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Leslye Corsiglia  
*Executive Director*

March 25, 2019

Mayor Lee Eng and Members of the City Council  
City of Los Altos  
1 N San Antonio Road  
Los Altos, CA 94022

Dear Mayor Lee Eng, Vice Mayor Pepper, and Councilmembers Bruins, Enander,  
and Fligor,

**Re: Agenda Item #7 – Housing Element Annual Status Report**

On behalf of our members, we write today to provide comments on the Housing Element Annual Status Report, which documents the city's progress in meeting its housing production goals for the 2015-2023 Regional Housing Needs Allocation (RHNA) cycle.

According to the staff report, the city has issued permits for 463 new homes, just short of its 477-unit RHNA goal. However, ninety-two percent (92%) of these homes are affordable to market rate families—those with incomes that exceed 120% of Area Median Income. Only four homes affordable to Very-Low Income (VLI) households were permitted, and no homes were permitted that are affordable to Extremely Low Income (ELI) households. This is a particularly stark number given the city's jobs housing fit imbalance—there are over 19 low-wage jobs in the city for every one housing unit affordable to low-wage households.

We urge the council to identify and prioritize new housing in areas that are appropriate for higher density residential development, including the El Camino Corridor and Downtown Los Altos. Additionally, we urge the city to finalize its work to create a commercial linkage fee, which would generate much needed revenue to finance the development of new affordable homes.

We commend Los Altos for its efforts to adopt policies that will create affordable opportunities, such as increasing the city's inclusionary housing percentage to 15 percent and making it simpler to build Accessory Dwelling Units. It is clear that these actions, and others the council may take, are critical if the city is going to make real progress in meeting the housing needs of lower- and moderate-income households. Thank you for the opportunity to provide comments.

Sincerely,

Leslye Corsiglia  
Executive Director