



LOS ALTOS RESIDENTS

April 11, 2021

Mayor Neysa Fligor
Vice Mayor Anita Enander
Councilmember Lynette Lee Eng
Councilmember Sally Meadows
Councilmember Jonathan Weinberg

Re: Public Comment on Agenda Item #3, Housing Element, City Council Meeting, April 13, 2021

Dear Mayor, Vice Mayor, and Councilmembers:

As a City we have, in good faith, approved many projects to increase the availability of affordable housing, yet very few have been built. The City has no control over when or if developers pull a permit to build. The City does not build housing. The City has encouraged the building of ADUs, yet they are currently not counted towards our RHNA numbers.

As we face ever increasing RHNA numbers forced upon us by the State, we hear about increasing density, lot splitting, building fourplexes or more on single family lots and rezoning. **Affordable** housing should be a priority for our City, and we encourage Council to find more opportunities like the City/County 330 Distel Circle project to pursue. Currently our inclusionary housing ordinance requires only 15% of a development provide Below Market Rate Housing (BMR) units. Along with having a goal of increasing below market rate housing units, we ask that City Council also set a goal of saving and protecting R1 zoning. Current zoning for single-family home zoning should not be changed from its current status. Many of us moved to Los Altos because of the charm and character of the town, to raise our families, and to live in a town that welcomes diversity.

We encourage the City spend the necessary time and money to conduct deep and effective community outreach including a scientifically-designed, statistically significant survey of Los Altos residents, especially homeowners, to determine whether the majority of Los Altans favor saving single family homes and consider that goal of paramount importance. Housing decisions should be carefully assessed, including their impact on traffic and infrastructure and the need for parks/open space for these new residents. Many surrounding towns, such as Los Altos Hills, are asking the same from their local officials.

We recognize that there is an onslaught of bills being proposed and some that have been passed by Sacramento legislators that aim to usurp control of local zoning from cities and towns. We ask that you work diligently to make certain that the Los Altos City Council retains as much control as possible over the City's zoning codes which play a major role in maintaining the charm and character of Los Altos and that you also focus on providing **affordable** housing in Los Altos.

Sincerely,

Los Altos Residents
www.LosAltosResidents.org

From: [REDACTED]
To: [Public Comment](#)
Cc: ComplianceReview@hcd.ca.gov
Subject: PUBLIC COMMENT AGENDA ITEM 2 - APRIL 13, 2021
Date: Monday, April 12, 2021 10:15:05 AM

Hello! I'm Adam Buchbinder, a Planning Commissioner for the city of Campbell, though I'm writing here in a personal capacity. The RHNA process depends on each city accurately reporting their housing production; Campbell relies on Los Altos, and vice versa.

There are some errors I noticed in your draft Annual Progress Report.

- Table A2, Cell E13, the jurisdiction's tracking ID should be "D19-0001", not "DR19-0001"; the latter was a 2019 design review for 1445 Brookmill Rd.
- Table A2, Row 15, the ADU at 1456 FALLEN LEAF LN had its building permit, BLD19-01024, issued 10/16/2019, not during 2020, and should not be counted for 2020's APR.

Furthermore, past production was misreported in several instances, but the summary appears not to have been updated. For example, the 2016 production numbers were reported in 2017 as 52 single-family homes and two ADUs; see page 5 here: https://los-altos.granicus.com/MetaViewer.php?view_id=4&clip_id=1201&meta_id=50429

I checked the city's records for the first three months of 2016; of fifteen single-family homes reported, thirteen were immediately preceded by demolitions. This is clearly wrong--if everyone rebuilt their homes, the city wouldn't be producing any new housing! Specifically, the instructions for the Housing Element Annual Progress Report (APR) state: "Net new units: If a building is being demolished to build the new units, the APR should report net new units. For example, if 10 units are being demolished on a site to build a 100-unit building, the APR should report 90 new units."

The city has stopped reporting teardowns-and-rebuilds as new construction this year, but the incorrect numbers for past years are still being reported. It looks like the vast majority of the city's production (87% over the period I checked!) was incorrectly reported. This was reported to HCD last year; this email is also being CC'd to HCD's compliance review department.

Please correct both the current and retrospective housing production numbers before submitting this report to HCD. Thank you for your time and consideration.

Adam Buchbinder