

Jurisdiction	Los Altos	
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	13	14	15	16	17	18	19				
Prior APN ¹	Current APN	Street Address	Project Name ²	Local Jurisdiction Tracking ID ³	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 ⁴
Summary Row: Start Data Entry Below																						
	16741029	355 First St	355 First St	DR 21-0003	5+	O	4/7/2021	7	0	0	0	11	0	173	191	76	0		No	Yes	N/A	Pending
	16741052	376 First St	376 First St	D19-0009	5+	O	10/7/2021					3		12	15				No	Yes	N/A	Pending
	17039043	140 Lyell St	140 Lyell St	D19-0007	2 to 4	O	2/23/2021	1						3	4	4			No	No	N/A	Approved
	16711044	4350 El Camino Real	4350 El Camino Real	19-D-01	5+	O	12/15/2021	3				4		40	47				No	Yes	N/A	Pending
	16741009	440 First St	440 First St	D20-0004	2 to 4	O	5/12/2021							4	4	4			No	No	N/A	Approved
	19341024	1440 OAKHURST AV		2019-1108654	ADU	O	10/2/2021							1	1	1			No	No	N/A	Approved
	18914070	1460 AURA WAY		ADU20-0021	ADU	O	1/26/2021						1	1	1	1			No	No	N/A	APPROVED
	18926054	741 SUNSHINE DR		ADU20-0023	ADU	O	6/11/2021						1	1	1	1			No	No	N/A	APPROVED
	19338019	1170 PAYNE DR		ADU20-0033	ADU	O	1/15/2021						1	1	1	1			No	No	N/A	APPROVED
	18929029	747 ARROYO RD		ADU20-0041	ADU	O	2/2/2021						1	1	1	1			No	No	N/A	APPROVED
	18948030	201 FREMONT AVE		ADU20-0043	ADU	O	6/16/2021						1	1	1	1			No	No	N/A	APPROVED
	16723004	55 BELDEN DR		ADU20-0047	ADU	O	8/12/2021						1	1	1	1			No	No	N/A	APPROVED
	31811026	1811 WENRICK CT		ADU20-0053	ADU	O	2/4/2021						1	1	1	1			No	No	N/A	APPROVED
	17027036	215 LVELL ST		ADU20-0055	ADU	O	7/21/2021						1	1	1	1			No	No	N/A	APPROVED
	16735038	188 LOS ALTYOS AVE		ADU20-0056	ADU	O	4/22/2021						1	1	1	1			No	No	N/A	APPROVED
	17020076	693 HOLLINGSWORTH DR		ADU20-0057	ADU	O	2/3/2021						1	1	1	1			No	No	N/A	APPROVED
	31817023	1800 ALFORD AVE		ADU20-0059	ADU	O	5/12/2021						1	1	1	1			No	No	N/A	Pending
	17043017	118 MERRITT CT		ADU20-0062	ADU	O	1/11/2021						1	1	1	1			No	No	N/A	APPROVED
	19344019	1081 DARTMOUTH LN		ADU20-0063	ADU	O	1/30/2021						1	1	1	1			No	No	N/A	APPROVED
	16743037	400 JUANITA WAY		ADU21-0001	ADU	O	2/19/2021						1	1	1	1			No	No	N/A	APPROVED
	31802056	1275 RICHARDSON AVE		ADU21-0002	ADU	O	5/7/2021						1	1	1	1			No	No	N/A	APPROVED
	18936034	654 SPRINGER TER		ADU21-0003	ADU	O	3/10/2021						1	1	1	1			No	No	N/A	APPROVED
	16717007	110 PASA ROBLES AVE		ADU21-0006	ADU	O	6/4/2021						1	1	1	1			No	No	N/A	APPROVED
	17022039	270 SUNKIST LN		ADU21-0008	ADU	O	8/2/2021						1	1	1	1			No	No	N/A	APPROVED
	18941043	918 ECHO DR		ADU21-0009	ADU	O	4/28/2021						1	1	1	1			No	No	N/A	APPROVED
	18957084	251 COWINGTON RD		ADU21-0010	ADU	O	2/18/2021						1	1	1	1			No	No	N/A	APPROVED
	19794050	1423 RAVENSWOOD DR		ADU21-0012	ADU	O	3/16/2021						1	1	1	1			No	No	N/A	APPROVED
	34208033	1240 MONTE VERDE CT		ADU21-0014	ADU	O	4/7/2021						1	1	1	1			No	No	N/A	APPROVED
	19318002	1057 COWINGTON RD		ADU21-0016	ADU	O	4/15/2021						1	1	1	1			No	No	N/A	APPROVED
	17031011	121 DOUD DR		ADU21-0017	ADU	O	7/27/2021						1	1	1	1			No	No	N/A	APPROVED
	18952060	520 BENVENUE AVE		ADU21-0018	ADU	O	8/3/2021						1	1	1	1			No	No	N/A	APPROVED
	17026019	140 GORDON WAY		ADU21-0019	ADU	O	7/8/2021						1	1	1	1			No	No	N/A	APPROVED
	18910012	1048 GOLDEN WAY		ADU21-0020	ADU	O	5/24/2021						1	1	1	1			No	No	N/A	APPROVED
	16736025	72 VIEW ST		ADU21-0021	ADU	O	11/23/2021						1	1	1	1			No	No	N/A	APPROVED
	17517046	789 ORANGE AVE		ADU21-0022	ADU	O	5/25/2021						1	1	1	1			No	No	N/A	APPROVED
	16710012	269 LANGTON AVE		ADU21-0024	ADU	O	7/19/2021						1	1	1	1			No	No	N/A	APPROVED
	18937068	698 SAN MARTIN PL		ADU21-0025	ADU	O	6/26/2021						1	1	1	1			No	No	N/A	APPROVED
	17026078	230 VALLEY ST		ADU21-0026	ADU	O	10/21/2021						1	1	1	1			No	No	N/A	APPROVED
	18941051	853 CAMPBELL AVE		ADU21-0027	ADU	O	6/29/2021						1	1	1	1			No	No	N/A	APPROVED
	18909051	951 SEENA AVE		ADU21-0028	ADU	O	8/27/2021						1	1	1	1			No	No	N/A	APPROVED
	16723010	678 TOMI LEA ST		ADU21-0029	ADU	O	5/28/2021						1	1	1	1			No	No	N/A	APPROVED
	17515014	581 UNIVERSITY AVE		ADU21-0030	ADU	O	10/4/2021						1	1	1	1			No	No	N/A	APPROVED
	17022024	283 SUNKIST LN		ADU21-0031	ADU	O	12/11/2021						1	1	1	1			No	No	N/A	Pending
	18918001	817 BERRY AVE		ADU21-0032	ADU	O	7/20/2021						1	1	1	1			No	No	N/A	APPROVED
	18950044	494 ROSITA AVE		ADU21-0033	ADU	O	6/2/2021						1	1	1	1			No	No	N/A	APPROVED
	33602058	812 NASH RD		ADU21-0034	ADU	O	6/3/2021						1	1	1	1			No	No	N/A	APPROVED
	19719104	1365 GRANT RD		ADU21-0035	ADU	O	6/16/2021						1	1	1	1			No	No	N/A	APPROVED
	19705016	1745 SELIG LN		ADU21-0036	ADU	O	8/13/2021						1	1	1	1			No	No	N/A	APPROVED
	16733051	370 YERBA SANTA AVE		ADU21-0037	ADU	O	8/2/2021						1	1	1	1			No	No	N/A	APPROVED
	19703009	1640 ELMHURST DR		ADU21-0038	ADU	O	6/25/2021						1	1	1	1			No	No	N/A	APPROVED
	17014019	730 VERA CRUZ AVE		ADU21-0039	ADU	O	8/18/2021						1	1	1	1			No	No	N/A	APPROVED
	18935086	40 SPRINGER RD		ADU21-0040	ADU	O	6/23/2021						1	1	1	1			No	No	N/A	APPROVED
	18911014	1035 RUSSELL AVE		ADU21-0041	ADU	O	6/24/2021						1	1	1	1			No	No	N/A	APPROVED
	18939010	633 ARBOLEDA DR		ADU21-0044	ADU	O	11/30/2021						1	1	1	1			No	No	N/A	APPROVED

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Cells in grey contain auto-calculation formulas

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
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																						
	19345016	1160 RUNNYMEAD DR		ADU21-0045	ADU	O	12/20/2021								1	1			No	No	N/A	APPROVED
	19703038	1706 OAK AVE		ADU21-0048	ADU	O	6/21/2021								1	1			No	No	N/A	APPROVED
	19343011	1243 CARMEL TER		ADU21-0049	ADU	O	7/22/2021								1	1			No	No	N/A	APPROVED
	18953042	468 HAWTHORNE AVE		ADU21-0050	ADU	O	12/7/2021								1	1			No	No	N/A	APPROVED
	17026046	214 EDITH AVE		ADU21-0052	ADU	O	10/25/2021								1	1			No	No	N/A	APPROVED
	19327043	960 HAYMAN PL		ADU21-0053	ADU	O	9/20/2021								1	1			No	No	N/A	APPROVED
	17011024	660 DISTEL DR		ADU21-0054	ADU	O	8/12/2021								1	1			No	No	N/A	APPROVED
	16714004	1031 ESTRELLITA WAY		ADU21-0055	ADU	O	10/25/2021								1	1			No	No	N/A	APPROVED
	19340022	1550 OAKHURST AVE		ADU21-0058	ADU	O	9/24/2021								1	1			No	No	N/A	APPROVED
	16722014	168 West Portola Avenue		ADU21-0060	ADU	O	8/27/2021								1	1			No	No	N/A	APPROVED
	18914089	944 AURA WAY		ADU21-0061	ADU	O	9/22/2021								1	1			No	No	N/A	Pending
	17043023	20 ANGELA DR		ADU21-0062	ADU	O	9/10/2021								1	1			No	No	N/A	APPROVED
	16724026	275 VERNAL CT		ADU21-0064	ADU	O	9/3/2021								1	1			No	No	N/A	APPROVED
	34203046	552 SEQUOIA DR		ADU21-0066	ADU	O	12/7/2021								1	1			No	No	N/A	APPROVED
	31802042	1210 FREMONT AVE		ADU21-0067	ADU	O	12/13/2021								1	1			No	No	N/A	APPROVED
	17027028	318 GORDON WAY		ADU21-0068	ADU	O	10/8/2021								1	1			No	No	N/A	APPROVED
	18929052	789 RAYMUNDO AVE		ADU21-0073	ADU	O	9/21/2021								1	1			No	No	N/A	APPROVED
	18946035	1052 ECHO DR		ADU21-0074	ADU	O	10/7/2021								1	1			No	No	N/A	APPROVED
	19716027	1544 KATHY LN		ADU21-0075	ADU	O	11/12/2021								1	1			No	No	N/A	APPROVED
	18953033	425 BENVENUE AVE		ADU21-0076	ADU	O	11/18/2021								1	1			No	No	N/A	APPROVED
	31822016	1730 HOLT AVE		ADU21-0094	ADU	O	12/1/2021								1	1			No	No	N/A	Pending
	19341023	1450 MCKENZIE AVE		ADU21-0095	ADU	O	12/22/2021								1	1			No	No	N/A	APPROVED

Table A2

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

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement									
1	2	3	4		5		6								
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
Summary Row: Start Data Entry Below															
	16741019	425 FIRST STREET	425 FIRST STREET	BLD19-01450	5+	O							13	5/7	72
	16741066	389 FIRST STREET	389 FIRST STREET	BLD19-01769	5+	O									0
	16741078	450 FIRST STREET	450 FIRST STREET	BLD20-00925	5+	O									0
	19341024	1440 OAKHURST AV UNIT A		2019-071584	ADU	O									0
	18939042	689 RIVERA DR		BLD19-00072	ADU	O									0
	17028025	21 A OSAGE AVE		BLD19-01797	ADU	O									0
	34209023	1280 EVA AVE		BLD20-00503	ADU	O									0
	31801028	1650 JOLLY CT		BLD20-00950	ADU	O									0
	18938002	606 A PAGO DR		BLD20-01027	ADU	O									0
	17037006	166 ALYELL ST		BLD20-01134	ADU	O									0
	16742010	561 GUADALUPE DR		BLD20-01135	ADU	O									0
	19719002	1448 A MIRAVALLE AVE		BLD20-01231	ADU	O									0
	17003007	261 A PORTOLA CT		BLD20-01317	ADU	O									0
	17029008	633 A SPARGUR DR		BLD20-01367	ADU	O									0
	19328009	1000 A ALEGRE AVE		BLD20-01394	ADU	O									0
	18936030	626 A SPRINGER TER		BLD20-01419	ADU	O									0
	19340025	1075 FREMONT AVE UNIT A		BLD20-01466	ADU	O									0
	18940017	862 A ARBOLEDA DR		BLD20-01493	ADU	O									0
	16730042	140 A HAMILTON CT		BLD20-01494	ADU	O									0
	16713002	1052 A MERCEDES AVE		BLD20-01518	ADU	O									0
	19718055	1401 A MARINOVICH WAY		BLD20-01520	ADU	O									0
	16729051	119 CORONADO AVE Unit A		BLD20-01535	ADU	O									0
	17040080	77 A LYELL STREET		BLD20-01553	ADU	O									0
	17040080	67 A LYELL ST		BLD20-01556	ADU	O									0
	31802056	1275 RICHARDSON AVE		BLD20-01583	ADU	O			1					5/7/2021	1
	31818074	1694 BEN ROE AVENUE UNIT A		BLD20-01636	ADU	O									0
	16724012	265 PINE LANE		BLD20-01658	ADU	O									0
	17011010	645 A LOS NIÑOS WAY		BLD20-01693	ADU	O									0
	16712033	1023 MERCEDES AVENUE UNIT A		BLD21-00046	ADU	O									0
	17028014	226 FRANCES DR UNIT A		BLD21-00048	ADU	O									0
	19342038	1359 A MCKENZIE AVE		BLD21-00060	ADU	O									0
	16727079	575 A LOS ALTOS AVE		BLD21-00081	ADU	O									0
	19339034	1345 OAKHURST AVENUE UNIT A		BLD21-00077	ADU	O									0
	17043017	118 A MERRITT CT		BLD21-00086	ADU	O						1		1/11/2021	1
	18914070	1460 AURA WAY UNIT A		BLD21-00130	ADU	O						1		1/26/2021	1
	18929029	747 A ARROYO RD		BLD21-00182	ADU	O					1			2/2/2021	1
	18939021	495 A ARBOLEDA DR		BLD21-00230	ADU	O									0
	17029045	231 A ALICIA WAY		BLD21-00271	ADU	O									0
	16733020	362 A YERBA BUENA AVE		BLD21-00305	ADU	O									0
	31811028	1811 A WENRICK CT		BLD21-00349	ADU	O					1			2/4/2021	1
	16743037	400 A JUANITA WAY		BLD21-00398	ADU	O					1			2/19/2021	1
	18957004	251 COVINGTON RD Unit A		BLD21-00424	ADU	O					1			2/19/2021	1
	19704050	1473 RAVENSWOOD DR		BLD21-00442	ADU	O									1
	18937054	699 SAN MARTIN PL UNIT A		BLD21-00477	ADU	O					1			3/16/2021	1
	18936034	654 A SPRINGER TER		BLD21-00493	ADU	O								3/10/2021	1
	34208033	1240 MONTE VERDE CT		BLD21-00553	ADU	O					1			4/7/2021	1
	16718082	831 A LOS ALTOS AVE		BLD21-00627	ADU	O					1			1/15/2021	1
	19328002	1057 COVINGTON RD UNIT A		BLD21-00665	ADU	O									0
	17019098	99 A E PORTOLA AVE		BLD21-00701	ADU	O					1			4/15/2021	1
	31802056	1275 RICHARDSON AVE UNIT A		BLD21-00787	ADU	O									0
	19328009	1000 A ALEGRE AVE		BLD21-00861	ADU	O					1			5/7/2021	1
	16735038	188 LOS ALTOS AVE Unit A		BLD21-00898	ADU	O									0
	19719104	1365 GRANT RD		BLD21-01041	ADU	O					1			4/22/2021	1
	18914083	990 AURA WAY		BLD21-01086	ADU	O					1			6/16/2021	1
	16717007	110 PASA ROBLES AVE UNIT A		BLD21-01113	ADU	O									0
	18939066	40 S SPRINGER RD		BLD21-01130	ADU	O					1			6/4/2021	1
	18911014	1035 RUSSELL AVE		BLD21-01171	ADU	O						1		6/23/2021	1
	18930008	755 A VISTA GRANDE AVE		BLD21-01175	ADU	O						1		6/24/2021	1
	19703038	1706 OAK AVE UNIT A		BLD21-01186	ADU	O									0
	16723010	678 TOMLEA ST UNIT A		BLD21-01271	ADU	O						1		6/21/2021	1
	17031011	121 DODD DR UNIT A		BLD21-01328	ADU	O								5/28/2021	1
	17518054	761 UNIVERSITY AVE UNIT A		BLD21-01645	ADU	O						1		7/27/2021	1
	34207016	1985 LAVER CT UNIT A		BLD21-01774	ADU	O									0
	17021050	215 VERANO DR UNIT A		BLD21-01920	ADU	O									0
	17038029	321 Edna Court		2019-071575	ADU	O									0
	18949014	200 COVINGTON RD		BLD19-00989	ADU	O									0
	17511047	13 CYPRESS CT		BLD19-00310	ADU	O									0
	17517058	672 PALM AVE		BLD19-00843	ADU	O									0
	17040016	49 LYELL ST		BLD19-01029	ADU	O									0
	18936068	601 HAWTHORNE AVE		BLD19-01193	ADU	O									0
	19716056	15444 MARLBOROUGH AVE		BLD19-01777	ADU	O									0
	17020005	659 SPARGUR DR		BLD19-01785	ADU	O									0
	17040080	77 LYELL ST		BLD19-01831	SFD	O									0
	18936036	668 A SPRINGER TER		BLD20-00120	ADU	O									0
	19338036	1194 PAYNE DR		BLD20-00310	ADU	O									0
	16739074	170 LOS ALTOS AVE		BLD20-00492	ADU	O									0
	17022053	335 ALICIA WAY		BLD20-00552	ADU	O									0
	16723102	15 MAY LN		BLD20-00579	ADU	O									0
	17027006	330 Waverly Court		BLD20-00761	ADU	O									0
	19703026	1621 A PINEHURST DR		BLD20-00924	ADU	O									0
	17021046	258A VERANO DR		BLD20-01021	ADU	O									0
	17039043	140 Lyell St	140 Lyell St	D19-0007	2 to 4	O	1					3		2/23/2021	4

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Project Identifier				Unit Types			Affordability by Household Incomes - Completed Entitlement							Entitlement	
1				2		3	4							5	6
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
Summary Row: Start Data Entry Below															
	19339019	1170 PAYNE DR		BLD21-00577	ADU	O	1	0	0	1	0	13	57	2/18/2021	72
	18926054	741 SUNSHINE DR		ADU20-0023	ADU	O							1	6/11/2021	1
	18948030	201 FREMONT AVE		ADU20-0043	ADU	O							1	6/18/2021	1
	16723004	55 BELDEN DR		ADU20-0047	ADU	O							1	8/12/2021	1
	17027036	215 LYELL ST		ADU20-0055	ADU	O							1	7/21/2021	1
	17029078	693 MCCLINTOCKWORTH DR		ADU20-0057	ADU	O							1	2/3/2021	1
	19344019	1081 DARTMOUTH LN		ADU20-0063	ADU	O							1	1/30/2021	1
	17022039	270 SUNKIST LN		ADU21-0008	ADU	O							1	8/2/2021	1
	18941043	918 ECHO DR		ADU21-0009	ADU	O							1	4/28/2021	1
	18952060	520 BENVENUE AVE		ADU21-0018	ADU	O							1	8/3/2021	1
	17026019	140 GORDON WAY		ADU21-0019	ADU	O							1	7/8/2021	1
	18910019	1048 GOLDEN WAY		ADU21-0020	ADU	O							1	3/24/2021	1
	16736025	72 VIEW ST		ADU21-0021	ADU	O							1	11/23/2021	1
	17517046	789 ORANGE AVE		ADU21-0022	ADU	O							1	5/25/2021	1
	16710012	289 LANGTON AVE		ADU21-0024	ADU	O							1	7/19/2021	1
	18837068	698 SAN MARTIN PL		ADU21-0025	ADU	O							1	6/26/2021	1
	17026078	230 VALLEY ST		ADU21-0026	ADU	O							1	10/21/2021	1
	18941051	833 CAMPBELL AVE		ADU21-0027	ADU	O							1	6/29/2021	1
	18909051	951 SEENA AVE		ADU21-0028	ADU	O							1	8/27/2021	1
	17515014	581 UNIVERSITY AVE		ADU21-0030	ADU	O							1	10/4/2021	1
	18918001	817 BERRY AVE		ADU21-0032	ADU	O							1	7/20/2021	1
	18950044	494 ROSITA AVE		ADU21-0033	ADU	O							1	6/22/2021	1
	33602058	812 NASH RD		ADU21-0034	ADU	O							1	6/3/2021	1
	19705016	1745 SELIG LN		ADU21-0036	ADU	O							1	8/13/2021	1
	16733051	370 YERBA SANTA AVE		ADU21-0037	ADU	O							1	8/2/2021	1
	19703009	1640 ELMHURST DR		ADU21-0038	ADU	O							1	6/25/2021	1
	17014019	730 VERA CRUZ AVE		ADU21-0039	ADU	O							1	8/18/2021	1
	18939010	633 ARBOLEDA DR		ADU21-0044	ADU	O							1	11/30/2021	1
	19345016	1160 RUNNYMEAD DR		ADU21-0045	ADU	O							1	12/20/2021	1
	19343011	1243 CARMEL TER		ADU21-0049	ADU	O							1	7/22/2021	1
	18953042	468 HAWTHORNE AVE		ADU21-0050	ADU	O							1	12/7/2021	1
	17026048	214 EDITH AVE		ADU21-0052	ADU	O							1	10/25/2021	1
	19327043	960 HAYMAN PL		ADU21-0053	ADU	O							1	9/20/2021	1
	17011024	660 DISTEL DR		ADU21-0054	ADU	O							1	8/12/2021	1
	16714004	1031 ESTRELLITA WAY		ADU21-0055	ADU	O							1	10/25/2021	1
	19340022	1550 OAKHURST AVE		ADU21-0058	ADU	O							1	9/24/2021	1
	16722014	168 West Portola Avenue		ADU21-0060	ADU	O							1	8/27/2021	1
	17043023	20 ANGELA DR		ADU21-0062	ADU	O							1	9/10/2021	1
	16724028	275 VERNAL CT		ADU21-0064	ADU	O							1	9/3/2021	1
	34203046	552 SEQUOIA DR		ADU21-0066	ADU	O							1	12/7/2021	1
	31802042	1210 FREMONT AVE		ADU21-0067	ADU	O							1	12/13/2021	1
	17027028	318 GORDON WAY		ADU21-0068	ADU	O							1	10/8/2021	1
	18829052	789 RAYMUNDO AVE		ADU21-0073	ADU	O							1	9/21/2021	1
	18946035	1052 ECHO DR		ADU21-0074	ADU	O							1	10/7/2021	1
	19716027	1544 KATHY LN		ADU21-0075	ADU	O							1	11/12/2021	1
	18953033	425 BENVENUE AVE		ADU21-0076	ADU	O							1	11/18/2021	1
	19341023	1450 MCKENZIE AVE		ADU21-0095	ADU	O							1	12/22/2021	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							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		
			0	3	2	19	6	31	58		119
16741019	425 FIRST STREET	425 FIRST STREET			1		2		17	4/1/2021	20
16741066	389 FIRST STREET	389 FIRST STREET					1		9	3/8/2021	10
16741078	450 FIRST STREET	450 FIRST STREET			1		3		23	11/2/2021	27
19341024	1440 OAKHURST AV UNIT A			1						9/29/2021	1
18936042	689 RIVIERA DR			1						9/1/2021	1
17028025	21 A OSAGE AVE			1						5/19/2021	1
34209023	1280 EVA AVE					1				5/7/2021	1
31801028	1650 JOLLY CT					1				2/18/2021	1
18938002	606 A PACO DR					1				1/11/2021	1
17037006	166 A LYELL ST					1				1/19/2021	1
16742010	561 GUADALUPE DR					1				3/26/2021	1
19719002	1448 A MIRAVALLE AVE					1				7/15/2021	1
17003007	261 A PORTOLA CT					1				7/28/2021	1
17020008	633 A SPARGUR DR					1				4/21/2021	1
19328009	1000 A ALEGRE AVE					1				5/27/2021	1
18936030	626 A SPRINGER TER					1				2/10/2021	1
19340025	1075 FREMONT AVE UNIT A					1				9/23/2021	1
18940017	682 A ARBOLEDA DR					1				6/2/2021	1
16730042	140 A HAMILTON CT					1				6/14/2021	1
16713002	1052 A MERCEDES AVE					1				6/4/2021	1
19718055	1401 A MARINOVICH WAY					1				4/15/2021	1
16729051	119 CORONADO AVE Unit A					1				2/24/2021	1
17040080	77 A LYELL STREET					1				3/1/2021	1
17040080	67 A LYELL ST					1				3/1/2021	1
31802056	1275 RICHARDSON AVE					1				3/18/2021	1
31818074	1694 BEN ROE AVENUE UNIT A							1		5/20/2021	1
16724012	265 PINE LANE							1		1/7/2021	1
17011010	645 A LOS NINOS WAY							1		5/11/2021	1
16712033	1023 MERCEDES AVENUE UNIT A							1		4/27/2021	1
17026014	226 FRANCES DR UNIT A							1		8/11/2021	1
19342038	1359 A MCKENZIE AVE							1		4/8/2021	1
16727079	575 A LOS ALTOS AVE							1		6/21/2021	1
19339034	1345 OAKHURST AVENUE UNIT A							1		6/3/2021	1
17043017	118 A MERRITT CT							1		7/15/2021	1
18914070	1460 AURA WAY UNIT A							1		9/29/2021	1
18929029	747 A ARROYO RD							1		5/7/2021	1
18939021	495 A ARBOLEDA DR							1		6/2/2021	1
17022045	231 A ALICIA WAY							1		6/28/2021	1
16733020	362 A YERBA BUENA AVE							1		2/25/2021	1
31811026	1811 A WENRICK CT							1		5/27/2021	1
16743037	400 A JUANITA WAY							1		8/3/2021	1
18957004	251 COVINGTON RD Unit A							1		8/30/2021	1
19704050	1473 RAVENSWOOD DR							1		6/17/2021	1

Jurisdiction	Los Altos	
Reporting Year	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)

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													
Income Level	RHNA Allocation by Income Level	2									3	4	
		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	1	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	169	-	-	-	-	-	-	3	-	-	4	166
Low	Deed Restricted	99	17	-	-	-	-	-	2	-	-	38	61
	Non-Deed Restricted	112	-	-	-	-	-	-	19	-	-	38	74
Moderate	Deed Restricted	1	-	-	-	-	-	-	6	-	-	38	74
Above Moderate	Non-Deed Restricted	97	224	9	49	-	107	23	58	-	-	470	-
Total RHNA		477											
Total Units			243	9	49	-	107	23	119	-	-	550	300

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.

Jurisdiction	Los Altos	
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	3
Low	Deed Restricted	2
	Non-Deed Restricted	19
Moderate	Deed Restricted	6
	Non-Deed Restricted	31
Above Moderate		58
Total Units		119

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	0	0
SFD	0	0	1
2 to 4	4	0	0
5+	0	57	0
ADU	68	62	22
MH	0	0	0
Total	72	119	23

Housing Applications Summary	
Total Housing Applications Submitted:	76
Number of Proposed Units in All Applications Received:	191
Total Housing Units Approved:	75
Total Housing Units Disapproved:	0

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Los Altos	
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
Program 1.1.1 – Implement voluntary code inspection program.	Provide voluntary inspections	On-going	Continue to implement
Program 1.1.2 – Help secure funding for housing assistance programs.	Help secure funding for housing assistance	On-going	Continue to implement, CDBG funds transferred to County
Program 1.2.1 – Support rezoning from office to medium-density multifamily.	Support rezoning from office to multiple-family	On-going	Continue to implement, no requests received to date
Program 1.3.1 – Enforce neighborhood residential buffering.	Provide appropriate buffers	On-going	Continue to implement, recent discussions with Commission and Council -actively applying these standards to project sites where there is this relationship between uses.
Program 1.3.2 – Restrict commercial uses in residential neighborhoods.	Restrict commercial land uses in residential areas	On-going	Continue to implement
Program 1.4.1 – Implement zoning and design standards.	Implement appropriate zoning and design standards	On-going	Continue to implement

Program 1.4.2 – Evaluate design review process.	Evaluate design review processes	On-going	Continue to implement, added story pole requirement, 3D renderings, enhanced on-site posting notices with graphics
Program 1.4.3 – Facilitate alternate modes of transportation in residential neighborhoods.	Facilitate alternative transportation modes	On-going	Implemented
Program 1.4.4 – Accommodate the needs of children through design review and land use regulations, including open space, parks and recreation facilities, pathways, play yards, etc.	Accommodate the needs of children in development	On-going	Continue to implement, currently have adopted open space standards, both common and private for multiple-family projects in the CT zone district
Program 1.5.1 – Review compatibility of land divisions as part of the permit review and approval process.	Review land use compatibility of subdivisions	On-going	Continue to implement
Program 2.1.1 – Encourage diversity of housing.	Encourage housing diversity	On-going	Multi-Family Residential Projects approved with a mix of ownership and rental BMR's that demonstrates housing diversity
Program 2.1.2 – Implement multifamily district development standards.	Require maximum density of multiple-family projects	On-going	Continue to implement
Program 2.1.3 – Allow employee housing	Allow employee housing for agricultural uses	Pending	Outstanding - given limited agricultural operations in the City
Program 2.2.1 – Provide development incentives for mixed-use projects in commercial districts.	Provide development incentives for mixed-use projects	12/16/2019	Continue to implement, have adopted changes to the CT District regulations to clarify density bonus incentives

Program 2.3.1 – Implement density bonuses.	Implement density bonuses	On-going	Continue to implement - Density Bonus projects have been approved and continue to be submitted. Density bonus ordinance amendment underway to be in compliance with state law.
Program 3.1.1 – Support efforts to fund homeless services.	Facilitate and help pursue funding for homelessness services	Ongoing	Continue to implement, transfer CDBG funding to the County
Program 3.1.2 – Continue to participate in local and regional forums for homelessness, supportive, and transitional housing.	Participate in regional forums for homelessness, supportive and transitional housing	On-going	Continue to implement, transfer CDBG funding to the County
Program 3.2.1 – Amend the City’s Zoning Ordinance to accommodate emergency shelters.	Amend zoning code for emergency shelters	5/1/2015	Implemented June 2015 with code amendment
Program 3.2.2 – Recognize the statutory requirements for transitional and supportive housing.	Recognize transitional and supportive housing	5/1/2015	Implemented June 2015 with code amendment
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	Provide incentives and amend code to allow SRO for extremely-low income households	5/15/2019	Implemented June 2015 with code amendment
Program 4.1.1 – Monitor condominium conversion.	Monitor condo conversions	On-going	Continue to implement

Program 4.1.2: Conserve small houses in areas of small lot sizes.	Conserve small houses in small-lot districts	On-going	Continue to implement
Program 4.2.1 – Facilitate new construction of second dwelling units.	Facilitate new accessory dwelling units	On-going	Adopted amendment to ADU ordinance October 2020 in conformance with state laws and continue to implement.
Program 4.2.2 – Study the feasibility of reducing minimum lot sizes for second living units.	Consider reducing lot size minimum for accessory dwellings	1/1/2016	Code amendment adopted in 2018. ADU ordinance amendment adopted October 2020 is in compliance with state law which does not have a minimum lot size for ADUs
Program 4.3.1 – Assist in the development of affordable housing.	Help develop affordable housing	On-going	Continue to implement, transfer CDBG funding to the County, explain the density bonus process and affordable housing requirements to developers
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	Implement BMR housing regulations	On-going	Continue to implement as amended in 2018 to require 15% affordability for projects having 5-9 units and increase the percentage of affordable units in projects having 10 or more units from 15% to 20% for low income in rental projects and from 10% to 15% for very low income rental projects and increase the percentage of BMR units in an ownership project from 10% to 15% with the majority of the units affordable to moderate income households.
Program 4.3.3 –Consider reduced parking requirements for certain housing types and affordable housing units.	Consider reduced parking for affordable housing	On-going	The City's Density Bonus ordinance was amended to implement State Density Bonus law with regard to reduced parking ratios and elimination of guest parking. The City's Density Bonus Law is currently being updated to reflect additional changes to state laws with regards to reduced parking ratios allowed.

Program 4.3.4 – Continue to encourage maximum densities.	Encourage max density	Annually	Continue to implement
Program 4.3.5 – Initiate an affordable housing administration contract review and renewal.	Initiate affordable housing administrative contract renewal	7/1/2015	Agreement with Palo Alto Housing finalized in 2018 and they now serve as housing provider.
Program 4.3.6 – Improve the City’s BMR program priority ranking process.	Evaluate the application priority ranking process	7/1/2015	Implemented March 2015, revised priority list to merge Los Altos residents and those employed within the City limits as a second priority
Program 4.3.7 – Consider a commercial development linkage fee for affordable housing.	Consider Affordable housing linkage fees	1/16/2019	Adopted a commercial development linkage fee in 2018.
Program 5.1.1 – Assist residents with housing discrimination and landlord-tenant complaints.	Assist residents with housing and discrimination, and landlord-tenant issues	On-going	Continue to implement
Program 6.1.1 – Discourage senior-only housing from converting to other uses.	Discourage conversion of senior-only projects	On-going	Continue to implement
Program 6.1.2 – Assist seniors to maintain and rehabilitate their homes.	Assist seniors to maintain and rehabilitate their homes	On-going	Continue to implement, created a handout on Age Friendly Design Elements
Program 6.1.3 – Encourage conforming and contextual senior housing near transportation and services.	Encourage senior housing near transit and services	On-going	Continue to implement

Program 6.2.1 – Provide senior housing density bonuses and development incentives.	Provide senior housing density bonuses and development incentives	On-going	Continue to implement
Program 6.2.2 – Designate and encourage senior housing on specific well-suited sites.	Designate and encourage senior housing on well-suited sites	On-going	Continue to implement
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.	Encourage mixed-use developments that contain senior	On-going	Continue to implement
Program 6.2.4 – Senior housing with extended care facilities will be allowed in multifamily and mixed-use zoning districts.	Allow senior extended care in multifamily and mixed-use districts	On-going	Continue to implement
Program 7.1.1 – Promote energy and water conservation through education and awareness campaigns.	Promote energy and water conservation	On-going	Staff and the Environmental Commission continue to implement
Program 7.1.2 – Participate in a Property Assessed Clean Energy (PACE) financing program.	Participate in PACE financing	On-going	City adopted a Resolution supporting PACE programs
Program 7.1.3 – Promote the use of solar energy.	Promote solar energy	On-going	Continue to implement and as required by Green Building and Title-24 Building requirements.

Program 7.2.1 – Implement energy-efficient regulations.	Implement energy efficiency regulations	On-going	Continue to implement and as required by Green Building and Title-24 Building requirements.
Program 7.2.2 – Monitor and implement thresholds and statutory requirements of climate change legislation.	Monitor and implement climate change legislation	On-going	Staff continues to implement including the City’s Climate Action Plan. A new Climate Action Plan is currently under development and anticipated to be adopted in 2022.
Program 8.1.1 – Develop annual housing status report.	Develop annual housing status reports	Annually	Staff continues to implement
Program 8.2.1 – Participate in the regional housing needs determination.	Participate in Regional Housing Needs Determinations	On-going	Staff continues to implement