentinel to provide education and enforcement fair housing law. 41 households were assisted with fair housing services. In addition, the City has provided CDBG funding to Mitchell Park Place, an affordable housing project that serves persons with disabilities.
H4.2 Policy	<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.	PC	This program is not yet complete. The City implemented a pilot Safe Parking Program for people experiencing homeless. It is included as Housing Work Plan Program 2.4.7. The city is partnering with the County and Eden Housing to develop Mitchell Park Place, a 50 unit affordable development with 25 units for persons with disabilities.
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.	PC	Partially Complete program. The City will contract with and financially support non- profit services providers, such as the Opportunity Center, that help meet the supportive services needs of the City's diverse community, especially those with extremely low incomes.
H5 GOAL	REDUCE THE ENVIRONMENTAL IMPACT OF NEW AND EXISTING HOUSING.		
H5.1 Policy	<i>Reduce long-term energy costs and improve the efficiency and environmental performance of new and existing homes.</i>		
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	O	This is an ongoing program. It is a routine staff function.
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.	O	This is an ongoing program. It is a routine staff function.

	Program Text	2022 Status <i>C= Complete, PC= Partially Complete, O= Ongoing, P= Pending</i>	Staff Comments
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.	O	This is an 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.	O	This is an ongoing program. It is a routine staff function.
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.	O	This is an ongoing program. This program has led to the development of zero waste and energy efficiency and conservation. Palo Alto has its own public utility, which offers information and rebates for installation of water conservation and energy conservation systems and appliances. The City's Zero Waste division similarly offers resources for reducing trash, increasing diversion rates, and opportunities for disposal of hazardous household waste. These resources are available at the City's offices and on the City's website.
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.	O	This is an ongoing program. This program is with the City's Utilities Department, which offers rebates and pilot programs such as the new heat pump water heater program launched in late 2022; Utilities efforts are ongoing and Planning is working with Utilities to streamline and remove Zoning Code obstacles to efficiency improvements.
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.	C	Complete.

Source: City of Palo Alto, Planning and Development Services, February 2023