



## DISCUSSION ITEMS

### Agenda Item # 1

## AGENDA REPORT SUMMARY

**Meeting Date:** October 26, 2021

**Subject:** Los Altos Housing Element Update

**Prepared by:** Guido F. Persicone, Planning Services Manager

**Reviewed by:** Jon Biggs, Community Development Director

**Approved by:** Gabriel Engeland, City Manager

**Attachments:**

1. Housing Element Outreach Plan-Staff Presentation

**Initiated by:**  
City Council

**Fiscal Impact:**

The Housing Element Update agreement with the Lisa Wise Consulting Team was approved for an amount not to exceed \$600,228.

**Environmental Review**

No environmental review is needed to engage in community outreach for an advance planning project. It is anticipated that the Housing Element Update will require the preparation of a Mitigated Negative Declaration (MND).

**Policy Question(s) for Council Consideration:**

Does the community engagement portion of the project help the City of Los Altos meet its statutory obligations for outreach under the provisions of the State's Housing Element law?

**Summary:**

Review of Housing Element Update and Community Outreach and Engagement Plan

**Purpose**

Achieve a Housing Element Update that reflects the City's goals and can be certified by the State of California in compliance with State law.

**Housing Element Background**

On June 8, 2021, the City Council authorized the Interim City Manager to execute an agreement with Lisa Wise Consulting (LWC) to assist the City with a Housing Element Update. One component of the City Council's authorization of this agreement was the formation of a City Council Subcommittee, comprised of Mayor Fligor and Vice Mayor Enander, to assist with the development of the Community Outreach and Engagement Plan. Since this time, staff and the consultant team have met with the City Council Subcommittee and the Community Outreach and



**Subject:** Los Altos Housing Element Update

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Engagement Plan being presented at this study session is a product of those meetings.

*Community Outreach Plan and Engagement Plan*

Housing issues affect the entire community and a robust outreach and engagement plan is needed not only to allow as broad a participation as possible, but achieve and demonstrate compliance with State law, which reads:

*Government Code*

Government Code 65583(c)(7) requires: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

*Requisite Analysis*

In order to achieve compliance with this Government Code Section, a City must make a diligent effort to include all economic segments of the community (including residents and/or their representatives) in the development and update of the housing element and demonstrate compliance by including language in the Housing Element Update document that provides the following:

- The housing element should clearly describe efforts to engage the community throughout the housing-element process (e.g., types of outreach, meetings.) and clearly describe the implementation of the housing-element process.
- The housing element should describe who was invited to participate, which groups participated, general comments received, and how comments were incorporated into the housing element.
- The housing element should describe any ongoing efforts to engage the public and stakeholders in the implementation of the housing element.

Successful public participation is important because a diverse cross section of the population should be engaged to help define housing issues and craft solutions that address these issues. Broad participation and true engagement of the public increases the likelihood that the community members involved in the discussion and planning processes will support new housing strategies and the housing that can be generated as a result.

Staff believes the Community Outreach and Engagement Plan will provide for broad community outreach and allow for full participation in the Housing Element Update process.



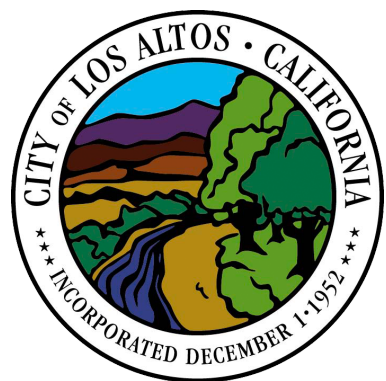
**Subject:** Los Altos Housing Element Update

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**Discussion**

Attached with this agenda report is a staff presentation that provides an overview of the Housing Element Update and the components of the Community Outreach and Engagement Plan along with a schedule.





**City of Los Altos  
Staff Presentation**

# **LOS ALTOS HOUSING ELEMENT UPDATE**

**Community Outreach & Engagement Plan**





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# HOUSING ELEMENT UPDATE

## WHAT TO KNOW

- Timeframe is 2023-2031
- Joint effort between the State and City to address housing needs
- Only element of the General Plan that needs states' certification
- This Housing Element cycle we are required to do even more broad community outreach and Affirmatively Further Fair Housing (AFFH)

**LOS ALTOS  
RHNA ALLOCATION**

**1958  
HOUSING UNITS**

**489  
25% OVER FOR NO NET  
LOSS PROVISIONS**

**2,447  
TOTAL HOUSING UNITS**

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# GOALS

## HOUSING ELEMENT 2015-2023

- Preserving the Natural Beauty, Rural-Suburban Atmosphere
- Opportunities by Location and Housing Type
- Opportunities for those with Special Needs
- Housing Needs for all Income Levels
- Housing Accessibility
- Senior Housing
- Energy Efficiency
- Responsible Housing Policy, Planning, and Timely Compliance



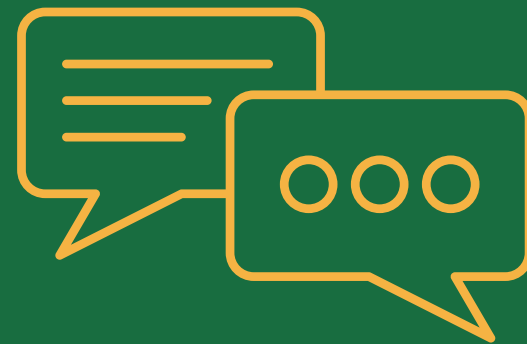
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# OUTREACH & ENGAGEMENT

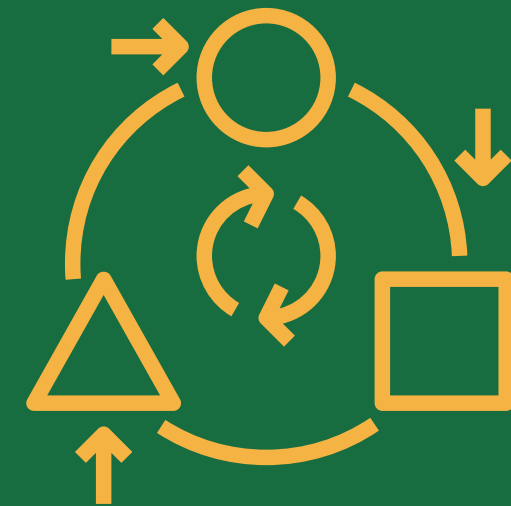
## VISION



Inclusive



Diverse Engagement  
Opportunities



Adaptive

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# ENGAGEMENT

## REACHING THE LOS ALTOS COMMUNITY



Residents and  
Community Members



Advocacy Groups



Faith Based  
Organizations



Government Officials



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# OUTREACH & ENGAGEMENT

## PHASED APPROACH

### **Phase 01**

*Education, Awareness,  
and Reflection*

### **Phase 02**

*Refining and  
Affirming Values*

### **Phase 03**

*Moving Towards  
Adoption*

*Phase 01*

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**NOV 2021 - FEB 2022**

# **AWARENESS, EDUCATION, & REFLECTION**

## **FOCUS**

Staff will engage in a thorough education effort. The community will reflect on the Housing Element goals and share values to advise policy updates.

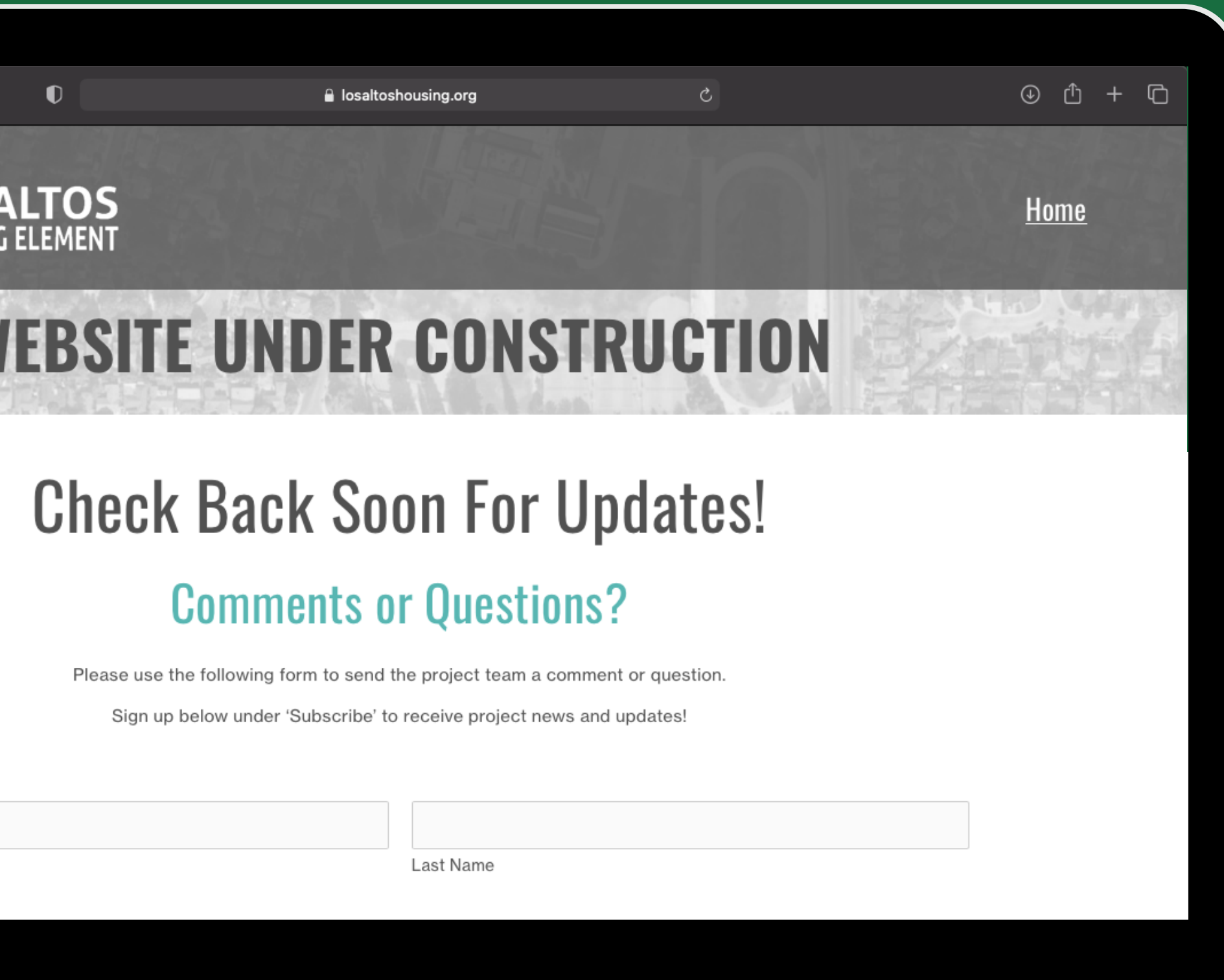
## **OUTREACH**

Traditional and Digital Communications Methods, In-Person Outreach, Printed Materials, Community Workshops, Virtual Meetings

## **OUTCOME**

Identify community values, priorities, and goals based on community input.





# OUTREACH

## PARTICIPATION & COLLABORATION

- Project Website
- City Website
- Social Media
- Newspaper Advertisements
- Posters, Banners, Sandwich Boards
- Email List
- Mailers
- KMVT
- Informational Presentations



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# ENGAGEMENT

## MEDIUMS FOR SHARING INPUT

- Community Workshops
- Pop-Ups
- Small Group Meetings
- Group Sessions





*Phase 02*

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**2A: MARCH - JUNE 2022 | 2B: JULY - SEPT 2022**

# **REFINING & AFFIRMING VALUES**

## **FOCUS**

Developing a draft Housing Element Update to be shared and evaluated.

## **OUTREACH**

Community Workshop, Public Hearings with the Planning Commission and City Council.

## **OUTCOME**

Craft a Housing Element that reflects community efforts to address housing needs and can be certified by the State.

*HCD has 90 days to review the draft*

*Phase 03*

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**3A: OCT - NOV 2022 | 3B: DEC 2022 - JAN 2023**

**MOVING TOWARDS ADOPTION**

**FOCUS**

Seeking approval of the final draft from government officials and the state.

**OUTREACH**

Public Hearings with the Planning Commission and City Council.

**OUTCOME**

HCD certifies the Housing Element Update.

*HCD has 60 days to review the final submission*

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**QUESTIONS?**