

Jurisdiction	Alto
Reporting Year	2021 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

**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	Density Bonus Applications		Application Status	Notes	
1					2	3	4	5							6	7	8	9	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	Date Application Submitted+ (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below																						
	63172270	2381 OAKWOOD DR	2381 OAKWOOD DR	ASU21-006	ADU	R	3/2/2021		1						1	1	0		No	No	N/A	Approved
	62117050	1245 LAUREL AVE	1245 LAUREL AVE	J21-007 / BLD2021-0105	ADU	R	3/10/2021				1				1	1			No	No	N/A	Approved
	63185250	466 BELL ST	466 BELL ST	J21-012 / BLD2021-0084	ADU	R	8/5/2021						1		1	1			No	No	N/A	Approved
	63153290	2196 RALMAR AVE	2196 RALMAR AVE	J21-015 / BLD2022-0003	ADU	R	5/11/2021							1	1	1			No	No	N/A	Approved
	63153290	2081 RALMAR AVE	2081 RALMAR AVE	J21-017 / BLD2022-0003	ADU	R	9/1/2021	1							1	1			No	No	N/A	Approved
	62197300	2315 GLEN WAY	2315 GLEN WAY	J21-018 / BLD2021-0107	ADU	R	9/14/2021				1				1	1			No	No	N/A	Approved
	63011010	1643 TULANE AVE	1643 TULANE AVE	J21-020 / BLD2021-0152	ADU	R	9/1/2021						1		1	1			No	No	N/A	Approved
	63521210	196 JASMINE WAY	196 JASMINE WAY	J21-021 / BLD2021-0104	ADU	R	8/26/2021							1	1	1			No	No	N/A	Approved
	63301060	2231 EUCLID AVE	2231 EUCLID AVE	J21-024 / BLD2022-0019	ADU	R	9/2/2021		1						1	1			No	No	N/A	Approved
	62132320	1119 NEWBRIDGE ST	1119 NEWBRIDGE ST	J21-025 / BLD2021-0099	ADU	R	9/8/2021				1				1	1			No	No	N/A	Approved
	63342330	2221 PULGAS AVE	2221 PULGAS AVE	J21-037 / BLD2021-0136	ADU	R	9/9/2021						1		1	1			No	No	N/A	Approved
	63402010	475 LARKSPUR DR	475 LARKSPUR DR	J21-039 / BLD2022-0010	ADU	R	11/12/2021		1						1	1			No	No	N/A	Approved
	62132010	1102 ALBERNI ST	1102 ALBERNI ST	DR20-015	ADU	R	2/3/2021				1				1	1			No	No	N/A	Approved
	63194100	341 WEEKS ST	341 WEEKS ST	J21-043 / BLD2022-0011	ADU	R	12/7/2021						1		1	1			No	No	N/A	Approved
	63322140	2194 CAPITOL AVE	2194 CAPITOL AVE	ADR20-007	ADU	R	4/7/2021		1						1	1			No	No	N/A	Approved
	63202190	535 SACRAMENTO ST	535 SACRAMENTO ST	ASU20-020	ADU	R	2/1/2021				1				1	1			No	No	N/A	Approved
	63174190	2387 DUMBARTON AVE	2387 DUMBARTON AVE	ASU21-002	ADU	R	1/28/2021						1		1	1			No	No	N/A	Approved
	63182050	2216 DUMBARTON AVE	2216 DUMBARTON AVE	ASU21-008	ADU	R	11/11/2021		1						1	1			No	No	N/A	Approved
	63181160	2159 LINCOLN ST	2159 LINCOLN ST	ASU21-013	ADU	R	7/11/2021				1				1	1			No	No	N/A	Approved
	63374500	2121 CLARKE AV	2121 CLARKE AV	ASU21-014	ADU	R	4/30/2021								1	1			No	No	N/A	Approved
	63191030	2268 DUMBARTON AVE	2268 DUMBARTON AVE	ASU21-016	ADU	R	6/28/2021		1						1	1			No	No	N/A	Approved
	63341390	965 GARDEN ST	965 GARDEN ST	ASU21-029	ADU	R	10/8/2021				1				1	1			No	No	N/A	Approved
	63042230	2770 FORDHAM ST	2770 FORDHAM ST	ASU21-031	ADU	R	10/22/2021								1	1			No	No	N/A	Approved
	63533050	139 WISTERIA DR	139 WISTERIA DR	ASU21-034	ADU	R	10/28/2021		1						1	1			No	No	N/A	Approved
	63024010	2896 ILLINOIS ST	2896 ILLINOIS ST	ASU21-035	ADU	R	10/26/2021		1						1	1			No	No	N/A	Approved
	63083300	620 NOTRE DAME AVE	1620 NOTRE DAME AVE	PRE20-006	5+	R	9/20/2021	10							65	75		Yes-Approved	Yes	Yes	Approved	
	63231240	1804 BAY RD	1804 BAY RD	DR20-007	5+	O	2/19/2021			1			1		8	10		Yes-Approved	Yes	Yes	Approved	

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Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Income				
1					2	3	4						5	6	7				
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	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
Summary Row: Start Data Entry Below							11	0	1	0	1	0	75		88	0	15	0	6
63374360		2118 COOLEY AVE	2118 COOLEY AVE	BLD2020-0099	ADU	R									0		1		
63522120		1351 CAMELLIA DR	1351 CAMELLIA DR	BLD2020-0086	ADU	R									0				1
63085030		2579 FORDHAM ST	2579 FORDHAM ST	BLD2020-0110	ADU	R									0				
63551300		140 GARDENIA WAY	140 GARDENIA WAY	BLD2020-0084	ADU	R									0				
63384180		1280 CYPRESS ST	1280 CYPRESS ST	BLD2020-0090	ADU	R									0		1		
63384190		1290 CYPRESS ST	1290 CYPRESS ST	BLD2020-0091	ADU	R									0				1
63384230		1261 BEECH ST	1261 BEECH ST	BLD2020-0085	ADU	R									0				
63341630		1001 GARDEN ST	1001 GARDEN ST	BLD2020-0088	ADU	R									0				
63361060		875 SCHEMBRI LN	875 SCHEMBRI LN	BLD2020-0109	ADU	R									0		1		
63532010		191 JASMINE WAY	191 JASMINE WAY	BLD2021-0002	ADU	R									0				1
63374360		2118 COOLEY AVE	2118 COOLEY AVE	BLD2020-0100	ADU	R									0				
63402070		451 LARKSPUR DR	451 LARKSPUR DR	BLD2020-0108	ADU	R									0				
63351480		10 DINES CT	10 DINES CT	BLD2020-0094	ADU	R									0		1		
63062040		16 KIRKWOOD CT	16 KIRKWOOD CT	BLD2021-0030	ADU	R									0				1
63182050		216 DUMBARTON AV	216 DUMBARTON AV	BLD2021-0014	ADU	R									0				
63074060		2520 EMMETT WAY	2520 EMMETT WAY	BLD2021-0048	ADU	R									0		1		
62133070		2361 RALMAR AVE	2361 RALMAR AVE	BLD2021-0006	ADU	R									0				1
63202180		443 SACRAMENTO S	443 SACRAMENTO S	BLD2019-0194	ADU	R									0				
63322080		2142 CAPITOL AVE	2142 CAPITOL AVE	BLD2020-0021	ADU	R									0		1		
63162060		2238 POPLAR AVE	2238 POPLAR AVE	BLD2020-0126	ADU	R									0				1
62243330		1036 BRADLEY WAY	1036 BRADLEY WAY	BLD2021-0013	ADU	R									0				
62222160		216 HOLLAND ST	216 HOLLAND ST	BLD2021-0037	ADU	R									0		1		
63024090		2850 ILLINOIS ST	2850 ILLINOIS ST	BLD2021-0070	ADU	R									0		1		
63032010		2709 FORDHAM ST	2709 FORDHAM ST	BLD2021-0124	ADU	R									0		1		
63162220		1132 BAY RD	1132 BAY RD	BLD2020-0134	ADU	R									0		1		
63194100		341 WEEKS ST	341 WEEKS ST	BLD2021-0019	ADU	R									0		1		
62121240		1173 SARATOGA AVE	1173 SARATOGA AVE	BLD2021-0021	ADU	R									0		1		
63074060		2520 EMMETT WAY	2520 EMMETT WAY	BLD2021-0048	ADU	R									0		1		
63062040		16 KIRKWOOD CT	16 KIRKWOOD CT	BLD2021-0030	ADU	R									0		1		
63032010		2709 FORDHAM ST	2709 FORDHAM ST	BLD2021-0124	ADU	R									0		1		
63155060		2140 OAKWOOD DR	2140 OAKWOOD DR	BLD2020-0071	ADU	R									0				
63023010		2895 ILLINOIS ST	2895 ILLINOIS ST	BLD2019-0201	ADU	R									0				
63111040		1616 MICHIGAN AVE	1616 MICHIGAN AVE	BLD2020-0096	ADU	R									0				
63540150		161 DAPHNE WAY	161 DAPHNE WAY	BLD2020-0156	ADU	R									0				
63345250		2251 TERRA VILLA S	2251 TERRA VILLA S	BLD2021-0003	ADU	R									0				
62116050		1245 JERVIS AVE	1245 JERVIS AVE	BLD2020-0039	ADU	R									0				
63042160		2712 FORDHAM ST	2712 FORDHAM ST	BLD2020-0049	ADU	R									0				
63221500		863 WEEKS ST	863 WEEKS ST	BLD2020-0055	ADU	R									0				
63374420		2100 SALAS CT	2100 SALAS CT	BLD2021-0001	ADU	R									0				
63265300		N/A	Majd Residence	DR19-021	ADU	R	1							6/23/2021	1				
63344720		206 CLARKE AVENU	206 CLARKE AVENU	BLD2020-0158	SFA	O									0				
63194100		341 WEEKS ST	341 WEEKS ST	BLD2021-0019	SFA	O									0				
63231240		1804 BAY RD	1804 BAY RD	PRE20-006	5+	R	10						65	9/20/2021	75				
63265300		N/A	Majd Residence	DR19-021	2 to 4	O							2	6/23/2021	2				
63252320		760 Weeks St	760 Weeks St	DR20-007	5+	O			1			1		8	2/19/2021	10			



ies - Building Permits					Affordability by Household Incomes - Certificates of Occupancy									Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions			
			8	9	10								11	12	13	14	15	16	17
Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	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	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 (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	
0	6	5		32	0	3	0	3	0	0	3		9	8	2				
			1/5/2021	1									0	1	N	Y			
			1/11/2021	1									0	1	N	Y			
	1		1/14/2021	1									0	1	N	Y			
		1	2/25/2021	1									0	1	N	Y			
			2/26/2021	1									0	1	N	Y			
			2/26/2021	1									0	1	N	Y			
	1		3/1/2021	1									0	1	N	Y			
		1	3/5/2021	1									0	1	N	Y			
			4/1/2021	1									0		N	Y			
			5/14/2021	1									0		N	Y			
	1		5/27/2021	1									0		N	Y			
		1	6/3/2021	1									0		N	Y			
			6/21/2021	1									0		N	Y			
	1		7/28/2021	1									0		N	Y			
			8/3/2021	1									0		N	Y			
			8/16/2021	1									0		N	Y			
	1		9/10/2021	1									0		N	Y			
			9/15/2021	1									0		N	Y			
			9/29/2021	1									0		N	Y			
	1		10/1/2021	1									0		N	Y			
			11/4/2021	1									0		N	Y			
			11/19/2021	1									0		N	Y			
			12/1/2021	1									0		N	Y			
			12/20/2021	1									0		N	Y			
			6/18/2021	1									0		N	Y			
			7/26/2021	1									0		N	Y			
			10/5/2021	1									0		N	Y			
			8/16/2021	1									0		N	Y			
			7/28/2021	1									0		N	Y			
			12/20/2021	1									0		N	Y			
				0				1				1/19/2021	1		N	Y			
				0				1				1/21/2021	1		N	Y			
				0		1						2/2/2021	1		N	Y			
				0						1		7/6/2021	1		N	Y			
				0						1		7/6/2021	1		N	Y			
				0		1						7/20/2021	1		N	Y			
				0		1						7/29/2021	1		N	Y			
				0				1				12/28/2021	1		N	Y			
				0						1		11/23/2021	1		N	Y			
				0									0		N	Y		INC	
		1	7/9/2021	1									0		N	Y			
		1	7/26/2021	1									0		N	Y			
				0									0		Y	Y		DB, INC	
				0									0		N	Y			
				0									0		Y	Y		DB, INC	

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Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

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	64	-	-	16	-	-	89	-	-	-	129	-
	Non-Deed Restricted		-	-	-	-	4	5	15	-	-		
Low	Deed Restricted	54	8	-	24	-	-	-	-	-	-	43	11
	Non-Deed Restricted		-	-	-	-	2	3	6	-	-		
Moderate	Deed Restricted	83	-	-	-	-	-	-	-	-	-	43	40
	Non-Deed Restricted		-	33	-	-	2	2	6	-	-		
Above Moderate		266	-	-	5	-	1	4	5	-	-	15	251
Total RHNA		467											
Total Units			8	33	45	-	9	103	32	-	-	230	302

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	East Palo Alto		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Meet with local non-profit housing developers	Increase the availability of housing	Annually	City Staff continues to work with EPA CAN DO, Eden Housing, and MidPen to develop affordable housing (Light Tree Apartments, 965 Weeks) and preserve affordable housing (Nugent Square, Bay Oaks).
Support the continuation of a consortium of non-profit affordable housing developers to acquire and maintain property as affordable housing and to redevelop property for the purpose of preserving or developing housing	Increase the availability of housing	Annually	No reportable actions in 2021.
Make loans to developers using set-aside funds	Increase the availability of housing	Annually	No loans committed in 2021.
Encourage the production of second units as an affordable housing alternative and achieve an average of eight new secondary units annually. Evaluate success of recent policy changes. Consider implementing an amnesty program for illegal second units	Increase the availability of housing	Ongoing	ADU Working Group, which includes City staff and local nonprofits, continued to meet throughout 2021. The City and its partner, EPACANDO, prepared the launch of the CalHome ADU/JADU Loan Program (official launch January 2022).
Secure two-million dollars for housing development	Increase the availability of housing	Ongoing	City received \$70,000 in Regional Early Action Planning (REAP) grant funds from ABAG/MTC to support planning and housing activities. City and MidPen Housing applied for an Affordable Housing and Sustainable Communities award (awarded February 2022).
Acquire development sites for affordable housing, particularly for large family households	Increase the availability of housing	Ongoing	No sites acquired in 2021.
Continue to support development opportunities that allow for or incorporate mobile homes and manufactured homes within the City as a low cost housing option.	Recognize mobile homes, manufactured homes and factory built housing as a source of affordable housing.	Ongoing	There is an ongoing effort to support this housing type. An application for temporary use of 2081 Bay Rd. and adjacent sites for production of manufactured housing is currently under review by the Planning Department.
Continue to permit manufactured housing on permanent foundations in single-family neighborhoods, and treat them the same as traditional single-family housing during the design review process	Recognize mobile homes, manufactured homes and factory built housing as a source of affordable housing.	Ongoing	Staff processed applications containing manufactured housing units in 2021. Under the provisions of State Law, the Planning Division treats manufactured homes in the same manner as originally constructed single family homes.
Improve Earthquake Readiness and Resilience	Ensure the housing stock can withstand a natural disaster.	Ongoing	Work to renew the Multi-Jurisdictional Hazard Mitigation Plan Plan was completed in 2021. No other reportable actions were taken in 2021.
Continue to implement Government Code Section 65302, which involves analysis and policies regarding flood hazard and management.	Ensure the housing stock can withstand a natural disaster.	Annually	Staff continued to implement GC 65302 in 2021 and are using updated flood maps to inform sites selection for the upcoming Housing Element.
Multi-Family Rental Inspection	Ensure multifamily housing is well-built and well maintained.	Annually	No reportable actions in 2021.
Ensure new Buildings follow Crime Prevention through Environmental Design	Ensure multifamily housing is well-built and well maintained.	Ongoing	City staff conducted CPTED analysis on all major projects. This is an ongoing endeavor as the city incorporates CPTED via the East Palo Alto Police Department review of projects.
Implement Ravenswood/Four Corners TOD Specific Plan	Balanced development that links housing and jobs	Ongoing	The City is currently analyzing targeted updates to the Specific Plan area due to the amount of development interest. Multiple community meetings and City Council study sessions were held throughout 2021. At the most recent RBD study session held on February 1, 2022, the City Council directed staff to study the addition of up to 1,600 housing units in the area.
Evaluate development standards and identify rezoning opportunities along University Avenue's commercial nodes to increase mixed-use development along the corridor	Balanced development that links housing and jobs	Ongoing	No reportable actions in 2021.
Review city ordinances and policies to reduce barriers to housing	Available residential sites for the development of a range of housing types and prices	Annually	No reportable actions in 2021.
Ensure 965 Weeks Street is redeveloped as affordable housing	Available residential sites for the development of a range of housing types and prices	Ongoing	The City and MidPen Housing/EPACANDO applied for an Affordable Housing and Sustainable Communities award (awarded in February 2022).
Improve permit processing times especially for affordable housing projects	Reduce constraints and provide enhanced incentives to housing	Ongoing	The City processed two SB 35 "streamlined" projects in 2021, both with a density bonus and an Inclusionary Housing requirement.
Continue to implement Affordable Housing Program	Require residential developers to pay into an affordable housing fund to offset the impacts associated with their development	Ongoing	This is an ongoing activity. For example, Housing staff maintain an Inclusionary Housing program, Commercial Linkage Fee program, and Local Preference program, and monitors its BMR portfolio through EPACANDO, in addition to taking on several projects related to affordable housing at the direction of City Council.
Provide low-interest loans and/ or grants for affordable housing to extremely low, very low, and low income	Provide regulatory and financial incentives to encourage affordable housing development	Annually	The City created a \$2M gap loan program for residents of the Palo Mobile Estates mobile home park, with EPACANDO as loan administrator, for residents to purchase their lots upon the park's conversion. Housing staff prepared for the launch of the \$2M CalHome ADU/JADU loan program, which provides up to \$80,000 to low-income households to build an ADU or JADU on their property.

Evaluate, improve, and promote City ordinances that facilitate affordable housing	Provide regulatory and financial incentives to encourage affordable housing development	Annually	The City is reviewing its Development Code to make necessary updates to align with state law, to ensure internal consistency, and as part of the Housing Element update process. The City Council approved an alternative compliance option under the Inclusionary Housing Ordinance in 2021, allowing for an ADU to be provided as an alternative to paying an In-Lieu Fee. Three projects with an Inclusionary Housing obligation were successfully processed in 2021.
Determine feasibility of forming a local land trust	Reduce constraints and provide enhanced incentives to housing	Annually	The City and its partners implemented a 2-year Challenge Grant from the Partnership for the Bay's Future to establish a community land trust and potential TOPA/COPA (Tenant/Community Opportunity to Purchase Act) in East Palo Alto. The City Council was still considering an ordinance (EPA OPA) in fall and winter 2021.
Provide better information to the public and policymakers about housing issues	Provide adequate and timely information to decision makers and the general public to facilitate informed decision making	Biannual	City staff used the updated website to inform residents of the Housing Element update, development of an EPA Opportunity to Purchase Act Ordinance (EPA OPA), and other key housing policy developments in 2021.
Disseminate the design toolkit to assist developers of small parcels. This toolkit provides ideas and examples of techniques to develop small lots while providing usable open space, contributing to a pedestrian environment, and enhancing community character.	Encourage the development of single-family housing and small multi-family housing developments on small parcels	Ongoing	No reportable actions in 2021.
Bring wells into operation at Gloria Bay and Pad D	Ensure there is adequate water supply for current and future needs	Ongoing/ 2018	No reportable actions in 2021.
Facilitate the development of project(s) in the City to serve special needs groups, with a goal of assisting at least 30 persons with special needs. Meet with advocates and developers of supportive housing, group homes, licensed residential community care facilities, and assisted living facilities	Provide adequate housing to special need groups	Ongoing	As part of the Housing Element update, City staff participated in listening sessions with representatives of community members with disabilities to learn about how to improve access to housing and key design elements to promote "visitability," or ability of people of all abilities to access the housing of others. This information will be used in the upcoming Housing Element update.
Continue to support senior projects by permitting smaller unit sizes, parking requirement reduction, and common dining	Provide adequate housing to special need groups	Ongoing	No reportable actions in 2021. No new applications have been submitted for senior housing projects in 2021.
Implement the reasonable accommodation ordinance, which provides zoning and land-use exceptions for housing serving persons with disabilities. This is a ministerial process to receive minor exemptions to land use, zoning and building regulations.	Provide adequate housing to special need groups	Ongoing	No reportable actions in 2021.
Provide financial assistance and priority permitting for at least one affordable housing development in East Palo Alto where the project devotes at least half of its units for large extremely low-, very low- and low-income families of five or more persons	Provide adequate housing to special need groups	Annually	No reportable actions in 2021.
Promote Emergency Shelters	Provide adequate housing to special need groups	Ongoing	No reportable actions in 2021.
Explore the feasibility of various City policies/programs to reduce overcrowding	Provide adequate housing to special need groups	Ongoing	No reportable actions in 2021.
Continue to permit emergency shelters in the Light Industrial (M-1) zone without discretionary permits. Within this zone, emergency shelters are subject to the same development and management standards that apply to the other permitted use	Facilitate the development of emergency shelter and transitional housing for the homeless, victims of domestic violence, or the formerly incarcerated	Biannual	No reportable actions in 2021. However, staff provided informational updates on unhoused residents in East Palo Alto and were directed by City Council to return with recommendations in spring of 2022, including how the City can facilitate temporary housing.
Continue to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone	Facilitate the development of emergency shelter and transitional housing for the homeless, victims of domestic violence, or the formerly incarcerated	Ongoing	No reportable actions in 2021. However, staff provided informational updates on unhoused residents in East Palo Alto and were directed by City Council to return with recommendations in spring of 2022, including how the City can facilitate temporary housing.
Accommodate and facilitate the development of additional transitional housing facilities that serve victims of domestic violence, homeless individuals, and/or formerly incarcerated persons	Facilitate the development of emergency shelter and transitional housing for the homeless, victims of domestic violence, or the formerly incarcerated	Annually	Emergency Shelters remain a permitted use in the M-1 zone.
Continue to allow by right the development of Single-Room-Occupancy projects in High Density Residential Zones	Facilitate the development of emergency shelter and transitional housing for the homeless, victims of domestic violence, or the formerly incarcerated	Annually	No reportable actions in 2021.
Continue to enforce the spacing requirement for residential care facilities, as identified in Section 6515.5 of the East Palo Alto Zoning Ordinance, which is currently seven hundred and fifty feet (750) for facilities that house ten persons or more, and 500 feet for facilities that house 6-10 residents	Provide adequate housing to special need groups	2020	No reportable actions in 2021.
Continue to implement Rent Stabilization Ordinance	Stabilize rents in the City through continued implementation of the Rent Stabilization Program and Just Cause for Eviction Ordinance	Ongoing	Rent Stabilization staff continued to implement the Rent Stabilization and Just Cause for Eviction ordinance in 2021.
Annual certification of Maximum Legal Rents	Stabilize rents in the City through continued implementation of the Rent Stabilization Program and Just Cause for Eviction Ordinance	Ongoing	Rent Stabilization staff continued to implement the Rent Stabilization and Just Cause for Eviction ordinance in 2021.

Work with non-profit housing service providers to provide education and legal assistance to secure tenant rights	Stabilize rents in the City through continued implementation of the Rent Stabilization Program and Just Cause for Eviction Ordinance	Ongoing	City staff refer residents to Community Legal Services and the Legal Aid Society of San Mateo County for certain housing related issues. In 2019, the City released an RFP for tenant services, and in 2020, local nonprofits Community Legal Aid Services in East Palo Alto, Youth United for Community Action, and Nuestra Casa received funding for tenant education, tenant protections, and emergency assistance. Also in 2020, the City provided additional funding to nonprofit agencies to assist tenants with COVID-19-related financial hardships and prevent evictions. This work continued through 2021.
Pursue funding to acquire or assist in the acquisition of at least 20 foreclosed properties with the intent to sell to low-income families	Increase the supply of extremely low-, very low-, and low-income housing opportunities through acquisition of foreclosed properties	Ongoing	No reportable actions in 2021.
Monitor BMR Units	Implement and monitor affordable housing programs to ensure the continued availability of below market rate units in the city	Ongoing	The City has contracted with EPACANDO since 2019 to administer the City's BMR portfolio. This is an ongoing endeavor that included the refinancing and re-sale of BMR units in 2021.
Monitor the effectiveness of the City's affordable housing mitigation programs, including the Affordable Housing Program and the Condominium Conversion Ordinance, as tools to facilitate affordable housing development	Implement and monitor affordable housing programs to ensure the continued availability of below market rate units in the city	Ongoing	City staff continues to monitor the City's BMR units and Condo Conversion Ordinance. No specific actions in 2021.
Discourage Mobile Home Removal or Relocation	Preserve existing, conforming mobile home parks as a source of affordable housing	Ongoing	City staff ensure compliance with State laws related to mobile home parks on an ongoing basis. Since September 2020, staff have closely monitored the conversion process of the Palo Mobile Estates Mobile Home Park.
Assist eligible mobile home park residents in receiving Mobile Home Park Resident Ownership Program (MPROP) funds	Preserve existing, conforming mobile home parks as a source of affordable housing	Ongoing	No reportable actions in 2021.
Work with the property owners of existing mobile home parks to prepare infrastructure studies of said parks	Preserve existing, conforming mobile home parks as a source of affordable housing	Ongoing	No reportable actions in 2021.
Make first-time homebuyer funds and mortgage enhancement available through as many means as possible	Establish new and/or participate in existing programs that utilize a variety of funding sources to assist lower and moderate-income renters in obtaining affordable homeownership	Ongoing	No reportable actions in 2021.
Work with lenders and fair-housing service providers to provide credit counseling workshops in East Palo Alto that assist residents in understanding home improvement and purchase processes and how to access financing	Establish new and/or participate in existing programs that utilize a variety of funding sources to assist lower and moderate-income renters in obtaining affordable homeownership	Ongoing	No reportable actions in 2021.
Investigate new program possibilities that provide down payment assistance and/or low-interest loans for City employees and residents	Whenever possible, give priority for affordable housing opportunities to existing residents and those who work in East Palo Alto but cannot afford to live in the city	Annually	No reportable actions in 2021.
Implement the Condominium Conversion Ordinance	Conserve the existing supply of affordable rental housing by preserving existing high-density residential areas	Ongoing	No reportable actions in 2021.
Conserve units governed by the Rent Stabilization Program by limiting commercial redevelopment which would reduce the supply of affordable units	Conserve the existing supply of affordable rental housing by preserving existing high-density residential areas	Ongoing	No reportable actions in 2021.
Distribute literature on the health and safety risks of lead-based paint and continue to work with the San Mateo County Housing and Code Enforcement Division to explore resources and programs available to address lead-based paint in the City's housing stock	Implement both proactive and reactive code enforcement to correct Housing, Health, and Safety Code violations	Ongoing	No reportable actions in 2021.
Refer East Palo Alto homeowners to the San Mateo County Housing and Community Development Division's Home Repair Program and explore ways to increase homeowner participation. Disseminate information on the Home Repair Program through brochures available at public counters and the City's website	Improve existing housing conditions and neighborhood quality through housing rehabilitation and neighborhood improvement efforts	Annually	No reportable actions in 2021.
Inform homeowners on the availability of County-funded rehabilitation assistance with	Improve existing housing conditions and neighborhood quality through housing rehabilitation and neighborhood	Ongoing	No reportable actions in 2021.
Assist eligible extremely low-, very low-income and low-income homeowners in the City in pursuing funds to aid in the rehabilitation and renovation of their homes	Assist extremely low-, very low-, low- and moderate-income households in making necessary repairs and improvements	Ongoing	No reportable actions in 2021.
Provide resources for homeowners facing foreclosure on the City's website, including links to loan servicers and agencies that can provide counseling and legal assistance	Assist homeowners faced with foreclosure and reduce the inventory of vacant foreclosed homes in the City, in part by creating programs to prevent residents from losing their homes and to enable residents to purchase foreclosed homes	Annually	No reportable actions in 2021. However, the the City continues to work with the ADU Working Group member organizations and other partners on unpermitted garage conversions in East Palo Alto, and Housing staff prepared for the launch of the CalHome ADU/JADU loan program, which is available for rehab related to second units, in January 2022.

Jurisdiction	East Palo Alto	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	East Palo Alto	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	15
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		5
Total Units		32

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	2	0
SFD	0	0	0
2 to 4	2	0	0
5+	85	0	0
ADU	1	30	9
MH	0	0	0
Total	88	32	9

Housing Applications Summary	
Total Housing Applications Submitted:	28
Number of Proposed Units in All Applications Received:	111
Total Housing Units Approved:	111
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	2
Total Developments Approved with Streamlining	2
Total Units Constructed with Streamlining	0

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

Cells in grey contain auto-calculation formulas

Jurisdiction	East Palo Alto	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 150,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Public Outreach Housing Element	\$3,000.00	\$0.00	In Progress	REAP	Currently rewriting scope to re-distribute funds
Sites Inventory/Analysis for Housing Element	\$10,000.00	\$0.00	Other (Please Specify in Notes)	None	in progress
Updated Housing Work Plan for Housing Element	\$9,000.00	\$0.00	Other (Please Specify in Notes)	None	in progress
Re-zoning	\$40,000.00	\$0.00	Other (Please Specify in Notes)	REAP	Currently rewriting scope to re-distribute funds
CEQA	\$30,000.00	\$0.00	Other (Please Specify in Notes)	REAP	Currently rewriting scope to re-distribute funds
Complete Housing Element	\$30,000.00	\$0.00	Other (Please Specify in Notes)	Other	not started
Planning Staff Coordination	\$28,000.00	\$0.00	In Progress	Local General Fund	in progress

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	11
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	1
	Non-Deed Restricted	0
Above Moderate		75
Total Units		88

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	15
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		5
Total Units		32

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		3
Total Units		9