



March 16, 2022

Re: Item #6, Housing Element Update

Dear Chair Bodner and Planning Commissioners,

The Planning Commission has unique expertise in the building process in our city. I urge you to use that expertise to guide the process as the city builds our final site inventory.

As soon as possible, the city should provide **a list of specific sites in the preliminary site inventory**, with street addresses, assessor parcel numbers, size, existing use, zoning, and the net number of units expected from the parcel. The same information should be provided for sites proposed for rezoning.

When this information is provided, the Planning Commission should schedule one or more additional meetings to evaluate proposed sites.

In order to be accepted by the state, **sites in the site inventory must**

1. Be **possible to develop**, under the existing or proposed zoning
2. Be **financially feasible to develop**
3. Have **owners that are open to developing** them

The preliminary site inventory presented at the Community Meeting was generated by algorithm, and needs further refinement. Some sites, like the Packard Foundation gardens, the American Legion post, and some homeowners' backyards and garages, are not viable candidates for redevelopment and need to be removed from the list. On other sites, such as the Lucky Supermarket and Rancho Shopping Center sites, the City does not currently allow the density that a low income site must have; these sites must be upzoned or removed from the list.

The Planning Commission should be heavily involved in guiding this process. Moreover, the public should have an opportunity to offer feedback on the list of sites. Not only do we need transparency, but given that land use policy is a lightning rod issue in our community, we need to involve residents in each step of the process.

Sincerely,

The Los Altos Affordable Housing Alliance Steering Committee members

Los Altos Affordable Housing Alliance

Committed to educating and inspiring the Los Altos community to build housing that is affordable for those who live and work in Los Altos

<https://losaltosaffordablehousing.org/>