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## **LOS ALTOS CITY COUNCIL APPROVES FIRST ALL-AFFORDABLE HOUSING DEVELOPMENT**

Los Altos, Calif. — September 26, 2022 — The Los Altos City Council voted Tuesday night to approve the 330 Distel Circle affordable housing project, the first all-affordable housing development in Los Altos.

Construction is expected to begin in 2024 with leases becoming available in 2025 or 2026. Units in this building will be available to qualifying individuals and families earning 30-80% of the area median income.

This five-story, 90-unit multiple-family residential building, spanning over a .87-acre lot, will offer 88 below-market-rate units, with half of these units dedicated to extremely low income, and two market rate manager units.

“We are fortunate to be partners with the county of Santa Clara and EAH Housing [a non-profit housing development organization] for developing this project,” said Mayor Anita Enander. “EAH Housing has been very responsive in incorporating suggestions from the community including a beautiful entry, safe parking, and windows that preserve privacy for nearby homes. We look forward to welcoming the new residents of 330 Distel Circle to our city — some of whom may already work here.”

The newly-approved residential building will provide 90 vehicle parking spaces, including nine EV spaces, and 45 indoor bicycle spaces. Additional amenities include a common courtyard, co-work areas, and a multi-purpose community room. The building is located within a half mile of a major transit stop, as well as additional bus stops, providing transit options for its residents.

The City Council’s Tuesday night approval is the culmination of a series of community meetings and a unique partnership between the city of Los Altos and the county of Santa Clara to increase affordable housing opportunities and reduce homelessness.

A Memorandum of Understanding was executed between the City and County on January 28, 2021, memorializing the expected purchase agreement by the County for the property from Midpeninsula Regional Open Space District; the County’s commitment to develop a 90-unit affordable housing project with certain affordability levels; and the City’s commitment to waive 100 percent of the project’s development impact fees. These fees, estimated at \$4.6 million, include traffic and park in-lieu fees.

The 90 units contribute to the City’s Regional Housing Needs Allocation goals, helping further the City Council’s ongoing priority to create diverse, equitable, and affordable housing for all income levels.

For more information, please visit [losaltosca.gov/330Distel](https://losaltosca.gov/330Distel) or contact Nick Zornes, city of Los Altos Development Services Director, at [nzornes@losaltosca.gov](mailto:nzornes@losaltosca.gov).

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