

2015-2023 Housing Element Progress for Los Altos (1/16/19)

By date** building permit issued, through June 30, 2017

Year	Address	Type	Above Mod	Moderate	Low	Very Low	Extremely Low	Totals
2014	186 University Ave	ADU	0	0	0	1	0	
2014	373 Pine Ln	Senior	0	0	16	0	0	
2014	86 Third St	Mixed-Use	18	1	1	0	0	
2014	Varies	S-F	35	0	0	0	0	72
2015	895 N. San Antonio Rd	Mixed-Use	4	0	0	0	0	
2015	Varies	S-F	44	0	0	0	0	48
2016	1198 Richardson Ave	ADU	0	0	0	1	0	
2016	25 Doud Dr	ADU	0	0	1	0	0	
2016	Varies	S-F	52	0	0	0	0	54
2017	4880 El Camino Real*	M-F	18	1	2	0	0	
2017	1540 Miramonte Ave*	Mixed-Use	4	0	0	0	0	
2017	Varies	S-F	43	0	0	0	0	
2017	600 Spargur Dr	ADU	0	0	0	1	0	
2017	170 Sylvian Wy	ADU	0	0	0	1	0	70
* Expected permit								
**Per State, tally starts January 1, 2014								
Total Existing Los Altos Units			218	2	20	4	0	244
RHNA Targets			97	112	99	85	84	477
Existing as of a % of RHNA target			225%	2%	20%	5%	0%	
Maximum gross income levels for the above five categories (effective 4/1/18)								
	# in Household	120% of AMI	100% of AMI	80% of AMI	50% of AMI	30% of AMI		
	1 person	\$ 111,720	\$ 93,100	\$ 74,480	\$ 46,550	\$ 27,930		
	2 persons	\$ 127,680	\$ 106,400	\$ 85,120	\$ 53,200	\$ 31,920		
	3 persons	\$ 143,640	\$ 119,700	\$ 95,760	\$ 59,850	\$ 35,910		
	4 persons	\$ 159,600	\$ 133,000	\$ 106,400	\$ 66,500	\$ 39,900		
	5 persons	\$ 172,440	\$ 143,700	\$ 114,960	\$ 71,850	\$ 43,110		
	6 persons	\$ 185,160	\$ 154,300	\$ 123,440	\$ 77,150	\$ 46,290		
	7 persons	\$ 198,000	\$ 165,000	\$ 132,000	\$ 82,500	\$ 49,500		
	8 persons	\$ 210,720	\$ 175,600	\$ 140,480	\$ 87,800	\$ 52,680		
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> City of Los Altos Associate Planners and Police officers make approximately \$104k/year </div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> City of Los Altos Recreation Supervisor: Approx. \$92k/year </div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> Entry LASD teachers make about \$56k/year; Certified Nursing Assistants about \$65,000/year </div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> Working full-time, a \$15 minimum wage worker would make \$30,000/year. </div>								
Certified Nursing Assist								
Min wage in Los Altos is \$15.00.								
Downtown Los Altos retail and restaurant workers make roughly \$15-\$16/hour								
Definitions and Notes:								
ADU = Accessory Dwelling Unit								
AMI = Area Median Income (The household income amounts are the same for rent and purchase.)								
RHNA = Regional Housing Need Allocation								

<p>Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. As part of this process, the California Department of Housing and Community Development (HCD) identifies the total housing need for the San Francisco Bay Area for an eight-year period (in the current cycle, from 2015 to 2023). ABAG (Association of Bay Area Governments) must then develop a methodology to distribute this need to local governments in a manner that is consistent with the development pattern included in the Sustainable Communities Strategy (SCS). Once a local government has received its final RHNA, it must revise its Housing Element to show how it plans to accommodate its portion of the region's housing need. More info at: https://abag.ca.gov/planning/housingneeds/</p>																																					
<p>Resources</p> <p>Economic Policy Institute's Family Budget Calculator: https://www.epi.org/resources/budget/#</p> <p>Family Budget for San Jose/Sunnyvale/Santa Clara metro area</p> <table border="1"> <thead> <tr> <th></th> <th>1 person</th> <th>2 Adults + 2 Children</th> </tr> </thead> <tbody> <tr> <td>Housing</td> <td>\$1,716</td> <td>\$2,522</td> </tr> <tr> <td>Food</td> <td>\$310</td> <td>\$896</td> </tr> <tr> <td>Child Care</td> <td>\$0</td> <td>\$1,559</td> </tr> <tr> <td>Transportation</td> <td>\$864</td> <td>\$1,315</td> </tr> <tr> <td>Health Care</td> <td>\$343</td> <td>\$1,039</td> </tr> <tr> <td>Other Necessities</td> <td>\$817</td> <td>\$1,379</td> </tr> <tr> <td>Taxes</td> <td><u>\$1,079</u></td> <td><u>\$2,049</u></td> </tr> <tr> <td>Monthly</td> <td>\$5,129</td> <td>\$10,759</td> </tr> <tr> <td>Annual</td> <td>\$61,548</td> <td>\$129,108</td> </tr> </tbody> </table> <p>Housing Affordability: https://siliconvalleyathome.org/resources/#housing-affordability</p> <p>Mortgage Calculator: https://www.realtor.com/mortgage/tools/mortgage-calculator/</p> <p>Rent vs. Buy calculator: https://www.realtor.com/mortgage/tools/rent-or-buy-calculator/</p>									1 person	2 Adults + 2 Children	Housing	\$1,716	\$2,522	Food	\$310	\$896	Child Care	\$0	\$1,559	Transportation	\$864	\$1,315	Health Care	\$343	\$1,039	Other Necessities	\$817	\$1,379	Taxes	<u>\$1,079</u>	<u>\$2,049</u>	Monthly	\$5,129	\$10,759	Annual	\$61,548	\$129,108
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