



DISCUSSION CALENDAR

Agenda Item # 7

AGENDA REPORT SUMMARY

Meeting Date: March 26, 2019

Subject: Housing Element Annual Status Report

Prepared by: Jon Biggs, Community Development Director

Approved by: Chris Jordan, City Manager

Attachment(s):

1. Housing Element Program Status Update

Initiated by:

Staff

Previous Council Consideration:

None

Fiscal Impact:

None anticipated

Environmental Review:

This is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) because there is no possibility that receiving an update on the Housing Element's Programs status will have a significant effect on the environment. As a separate and independent basis, this report is also exempt under CEQA Guidelines Section 15378(b).

Policy Question(s) for Council Consideration:

- None, as this agenda item provides the public with an opportunity to comment on the status of the Housing Element's Programs and the City Council is being asked to receive the report.

Summary:

- Provide a status update on the Adopted Programs of the Housing Element
- Gives the public an opportunity to provide oral testimony and written comment

Staff Recommendation:

Provide the public an opportunity to provide oral testimony or written comment and receive the status report

Reviewed By:

City Manager

CJ

City Attorney

CD

Finance Director

SE



Subject: Housing Element Annual Status Report

Purpose

Provides the public an opportunity to give oral testimony and written comment and updates the City Council on the status of the Housing Element's Programs.

Background

The Housing Element is a required part of the City's General Plan and sets forth the City's housing goals, policies, and programs. An update to the Housing Element takes place every five to eight years. The current Housing Element was adopted by the City Council in 2015 and certified by the State of California's Department of Housing and Community Development (HCD) in that same year. Since the prior Housing Element for Los Altos was certified by the State, the cycle for the current Housing Element runs the longer eight-year period, or until 2023.

According to HCD, the State of California has required all local governments to adequately plan for the housing needs of everyone in the community since 1969 and the Housing Element is the key document that demonstrates the efforts a City will undertake to facilitate the provision of housing for all income levels within the Community.

The Los Altos Housing Element is a comprehensive statement of its current and future housing needs and the actions it has committed to undertake. In accordance with state law, it is to be compatible with the other elements of the General Plan, such as the Land Use and Circulation Elements, and the current Housing Element notes that there are no conflicts with the several elements and policies contained throughout the General Plan that relate to housing.

Cities provide an annual report to the State Department of Housing and Community Development (HCD) and the State uses these reports to track a City's progress towards the provision of housing at all income levels. Recent legislation effect provides greater review and enforcement authority to HCD over housing laws that require local agencies to adhere to housing law goals and standards. The legislation gives HCD specific authority to review any action or inaction by a local agency that it determines conflicts with the agency's adopted housing element. In addition, this legislation gives HCD the power to revoke its certification of an agency's housing element if it determines that the agency is out of compliance. Los Altos has received written confirmation from HCD that the 2015 Los Altos Housing Element continues to comply with State Housing Element law.

Discussion/Analysis

One of the main purposes of the Housing Element is to provide opportunities for housing, including affordable housing, in the community. The City's housing needs are developed through a complex process that involves the State and assignment of a housing needs allocation to a region, in this instance Santa Clara County. This regional housing needs allocation is then divided amongst the various jurisdictions in the County and the resulting allocation for each jurisdiction is known as its RHNA number, which indicates the number of housing units, of various income categories, that an agency plans for during its housing element period, 2015-2023.



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The City’s current RHNA is 477 total housing units across all income levels, which includes:

- 97 above moderate-income units;
- 112 moderate income units;
- 99 low income units;
- 85 very-low income units; and
- 84 extremely-low income units.

As of the end of the 2018 calendar year, the progress on the RHNA numbers are as follows:

	Extremely- Low	Very-Low	Low	Moderate	Above Moderate
RHNA	84	85	99	112	97
Permitted	0	4	30	2	427
Remaining	84	81	69	110	+330

The key actions this City has committed to undertake to meet its RHNA numbers are the programs that are adopted as a component of the Housing Element. Included with the agenda report is a table that provides a status update on the numerous programs that have been adopted and certified with the Housing Element. As can be seen from a review of the status comments, some of the programs require on-going efforts and others have been completed.

Housing Program Review

The City has implemented or is in the process of implementing all the Housing Element programs except for a program related to employee housing for agricultural uses (Program 2.1.3).

Staff has held Program 2.1.3 in abeyance. This program relates to allowing employee housing for agricultural uses. Since the City technically allows agricultural use in its single-family districts, in accordance with state law the City must allow employee housing related to such use by right. The City has very few properties with productive agricultural uses—mainly orchards—and staff sees little value in investing in such a code amendment given the other housing priorities. Despite this program, under state law, the City must allow such housing if the need arises.



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Options

- 1) Give the public an opportunity to provide oral testimony and written comment; receive status report

Advantages: Provides the public and the City Council with an update on the adopted programs of the Housing Element

Disadvantages: None

- 2) No other feasible options were identified

Advantages: Not applicable

Disadvantages: Not applicable

Recommendation

The staff recommends Option 1.



2015-2023 Housing Element Program Review & Status

PROGRAM	STATUS
PRESERVATION – CONSERVATION – REHABILITATION	
<p><i>Program 1.1.1 – Implement voluntary code inspection program.</i> Continue the voluntary code inspection program, encompassing code compliance, rehabilitation, energy conservation, and minimum fire safety standards. Responsible Body: Community Development Department Funding Source: Permit Fees Time Frame: Ongoing</p>	<p>Requests are responded to as they are received.</p>
<p><i>Program 1.1.2 – Help secure funding for housing assistance programs.</i> Continue to assist in the provision of housing assistance in Los Altos for low-income households with other public agencies and private nonprofit organizations that offer rental assistance, home repairs, and first-time homebuyer assistance. To minimize overlap or duplication of services, Los Altos will undertake the following actions:</p> <ul style="list-style-type: none"> ▪ The City will support County and nonprofit housing rehabilitation programs by providing program information to interested individuals through handouts available at City Hall, the Los Altos Senior Center, the Los Altos Library, and the Woodland Branch Library. ▪ The City will contact previous rehabilitation applicants when new funding becomes available and post a legal notice in the newspaper when housing rehabilitation funds become available. The City will continue to transfer their Community Development Block Grant (CDBG) funds to the County to support housing programs each year. 	<p>To date, the City has not received requests to help secure funding for housing assistance programs.</p> <p>The City continues to transfer its CDBG funds to the County to support local housing programs.</p>



<p>Responsible Body: Community Development Department, City Council</p> <p>Funding Source: CDBG funds*; other funds, as identified and secured</p> <p>Time Frame: Ongoing</p> <p>*As transferred to the County and applied to the City program.</p>	
<p>Program 1.2.1 – Support rezoning from office to medium-density multifamily.</p> <p>Support case-by-case review of property owner–initiated rezoning from Office to Medium-Density Multifamily in the Fremont-Giffin Office District.</p> <p>Responsible Body: Community Development Department</p> <p>Funding Source: Permit fees</p> <p>Time Frame: Ongoing</p>	<p>Staff has not received any rezoning inquiries for the Fremont-Giffin Office District to date.</p>
<p>Program 1.3.1 – Enforce neighborhood residential buffering.</p> <p>Enforce minimum standards for buffers between residential properties and commercial uses and public/quasi-public uses. Enforcement will occur through the development permit review process as provided in the Zoning Ordinance. Buffering will include a combination of landscaping, minimum setback, or yard requirements and stepped-back building heights.</p> <p>Responsible Body: Community Development Department, Planning Commission</p> <p>Funding Source: Permit fees</p> <p>Time Frame: Ongoing</p>	<p>Staff, Commission and Council continue to implement. Recent discussions with the Planning Commission and City Council have stressed the need for appropriate buffering requirements, conditions of approval and maintenance of landscape buffers.</p>
<p>Program 1.3.2 – Restrict commercial uses in residential neighborhoods.</p> <p>Continue to restrict commercial uses in residential neighborhoods.</p> <p>Responsible Body: Community Development Department</p> <p>Funding Source: Permit fees</p> <p>Time Frame: Ongoing</p>	<p>Staff continues to restrict commercial uses in residential neighborhoods in accordance with the zoning code and home occupation definition.</p>
<p>Program 1.4.1 – Implement zoning and design standards.</p> <p>Continue to implement residential zoning, development standards, and design review to ensure compatibility of housing with neighborhood</p>	<p>Staff, Commissions, and Council continue to implement.</p>



<p>character, minimum open yard space, and streets that are safe.</p> <p>Responsible Body: Community Development Department, Planning Commission, City Council, Design Review Commission</p> <p>Funding Source: Permit fees</p> <p>Time Frame: Ongoing</p>	
<p>Program 1.4.2 – Evaluate design review process.</p> <p>Regularly review and adjust, if appropriate, criteria, objectives, and procedures for design review of residential construction to be compatible in terms of bulk and mass, lot coverage, and proportion with houses in the immediate vicinity. This program will set criteria under which development must be reviewed by City staff, the Design Review Commission, and/or the Planning Commission.</p> <p>Responsible Body: Community Development Department, Design Review Commission, Planning Commission, City Council</p> <p>Funding Source: Permit fees</p> <p>Time Frame: Annually</p>	<p>Staff, Commissions, and Council continue to implement. The following have been implemented</p> <ul style="list-style-type: none"> a) Requirement for story poles for multiple-family and commercial development; b) Requirement for additional three-dimensional, photorealistic renderings of project context; and c) Enhanced public notification such as larger on-site notice postings with graphics. d) Developed an electronic model of the Downtown into which proposed projects inserted for evaluation. e) For projects in the Downtown, an architectural consultant has been enlisted to develop an independent evaluation of new commercial and multi-family projects and these evaluations are provided to the applicant, decision makers and the public.
<p>Program 1.4.3 – Facilitate alternate modes of transportation in residential neighborhoods.</p> <p>Continue to implement zoning and development standards to facilitate walkable neighborhoods and the safe use of alternate modes of transportation such as bicycles.</p> <p>Responsible Body: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: Permit fees</p> <p>Time Frame: Ongoing</p>	<p>Staff, Commission and Council continue to implement during the development review process.</p>
<p>Program 1.4.4 – Accommodate the needs of children through design review and land use regulations,</p>	



<p>including open space, parks and recreation facilities, pathways, play yards, etc. Responsible Body: Community Development Department Funding Source: Parkland dedication fees Time Frame: Ongoing</p>	<p>Staff continues to implement. In 2017 an amendment to the CT regulations was adopted that requires minimum common and private open space areas for multiple-family residential and mixed-use projects.</p>
<p>Program 1.5.1 – Review compatibility of land divisions as part of the permit review and approval process. Responsible Body: Community Development Department, Planning Commission, City Council Funding Source: Permit fees Time Frame: Ongoing</p>	<p>Staff, Commission and Council continue to implement.</p>
<p>NEW CONSTRUCTION</p>	
<p>Program 2.1.1 – Encourage diversity of housing. Require diversity in the size of units for projects in mixed-use or multifamily zones to accommodate the varied housing needs of families, couples, and individuals. Affordable housing units proposed within projects shall reflect the mix of community housing needs. Responsible Body: Community Development Department, Planning Commission, City Council Funding Source: Permit fees Time Frame: Ongoing</p>	<p>Staff, Commission and Council continue to implement.</p>
<p>Program 2.1.2 – Implement multifamily district development standards. Continue to implement the multifamily district development standards to ensure that the maximum densities established can be achieved and that the maximum number of units is required to be built. Responsible Body: Community Development Department, Planning Commission, City Council Funding Source: Permit fees Time Frame: Ongoing</p>	<p>Staff, Commission and Council continues to implement.</p>
<p>Program 2.1.3 – Allow employee housing. The City shall amend the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in compliance with Health and Safety Code Section 17021.5 and 17021.6. Responsible Body: Community Development Department, City Council,</p>	<p>Outstanding.</p>



<p>Planning Commission Funding Source: Permit fees Time Frame: January 2016</p>	
<p>Program 2.2.1 – Provide development incentives for mixed-use projects in commercial districts. Continue to implement the affordable housing mixed-use policies developed for the Commercial Thoroughfare (CT) district and expand development incentives to other commercial districts in the city, including CN (Commercial Neighborhood), CS (Commercial Service), CD (Commercial Downtown), CD/R-3 (Commercial Downtown/ Multiple Family), and CRS (Commercial Retail Service). Development incentives will be included for these districts that will encourage the development of affordable housing in these identified commercial areas. Responsible Body: Community Development Department, Planning Commission, City Council Funding Source: Permit fees Time Frame: December 2016</p>	<p>Staff, Commission, and Council implement these as appropriate.</p>
<p>Program 2.3.1 – Implement density bonuses. Continue to implement density bonuses and other incentives as provided by state law and the City’s Zoning Ordinance. Responsible Body: Community Development Department Funding Source: Permit fees Time Frame: Ongoing</p>	<p>Staff and Council implement these as appropriate.</p>
<p>SPECIAL NEEDS HOUSING</p>	
<p>Program 3.1.1 – Support efforts to fund homeless services. Consider pursuing funding from available sources for homeless services. The City will also assist community groups that provide homeless services and assist such groups in applying for funding from other agencies. The City will consider applying for grants where appropriate or will encourage/partner with local and regional nonprofit organizations that wish to apply for such grants. Responsible Body: Community Development Department, CDBG funds* Funding Source: Permit fees</p>	<p>Staff and the City continue to implement this program through the referral of CDBG funds to the County and by participating in homelessness surveys and other initiatives led by the County.</p>



<p>Time Frame: Ongoing *As transferred to the County and applied to the City program.</p>	
<p>Program 3.1.2 – Continue to participate in local and regional forums for homelessness, supportive, and transitional housing. Continue to participate in regional efforts as coordinated with other adjacent cities to address homeless and emergency and transitional housing issues and potential solutions. Responsible Body: Community Development Department, City Council, Community Services Agency Funding Source: General Fund, CDBG* funds Time Frame: Ongoing *As transferred to the County and applied to the City program.</p>	<p>Staff and the City continue to implement this program through the referral of CDBG funds to the County.</p>
<p>Program 3.2.1 – Amend the City’s Zoning Ordinance to accommodate emergency shelters. Amend the City’s Zoning Ordinance concurrently with the adoption of this Housing Element to allow emergency shelters as a permitted use by right in the Commercial Thoroughfare (CT) district without a conditional use permit or other discretionary review and only subject to the development requirements in this zone. This district is well suited for the development of emergency shelters with its full access to public transit and underdeveloped parcels that allow higher-density housing opportunities. The public transit opportunities include Caltrain, the VTA Bus Service, and the VTA transit hub on Showers Drive in Mountain View. The CT district has almost 11 acres of underdeveloped parcels that will accommodate residential housing such as emergency shelters. Four key opportunity sites make up the approximately 11 acres of development potential that could generate as much as 378 housing units, not including density bonuses for affordable housing. The City will also evaluate adopting standards consistent with Government Code Section 65583(a) (4) that addresses operational and design criteria that may include:</p> <ul style="list-style-type: none"> ▪ Lighting ▪ On-site management 	<p>Accomplished by code amendment in June 2015.</p>



<ul style="list-style-type: none"> ▪ Maximum number of beds or persons to be served nightly by the facility ▪ Off-street parking based on demonstrated need ▪ Security during hours that the emergency shelter is in operation ▪ Allowing supportive services on-site at a level commensurate with the number of beds <p>Responsible Body: Community Development Department Funding Source: Permit fees Time Frame: May 2015</p>	
<p><i>Program 3.2.2 – Recognize the statutory requirements for transitional and supportive housing.</i> Recognize the requirement of SB 2 to explicitly allow both supportive and transitional housing types in all zones that allow residential. The definitions of transitional and supportive housing are defined in Health and Safety Code Sections 50675.2 and 50675.14. Transitional and supportive housing will be allowed as a permitted use, subject only to the same restrictions on residential uses contained in the same types of structure.</p> <p>Responsible Body: Community Development Department Funding Source: Permit fees Time Frame: Ongoing</p>	<p>Accomplished by code amendment in June 2015.</p>
<p><i>Program 3.2.3 – Provide incentives and amend the City’s Zoning Ordinance for compliance with statutory requirements for single-room-occupancy residences to address the needs of extremely low-income households.</i> AB 2634 requires cities to identify zoning to encourage and facilitate supportive housing in single-room occupancy units. The City will amend the Zoning Ordinance concurrently with the adoption of this Housing Element to define single-room occupancy units (SROs) and to allow SROs with a conditional use permit in commercial thoroughfare districts in the City. In addition, the City will review its affordable housing ordinance and other available development incentives to determine what measures</p>	<p>Accomplished by code amendment in June 2015.</p>



<p>can be taken to encourage the development of housing for people with extremely low incomes. Responsible Body: Community Development Department Funding Source: Permit fees Time Frame: May 2015; ongoing</p>	
AFFORDABILITY	
<p>Program 4.1.1 – Monitor condominium conversion. Continue to implement the Condominium Conversion Ordinance to protect against the conversion or demolition of rental units. It shall require buildings in multifamily zoning districts initially built as rental units which have not been converted to condominiums to be reconstructed as rental units unless there is greater than a 5 percent vacancy rate. Responsible Body: Community Development Department Funding Source: Permit fees Time Frame: Ongoing</p>	<p>Staff continues to implement.</p>
<p>Program 4.1.2: Conserve small houses in areas of small lot sizes. Continue to conserve the stock of small houses in areas of small lot sizes. Responsible Body: Community Development Department Funding Source: Permit fees Time Frame: Ongoing</p>	<p>Staff continues to implement.</p>
<p>Program 4.2.1 – Facilitate new construction of second dwelling units. Chapter 14.14 (Second Living Units in R1 Districts) of the Municipal Code allows a detached second dwelling unit to be permitted on a lot or parcel within a single-family residential district that has a minimum of the greater of 150 percent of the lot area required in the residential zoning district in which the second living unit is proposed to be located, or 15,000 square feet of lot area. A lesser lot size is required if a second unit is attached to the main residence. Findings for approval include that a public benefit will result because the proposed second living unit will be maintained as affordable for very low- and low-income households. A second living unit may be established through the conversion of existing</p>	<p style="text-align: center;">Staff continues to implement.</p> <p>Note that a new set of Accessory Dwelling Unit Regulations were adopted by the City Council in July of 2018 and the site development standards controlling accessory dwelling units have been amended.</p>



<p>floor space in a single-family structure, the addition to a single-family structure, conversion of a conforming accessory structure, or the construction of a new accessory structure.</p> <p>The City will continue to implement the following actions annually:</p> <ul style="list-style-type: none"> ▪ Continue to implement second dwelling unit regulations to provide increased opportunities for the development of affordable second units. ▪ Promote awareness of regulations which allow the construction of new second units consistent with City regulations through public information at the Community Development Department public counter and inclusion on the City’s website. ▪ Annually review the number of second dwelling unit permits issued. ▪ Continue to require a verification and quantification procedure regarding rent and occupancy as a condition of the permit. <p>Responsible Body: Community Development Department</p> <p>Funding Source: Permit fees</p> <p>Time Frame: Ongoing</p>	
<p><i>Program 4.2.2 – Study the feasibility of reducing minimum lot sizes for second living units.</i></p> <p>Study the feasibility of reducing minimum lot sizes for second living units and amend, as appropriate, the Zoning Ordinance to reduce the minimum lot size for second dwelling units.</p> <p>Responsible Body: Community Development Department, City Council</p> <p>Funding Source: General Fund</p> <p>Time Frame: January 2016</p>	<p>The new Accessory Dwelling Unit (ADU) regulations were adopted by the City Council in July of 2018 and there is no longer a minimum lot size threshold for ADUs.</p>
<p><i>Program 4.3.1 – Assist in the development of affordable housing.</i></p> <p>If necessary for the development of affordable housing projects, and when requested by the project sponsor, consider assisting in securing funding for low- and moderate-income housing developments through one or more of the following actions:</p>	<p>The City implements this program by transferring CDBG funds to the County to help with local projects. To date staff or the City Council has not received requests to</p>



<ul style="list-style-type: none"> ▪ Transfer the City’s annual CDBG allocation to the County for projects that serve the Los Altos community. ▪ Provide funding to participate in a multi-jurisdictional housing finance program (such as a Mortgage Revenue Bond or Mortgage Credit Certification Program). ▪ Apply for state and federal funding on behalf of a nonprofit, under a specific program to construct affordable housing including persons with physical disabilities or developmental disabilities. <p>Responsible Body: Community Development Department, City Council</p> <p>Funding Source: CDBG funds*, state or federal grant funds</p> <p>Time Frame: Ongoing</p> <p>*As transferred to the County and applied to the City program.</p>	<p>participate in multi-jurisdictional housing finance or to construct affordable housing.</p>
<p><i>Program 4.3.2 – Implement Chapter 14.28 of the Municipal Code, which defines the number of required below-market-rate (BMR) units by development size and type, and requires on larger projects (greater than 10 market-rate units) that the BMR units generally reflect the size and number of bedrooms of the market rate units.</i></p> <p>Continue to implement the City’s Multi-Family Affordable Housing Ordinance (Chapter 14, Section 28), which includes a series of unit thresholds at which affordable housing units will be required. The ordinance establishes the following thresholds and requirements:</p> <ul style="list-style-type: none"> ▪ 1–4 units: Affordable housing units are not required. ▪ 5–9 units: Affordable housing units are required. If a developer can demonstrate to the satisfaction of the City Council that providing affordable housing units in a project will be financially infeasible, the City Council may waive the requirement to provide affordable housing units. 	<p>Staff continues to implement.</p>



<ul style="list-style-type: none"> ▪ 10 or more units: Affordable housing units are required as follows: <ul style="list-style-type: none"> ▪ For rental units – 15 percent low income or 10 percent very low-income housing ▪ For owner units – 10 percent moderate-income housing <p>Chapter 14.28 also notes that unless otherwise approved by the City Council, all affordable units in a project shall be constructed concurrently with market-rate units, shall be dispersed throughout the project, and shall not be significantly distinguishable by design, construction, or materials.</p> <p>Responsible Body: Community Development Department</p> <p>Funding Source: Permit fees</p> <p>Time Frame: Ongoing</p>	
<p><i>Program 4.3.3 – Consider reduced parking requirements for certain housing types and affordable housing units.</i></p> <p>For affordable housing units and small housing units including senior housing, studios and SROs, the City will consider allowing just one parking space per unit. The City will continue to monitor the underground parking requirement to ensure this requirement is not a constraint to the production of housing or a constraint to meeting maximum densities.</p> <p>Responsible Body: Community Development Department</p> <p>Funding Source: Permit fees</p> <p>Time Frame: Ongoing</p>	<p>Staff continues to implement. The City Council has allowed mechanical parking lifts for parking spaces in a multiple-family project to facilitate the underground parking on a narrow building site on the El Camino Real.</p>
<p><i>Program 4.3.4 – Continue to encourage maximum densities.</i></p> <p>Continue to ensure that the City is meeting maximum densities in the zones that allow multifamily housing. The City will monitor the lot coverage requirement and the height requirements. Most recently, the City removed the “stories requirement” from the commercial and multiple-family districts to allow more flexibility in development and to facilitate greater potential densities. The City also codified a maximum density development requirement, which</p>	<p>Staff continues to implement; See also Program 4.3.3 above.</p>



<p>notes that the maximum density permitted shall be constructed unless it is determined by the City Council that a less dense project would be in the best interests of the community. In addition, the City will monitor the underground parking requirements as stated in Program 4.3.3 to ensure that they do not cause a significant constraint to meeting the maximum densities required by all of Los Altos' multiple-family zoning districts.</p> <p>Responsible Body: Community Development Department</p> <p>Funding Source: Permit fees</p> <p>Time Frame: Annually</p>	
<p>Program 4.3.5 – Initiate an affordable housing administration contract review and renewal.</p> <p>Initiate a Request for Project for the contract administration of the City's affordable housing programs including an emphasis on an appropriate contract duration, administration responsibilities, enforcement, outreach and marketing.</p> <p>Responsible Body: Community Development Department, City Council</p> <p>Funding Source: General Fund</p> <p>Time Frame: July 2015</p>	<p>An agreement with Palo Alto Housing to serve as the City's Housing Administrator was reached in 2018 and they are currently serving in this capacity.</p>
<p>Program 4.3.6 – Improve the City's BMR program priority ranking process.</p> <p>Review and amend, as necessary, the City's BMR program application ranking process.</p> <p>Responsible Body: Community Development Department, City Council</p> <p>Funding Source: General Fund</p> <p>Time Frame: July 2015</p>	<p>Staff and the Council continue to implement. In March of 2015 the City Council revised its priority rankings.</p> <p>Palo Alto Housing is evaluating the priority ranking process.</p>
<p>Program 4.3.7 – Consider a commercial development linkage fee for affordable housing.</p> <p>Study and explore the option of a commercial development linkage fee for affordable housing. If appropriate, consider adopting a local fee.</p> <p>Responsible Body: Community Development Department, City Council</p> <p>Funding Source: General Fund</p> <p>Time Frame: January 2016</p>	<p>In 2018 a commercial development linkage fee was adopted for Los Altos.</p>

HOUSING DISCRIMINATION



<p>Program 5.1.1 – Assist residents with housing discrimination and landlord-tenant complaints.</p> <p>Continue to provide a service to refer individuals to organizations or agencies who handle complaints about discrimination, landlord-tenant relations, etc. Complaints regarding discrimination will be referred to the Mid-Peninsula Citizens for Fair Housing, Santa Clara County, and other appropriate fair housing agencies. Complaints regarding landlord-tenant problems will be referred to the Los Altos Mediation Program, the County of Santa Clara Office of Consumer Affairs, or other appropriate local agencies.</p> <p>Responsible Body: Community Development Department</p> <p>Funding Source: General Fund, CDBG funds*</p> <p>Time Frame: Ongoing</p> <p>*As transferred to the County and applied to the City program.</p>	<p>Staff continues to implement.</p>
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SENIOR HOUSING	
<p><i>Program 6.1.1 – Discourage senior-only housing from converting to other uses.</i> Discourage projects developed as senior-only projects from converting to other uses. Responsible Body: Community Development Department Funding: Permit fees Time Frame: Ongoing</p>	<p>Staff continues to implement.</p>
<p><i>Program 6.1.2 – Assist seniors to maintain and rehabilitate their homes.</i> Seek, maintain, and publicize a list of resources or service providers to help seniors maintain and/or rehabilitate their homes. Responsible Body: Community Development Department, Senior Commission Funding: Permit fees Time Frame: Ongoing</p>	<p>Staff and the Senior Commission continue to implement. Staff assisted the Senior Commission on an informational letter to contractors and property owners on Age Friendly Design Elements.</p>
<p><i>Program 6.1.3 – Encourage conforming and contextual senior housing near transportation and services.</i> Ensure that senior housing conforms and harmonizes with surrounding neighborhoods and encourage that it be located near transportation and services. Responsible Body: Community Development Department Funding: Permit fees Time Frame: Ongoing</p>	<p>Staff continues to implement.</p>
<p><i>Program 6.2.1 – Provide senior housing density bonuses and development incentives.</i> Provide density bonus increases in the Cuesta-Lassen multifamily district of up to 38 dwelling units per acre for projects that are senior-only. Provide expanded development incentives for senior-only projects in this district. Consider increased densities and development incentives for senior and affordable housing projects in all multifamily districts. Responsible Body: Community Development Department Funding Source: Permit fees Time Frame: Ongoing</p>	<p>Staff continues to implement.</p>



<p>Program 6.2.2 – Designate and encourage senior housing on specific well-suited sites. Identify and consider additional parcels well suited for senior housing. All PUD/SC sites were developed during the previous planning period. Responsible Body: Community Development Department Funding: Permit fees Time Frame: Ongoing</p>	<p>Staff continues to implement.</p>
<p>Program 6.2.3 – Mixed-use development, including developments that contain senior and institutional housing, will be encouraged in public and quasi-public land use areas that are zoned PCF. Responsible Body: Community Development Department Funding: Permit fees Time Frame: Ongoing</p>	<p>Staff continues to implement.</p>
<p>Program 6.2.4 – Senior housing with extended care facilities will be allowed in multifamily and mixed-use zoning districts. Continue to explore opportunities to promote senior housing with extended care facilities in other multifamily and mixed-use districts. This type of housing is currently allowed as a conditional use in the PCF district. Responsible Body: Community Development Department Funding: Permit fees Time Frame: Ongoing</p>	<p>Staff continues to implement.</p>
<p>ENERGY EFFICIENCY</p>	
<p>Program 7.1.1 – Promote energy and water conservation through education and awareness campaigns. Continue to promote residential energy and water conservation, consistent with the City’s adopted Climate Action Plan, through consumer information on financial assistance and rebates for energy-efficient home improvements published by governmental agencies, nonprofit organizations, and utility companies. The City will make information available at the public counter of the Community Development Department, at</p>	<p>Staff and the Environmental Commission continues to implement.</p>



<p>the Los Altos Senior Center, through the public libraries, and through the City’s newsletters. The information will also be available on the City’s website, and a link to energy programs will be placed on the Los Altos Environmental Commission’s website.</p> <p>Responsible Body: Community Development Department</p> <p>Funding Source: General Fund, CDBG funds*</p> <p>Time Frame: Ongoing</p> <p>*As transferred to the County and applied to the City program.</p>	
<p><i>Program 7.1.2 – Participate in a Property Assessed Clean Energy (PACE) financing program.</i></p> <p>Los Altos has adopted resolutions supporting the CalFIRST Property Assessed Clean Energy (PACE) Program. By doing this, Los Altos residents may be eligible to finance any energy improvements to their homes—solar panels, water-efficient landscapes, etc.—on their property tax assessment. This allows the financing to be extended over multiple years and also allows a home to be sold with that assessment assigned to the new owner. Although CalFIRST has encountered legal challenges to providing these loans for residential purposes, other opportunities exist. The City will vet the applicability of CalFIRST alternatives and will participate as appropriate.</p> <p>Responsible Body: Community Development Department</p> <p>Funding Source: General Fund</p> <p>Time Frame: Ongoing</p>	<p>The City adopted a resolution supporting this program.</p>
<p><i>Program 7.1.3 – Promote the use of solar energy.</i></p> <p>This program focuses on promoting solar energy as a means to increase energy efficiency and promote green energy alternatives. As part of this program, the City will leverage and promote other state and commercial initiatives to encourage solar energy, such as grants, tax credits, and rebates, as they are implemented. (No design review of solar panels is allowed by</p>	<p>Staff and the City Council continue to implement.</p>



<p>law. Setbacks, height restrictions, etc., are already covered by the Zoning Ordinance.) Responsible Body: Community Development Department Funding Source: General Fund, other funds as identified Time Frame: Ongoing</p>	
<p><i>Program 7.2.1 – Implement energy-efficient regulations.</i> Continue to implement building code and zoning standards that promote energy efficiency in residential design, layout, construction, and landscaping. The City enforces energy efficiency standards of Title 24 of the California Code of Regulations (California Building Code Standards), which uses zoning requirements for lot size, building separation, yards, setbacks, landscaping, and design review to promote energy conservation in new development. Responsible Body: Community Development Department Funding Source: Permit fees Time Frame: Ongoing</p>	<p>Staff continues to implement.</p>
<p><i>Program 7.2.2 – Monitor and implement thresholds and statutory requirements of climate change legislation.</i> Monitor the implementation measures of the Global Warming Solutions Act of 2006 (AB 32) and SB 375, which requires planning organizations to promote sustainable communities as part of their regional transportation plans. The City will implement the measures as guidance for thresholds and compliance methods are released by the State. Responsible Body: Community Development Department Funding Source: Permit fees Time Frame: Ongoing</p>	<p>Staff continues to implement.</p>



STATUTORY COMPLIANCE AND REPORTING	
<p>Program 8.1.1 – Develop annual housing status report. Provide an annual status report to the City Council and California Department of Housing and Community Development (HCD) on the status of the General Plan housing programs and their implementation as required by state law. Responsible Body: Community Development Department Funding Source: Permit fees Time Frame: Annually</p>	<p>Staff continues to implement.</p>
<p>Program 8.2.1 – Participate in the regional housing needs determination. Continue the regional conversation about meeting the housing needs. Actively participate in the ABAG Regional Housing Needs determination. The City will meet with ABAG staff to provide land use, housing, employment, and other information related to the RHNA formula to ensure that the allocation accurately represents Los Altos’ fair share of the region’s housing needs. Responsible Body: Community Development Department Funding Source: Permit fees Time Frame: Ongoing, as requested</p>	<p style="text-align: center;">Staff continues to implement.</p> <p>In 2018 the City Council agreed to participate in a regional evaluation of RHNA subregion where agencies may partner to achieve the RHNA housing allocations.</p>