



March 20, 2020

Mayor Fligor and Members of the City Council
City Hall
1 North San Antonio Road
Los Altos, CA 94022

Re: Council Meeting March 23, Item #11 – Housing Element Annual Status Report

The League of Women Voters supports an overall state plan for housing which includes support of Regional Housing Needs Allocations (RHNA) and cities abiding by their Housing Elements. It is critical that Los Altos prepare its Housing Element Annual Progress Report regarding its RHNA numbers in order to be in compliance with State law and not to be subject to SB 35 streamlining provisions.

From discussions with city staff and review of the data, we understand that some of our past annual reports included some units incorrectly. **Only net new permitted units can be counted.** The above-moderate income units are especially inflated as scrapers, which are not net new units, were included. Also, units completed during this RHNA cycle but **permitted before** the current RHNA cycle apparently were included. It is important that our numbers be accurate so that we understand the difficulty of complying with our new RHNA allocations. We urge the City to correct the numbers for the current cycle before submitting this year's annual progress report.

We believe that many Los Altans think that it is easy to build the above-moderate income units, but based on our past performance, it will require much rezoning to allow for 843 above-moderate units, the RHNA allocation for the next cycle beginning in 2023. We will also need to find sites where the lower-income units can be built. As mentioned in our earlier letter, we believe it is critical for a task force to work with staff and a Housing Element consultant to move this forward. (Retaining this consultant was shown on a tentative agenda calendar but is no longer on the agenda.)

Please contact Sue Russell at susan.russell75@gmail.com if you have questions.

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