

ATTACHMENT D

Staff Follow-up Items for Planning and Transportation Commission

On November 16, 2022, the Planning and Transportation Commission (PTC) discussed the statuses of the Comprehensive Plan and the Housing Element programs. There were two follow-up items raised at the meeting that staff is responding to below.

Comprehensive Plan Annual Report

Program C1.18.2: Support, promote, and publicize the provision of comprehensive senior services in coordination with senior service providers. Comprehensive services include addressing senior nutrition, mental health and transportation.

PTC Question: Has staff found a new North Palo Alto location for La Comida?

Staff Response: The existing north Palo Alto location of La Comida is First Methodist Church on Hamilton/Waverley corner. La Comida prepares food at Stevenson House location and brings that over to First Methodist Church.

Housing Element Annual Report

Commissioners expressed concerns about Palo Alto's inability to meet the RHNA income-specific categories for housing and requested data showing examples from the neighboring communities facing similar constraints as Palo Alto.

Staff Response: There are no implications of not producing our RHNA. However, SB 35 thresholds are based on a jurisdiction's housing production. In a table prepared by SV@HOME, Table 1 shows 2020 countywide affordable housing inventory and Table 2 shows the countywide affordable housing inventory in percentages by income level.

Table 1: 2020 Countywide Affordable Housing Inventory

Jurisdiction	ELI	VLI	LI	Mod	Total Affordable Housing Stock	Jurisdictions Total Housing Stock	% of Jurisdictions Total Housing Stock	% of County's Affordable Housing Stock	Jurisdictions Total Population	% of County's Population
San Jose**	2,832	9,252	6,222	976	19,282	336,507	6%	52%	1,049,187	53%
Palo Alto	146	1,029	614	843	2,632	29,298	9%	7%	69,226	4%
Santa Clara		1,041	586	912	2,539	48,975	5%	7%	129,104	7%
Gilroy		298	877	507	1,682	16,676	10%	5%	57,084	3%
Sunnyvale	25	675	924	55	1,679	60,273	3%	5%	156,503	8%
Mountain View**	428	701	282	8	1,419	36,727	4%	4%	82,272	4%
Milpitas	141	443	507	216	1,307	22,553	6%	4%	77,961	4%
Morgan Hill**		2	321	216	539	15,350	4%	1%	46,454	2%
Saratoga		73	223	137	433	11,301	4%	1%	31,030	2%
Cupertino	8	98	270	15	391	21,050	2%	1%	59,549	3%
Los Gatos		15	298	37	350	13,637	3%	1%	31,439	2%
Campbell		69	48	134	251	18,158	1%	1%	42,288	2%
Los Altos		70	75	35	180	11,677	2%	0%	30,876	2%
Los Altos Hills		71	33	24	128	3,180	4%	0.3%	8,413	0.4%
Monte Sereno		31	19	19	69	1,383	5%	0.2%	3,594	0.2%
Unincorporated County		446	554	2,850	3,850	27,813	14%	10%	86,989	4%
Countywide Totals	3,580	14,314	11,853	6,984	36,731	674,558	5%	100%	1,961,969	100%

*SOURCE: California Department of Finance – Table 2 E-5 City/County Population and Housing Estimates, 1/1/2020

**Only Morgan Hill, Mountain View and San Jose provided actual counts based on their records. For all other jurisdictions, the units by income level reported in their Housing Element Annual Performance Reports that received building permits in 2019 were added to the unit counts in the previously reported 2018 Base Year table. This methodology necessarily means that any ELI units, if any, are included in the VLI category since that is how HCD has required production data to be reported. The RHNA data on new units relies on self-reporting by jurisdiction and can include units for which building permits were issued that never got built.

Website: <https://siliconvalleyathome.org/resources/#existing-affordable-housing-assets>

Table 2: Countywide Affordable Housing Inventory in Percentages by Income Level

COUNTYWIDE AFFORDABLE HOUSING INVENTORY – PERCENTAGES BY INCOME LEVEL				
Jurisdiction	ELI	VLI	LI	Mod
Campbell		27%	19%	53%
Cupertino	2%	25%	69%	4%
Gilroy		18%	52%	30%
Los Altos		39%	42%	19%
Los Altos Hills		55%	26%	19%
Los Gatos		4%	85%	11%
Milpitas	11%	34%	39%	17%
Monte Sereno		45%	28%	28%
Morgan Hill**			60%	40%
Mountain View**	30%	49%	20%	1%
Palo Alto	6%	39%	23%	32%
San Jose**	15%	48%	32%	5%
Santa Clara		41%	23%	36%
Saratoga		17%	52%	32%
Sunnyvale	1%	40%	55%	3%
Unincorporated County		12%	14%	74%
Countywide Totals	10%	39%	32%	19%

*SOURCE: California Department of Finance – Table E-5

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