



CITY HALL

City of Los Altos

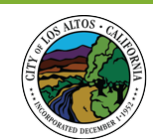
Housing Element Update

City Council Meeting

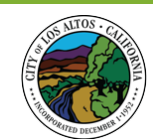
March 22, 2022

Presentation Outline

1. Housing Element Overview
2. Sites Inventory Analysis
3. Community Feedback
4. Next Steps



Housing Element Overview



What is the Housing Element?

A REQUIRED SECTION OF THE CITY'S GENERAL PLAN

- Assess housing needs and conditions
- Accommodate projected housing unit demand
- Set citywide housing goals, policies, programs, and objectives

Other General Plan Elements



Land Use



Mobility



Conservation



Open Space

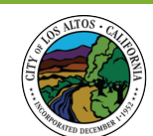


Safety



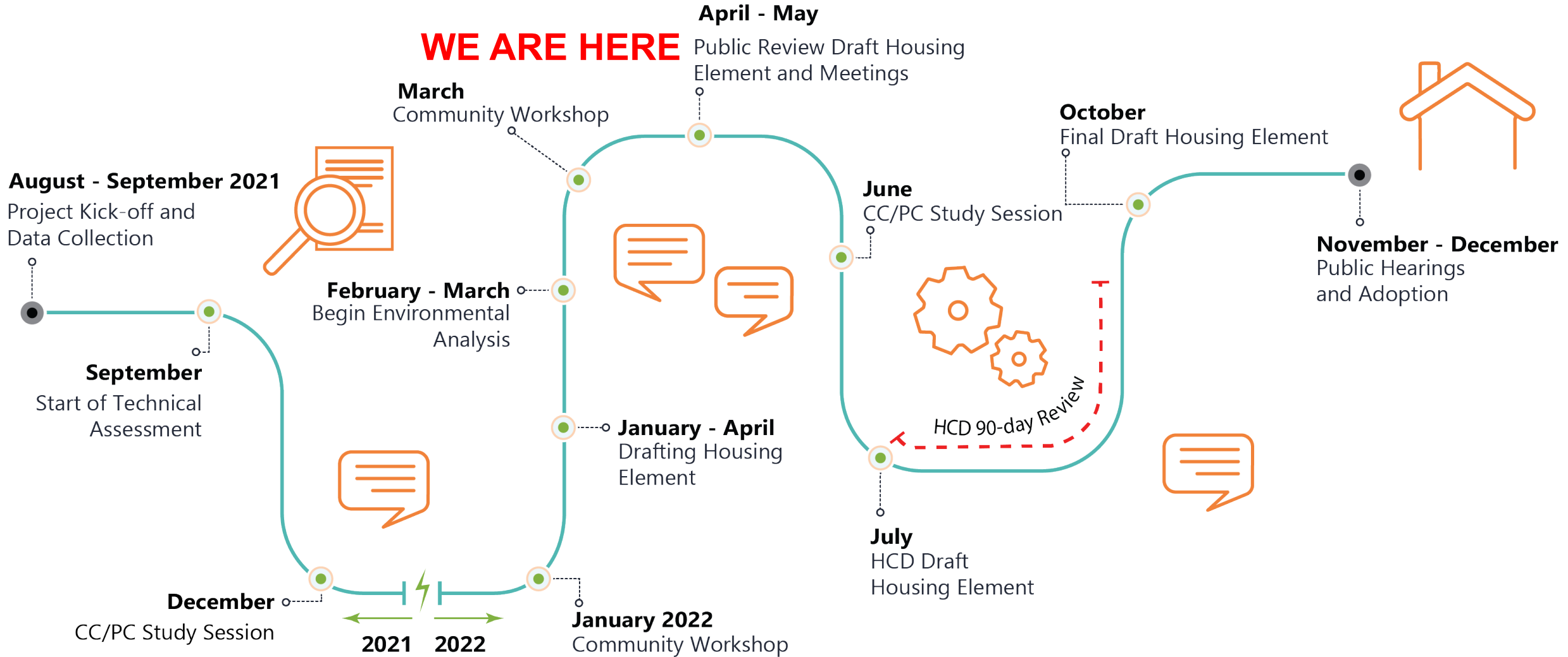
Noise

For more information see losaltoshousing.org



Process 2021-2022

WE ARE HERE



Engagement Activities



Focus Group Meetings & Small Group Meetings



Pop-Up Events



Community Workshops



Study Sessions and Public Hearings

Additional Outreach Media

- Postcard Mailer
- Letters
- Email Newsletters
- Website Comment Form
- Newspaper Ads

Housing Element Components



Policy and Programs Review



Housing Needs Assessment



Housing Constraints Assessment



Adequate Sites Inventory

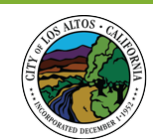


Housing Resources Assessment



Implementation Plan

Sites Inventory Analysis



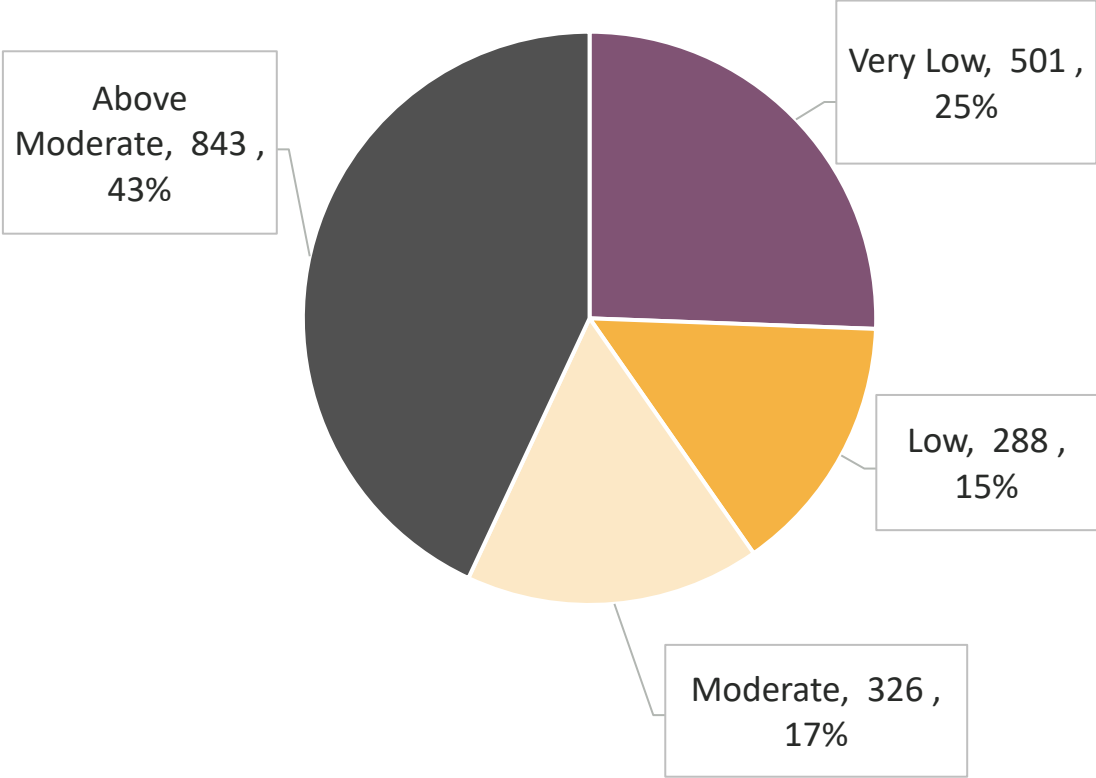
Regional Housing Needs Allocation (RHNA)

- **RHNA** is the amount of housing each city must plan for in the Housing Element
- The City’s RHNA (2023-2031) is **1,958 total units**

Santa Clara County Income Limits					
Number of Persons in Household:		1	2	3	4
County Area Median Income (AMI): \$151,300	Very Low Income (30-50% AMI)	\$58,000	\$66,300	\$74,600	\$82,850
	Low Income (50-80% AMI)	\$82,450	\$94,200	\$106,000	\$117,750
	Moderate Income (80-120% AMI)	\$127,100	\$145,250	\$163,400	\$181,550

Source: Department of Housing and Community Development, 2021

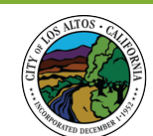
Los Altos RHNA by Income Level



For more information see losaltoshousing.org

Sites Inventory Analysis Approach

- Demonstration of appropriate and adequate zoning to accommodate RHNA
- State (HCD) requirements / guidance
 - ADU projections
 - Project approved, in process (Certificate of Occupancy after 6/30/22)
 - Capacity analysis
 - Non-vacant sites realistic potential
- Conservative approach



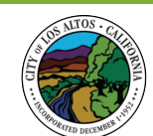
Sites Inventory Analysis

METHODS TO SHOW RHNA CAPACITY

- Accessory dwelling units
- Projects approved, in process
- Vacant sites
- Non-vacant sites



For more information see losaltoshousing.org



Sites Inventory Analysis

KEY SCREENING CRITERIA

- Zoning allows residential
- Not a pipeline project site
- Not a historic resource
- Vacant or improvement value to land value ratio less than 1.0
- Existing structure (if any), was built in 1980 or earlier
- Existing use doesn't preclude housing (e.g., not an existing utility, gas station, national fast-food chain, etc.)
- Non-vacant sites have realistic development potential (e.g., underutilized, no known leases preventing residential development, etc.)

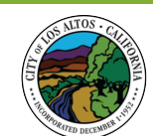


Sites Inventory Analysis

KEY ASSUMPTIONS

- **Lower income sites** must be at least 0.5 acres and allow at least 30 units per acre (or have density trends averaging at least 30 units per acre)
- **Moderate income sites** must allow at least 20 units per acre (or have density trends averaging at least 20 units per acre)
- Units projected at **70% of maximum density or average density trend** if no maximum density for that zone*

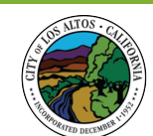
** If no development trend and no maximum density standard, the lowest density standard for similar zones applied*



Sites Inventory Analysis

Over 80% of RHNA estimated to be accommodated through existing zoning, ADUs, and pipeline projects

- RHNA shortfall of approximately 360 units in lower and above moderate-income categories (surplus in moderate income category)
- **Conservative estimate** of approximately **500 units** (includes a 20% buffer) to accommodate through changes in zoning standards
- Community input

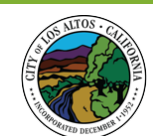


Preliminary Zoning Modification Options

POLICY CONSIDERATIONS

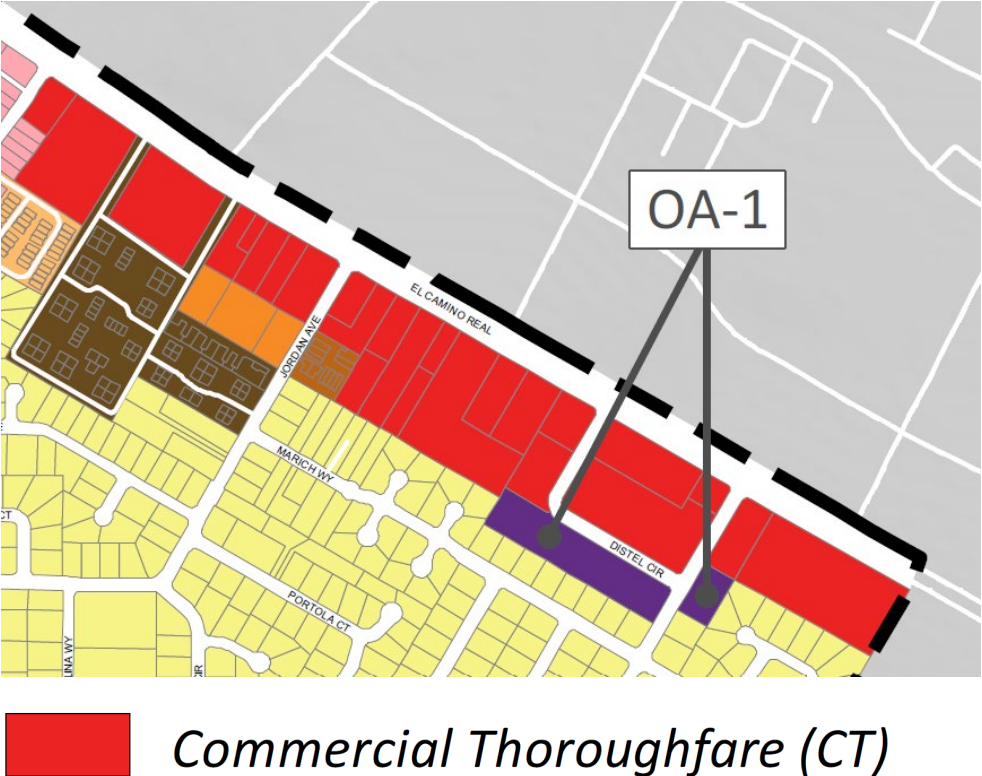
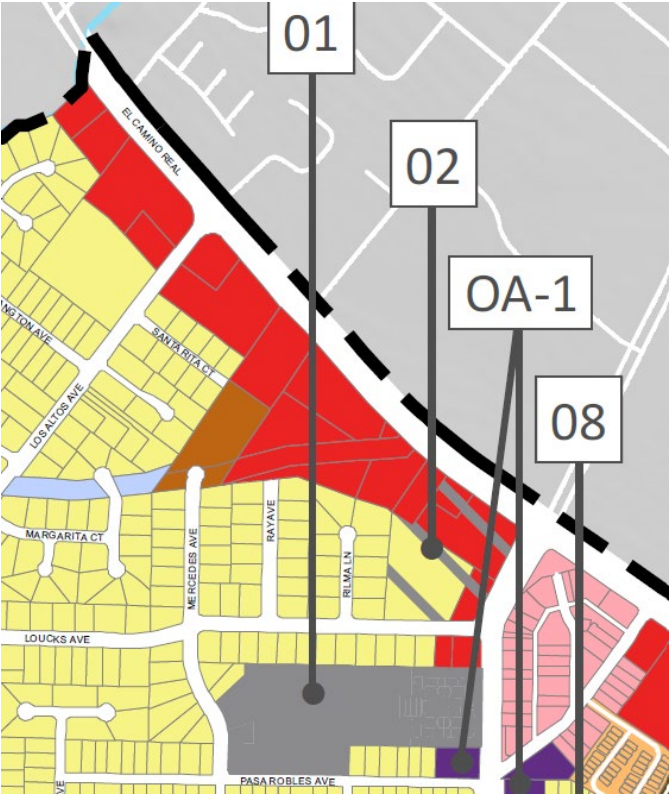
- Commercial Thoroughfare Zone (CT District)
- Public and Community Facilities Zone (PCF District)
- Office Administrative Zone (OA District)
- Commercial Retail Sales (CRS District)
- Loyola Corners Specific Plan
- Other?

** Changes to zoning standards to remove constraints to housing production are also anticipated, but these may not result in additional RHNA capacity*



Commercial Thoroughfare (CT) Zone

ALLOW HIGHER DENSITY IN THE COMMERCIAL THOROUGHFARE (CT) DISTRICT?



Estimated RHNA
Unit Capacity
(net):
50-130 units

Example: Commercial Thoroughfare (CT) Zone

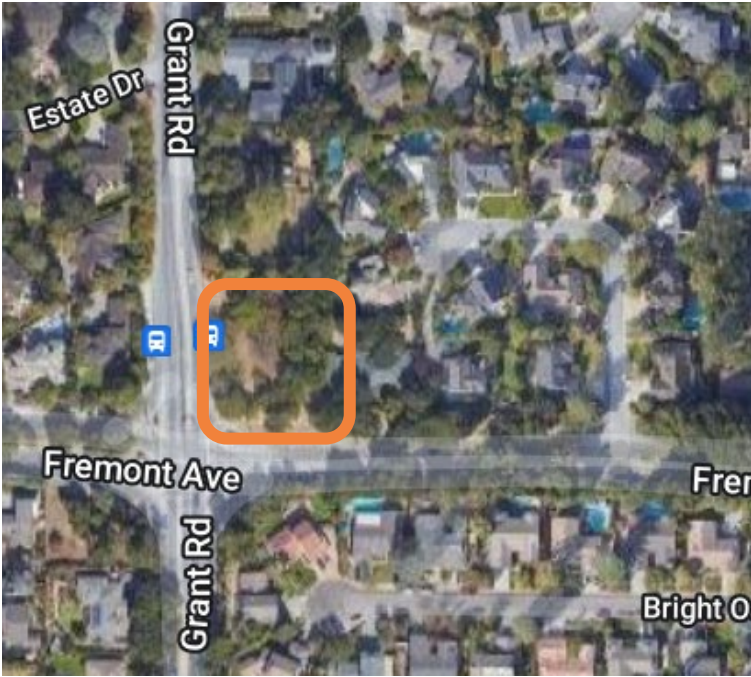
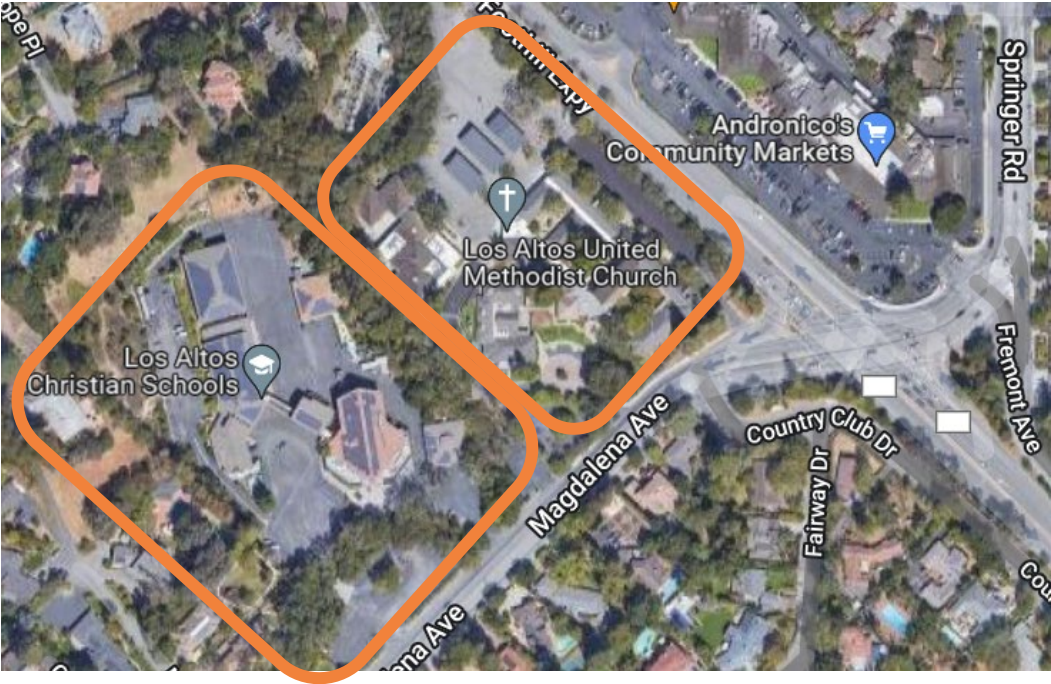
330 DISTEL CIRCLE AFFORDABLE HOUSING PROJECT UNDER REVIEW

- 90-unit affordable housing project
- Density - 104 units/acre
- Height - 64 feet



Public & Community Facilities (PCF) Zone


ALLOW RESIDENTIAL ON CERTAIN PCF-ZONED PARCELS?

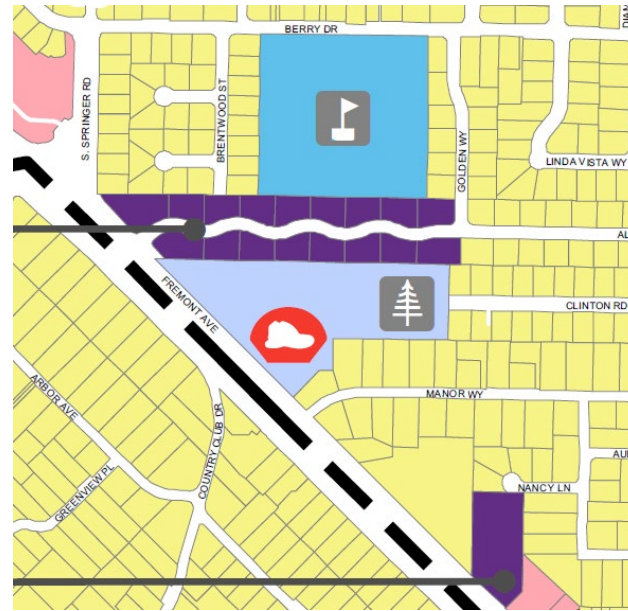
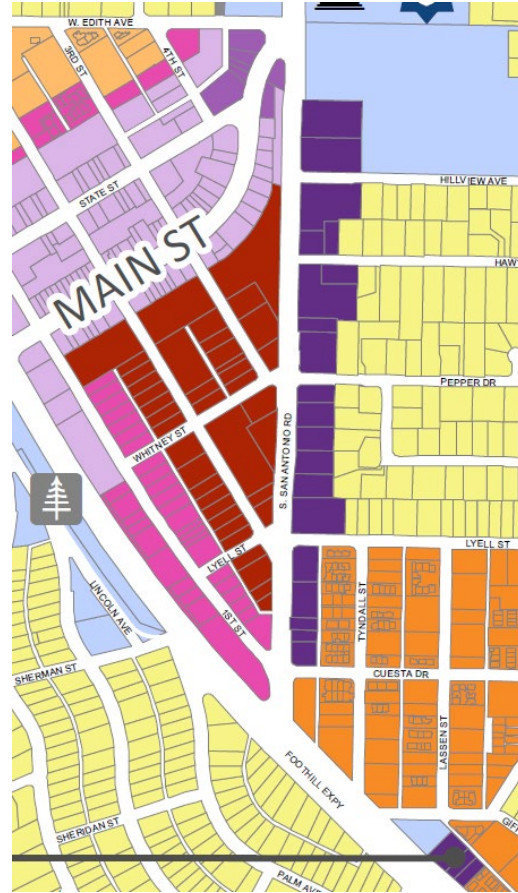
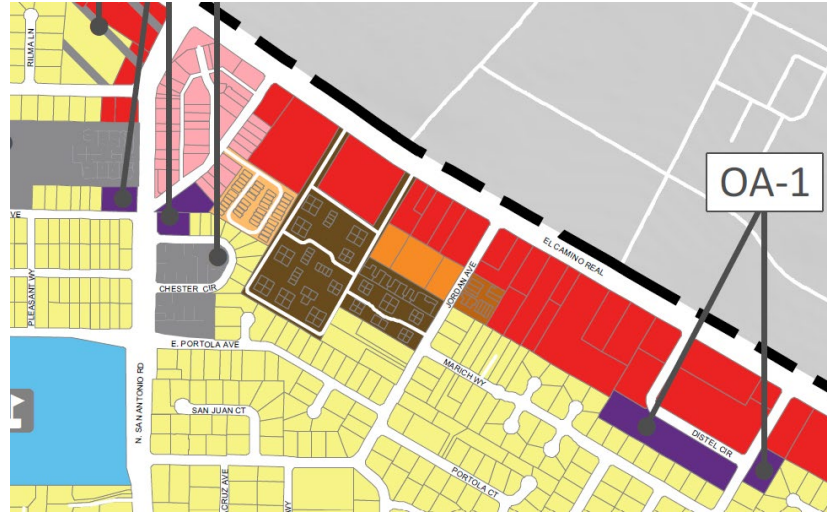


Estimated RHNA
Unit Capacity:
10-260 units

Office Administrative (OA) Zone

ALLOW RESIDENTIAL IN THE OA DISTRICT?

 Office/Administrative (OA)



Estimated RHNA
Unit Capacity:
150-250 units



Example: 3-Story Residential

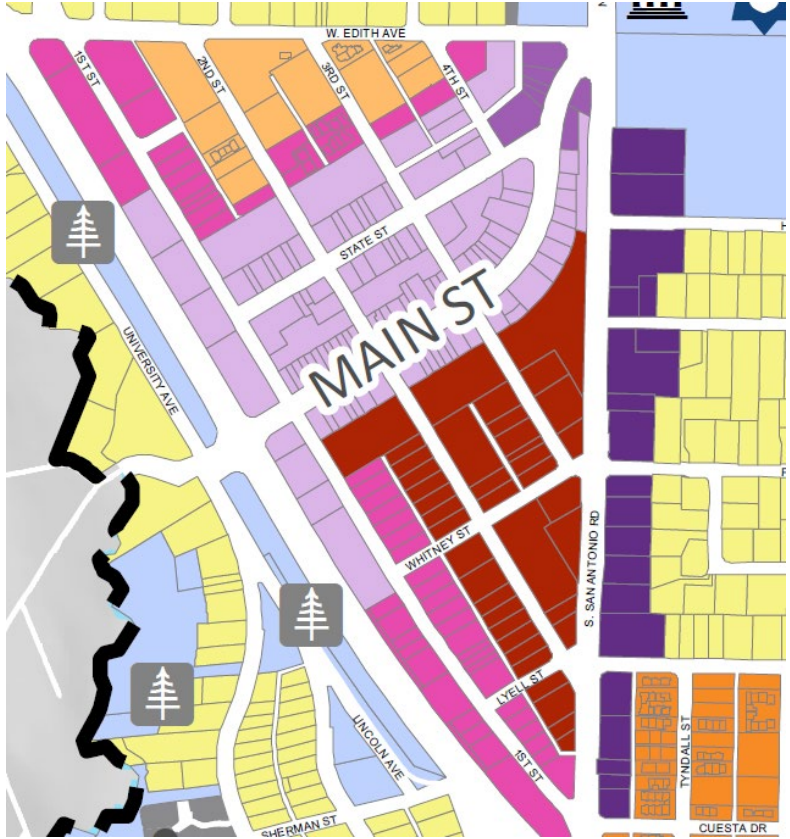
425 FIRST STREET RESIDENTIAL PROJECT UNDER CONSTRUCTION

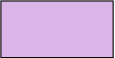
- 20 units (2 moderate income, 1 low income)
- Density - 74 units/acre
- Height - 35 feet (3 stories, parking underground)
- Commercial Downtown/Multifamily (CD/R3) Zone



Commercial Retail Sales (CRS) Zone

ESTABLISH A MINIMUM DENSITY AND ALLOW 3 STORIES (OR 100% RESIDENTIAL USES) IN THE CRS DISTRICT?



 Commercial Retail Sales (CRS)

Estimated RHNA
Unit Capacity
(net):
25-60 units



Example: 3-Story Mixed-Use

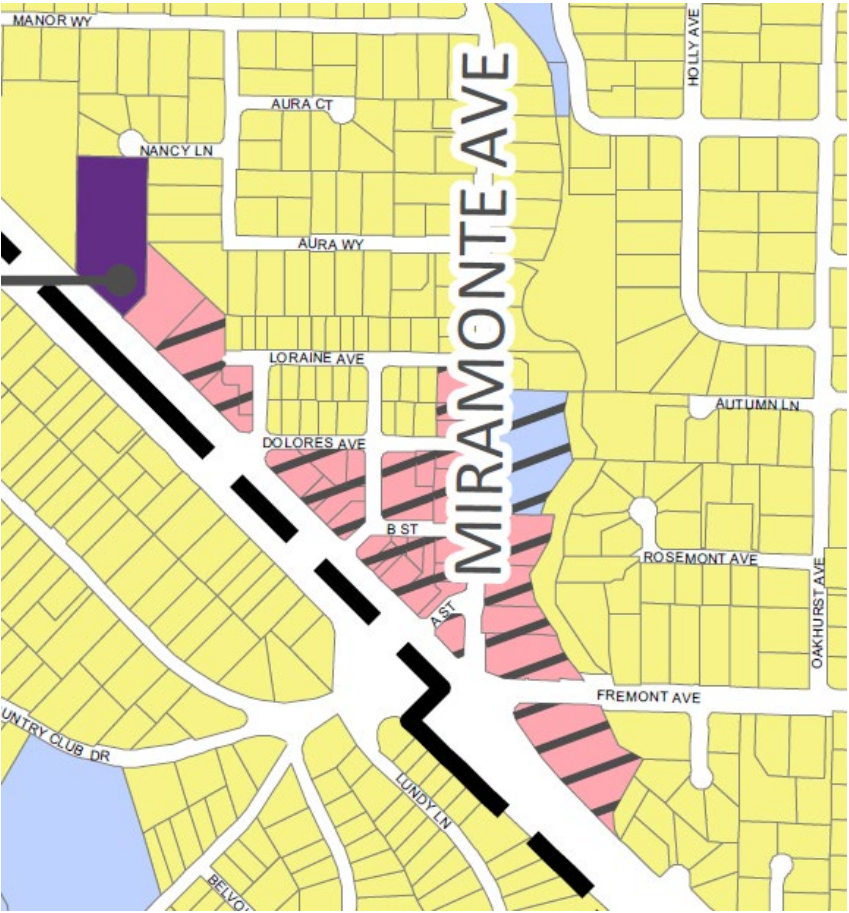
385-389 FIRST STREET MIXED-USE PROJECT UNDER CONSTRUCTION




- 10 units (1 moderate income)
- Density - 45 units/acre
- Height - 38 feet (3 stories, parking underground)
- Commercial Downtown/Multifamily (CD/R3) Zone



Loyola Corners Specific Plan (LCSP)

REMOVE THE DENSITY CAP AND ALLOW 3 STORIES (OR 100% RESIDENTIAL USES) IN THE LCSP?



-  Loyola Corners Specific Plan (LCSP)
-  Public & Community Facilities (PCF)
-  Commercial Neighborhood (CN)

Estimated RHNA
Unit Capacity
(net):
35-95 units



Example: Loyola Corners Specific Plan (LCSP)

996 LORAIN AVENUE MIXED-USE PROJECT UNDER REVIEW

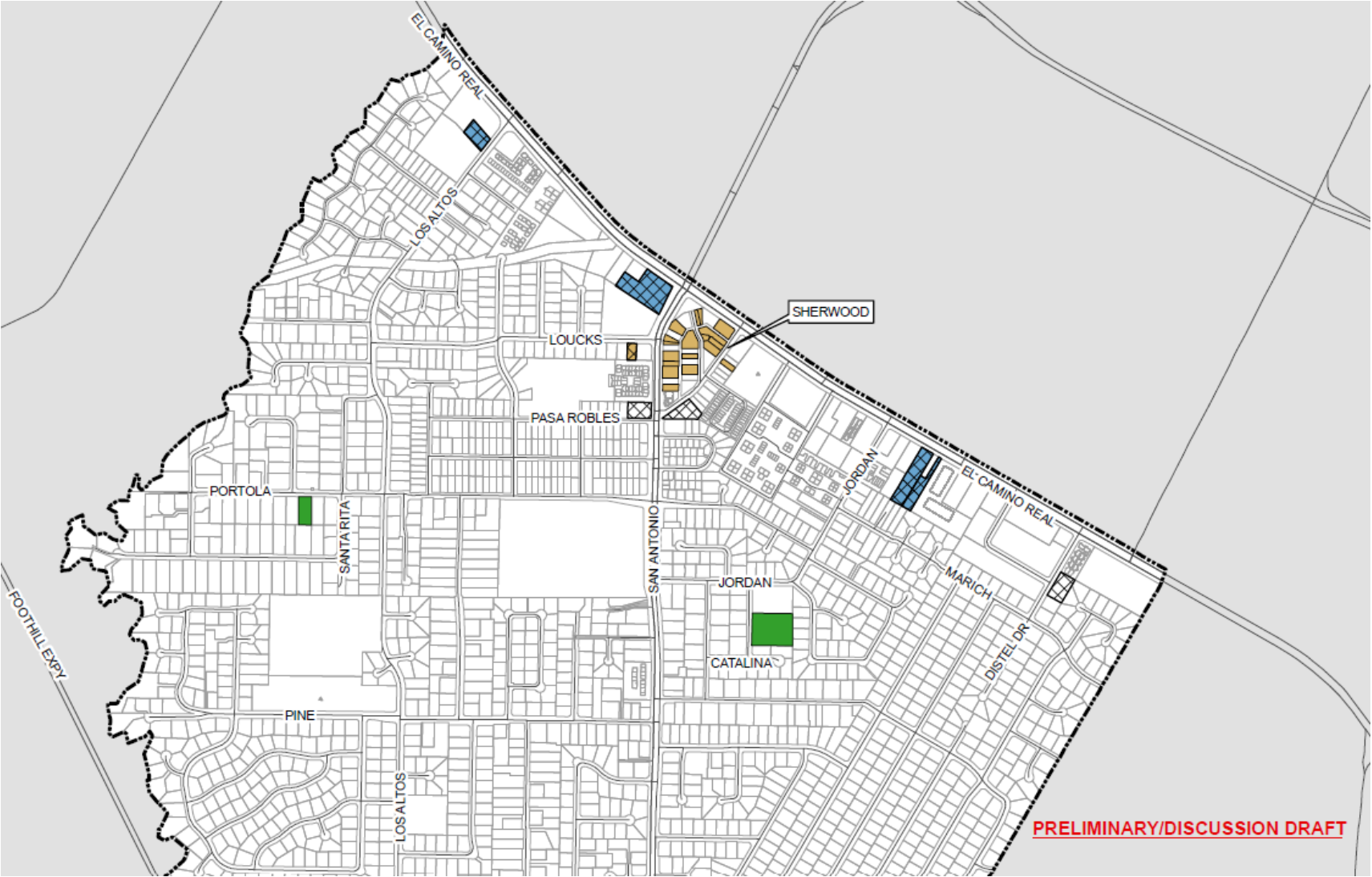
- 12 residential units (2 moderate income)
- Density - 60 units/acre
- Height - 41 feet (3 stories)



Preliminary Sites/Zoning Modification Options Maps

NORTHERN

- Above Moderate (<20 units/acre)
- Moderate (20 - 29 units/acre)
- Lower (30+ units/acre and >0.5 acres)
- Candidate Parcels for Zoning Amendments
- Parcels
- City Limits
- Road Centerlines

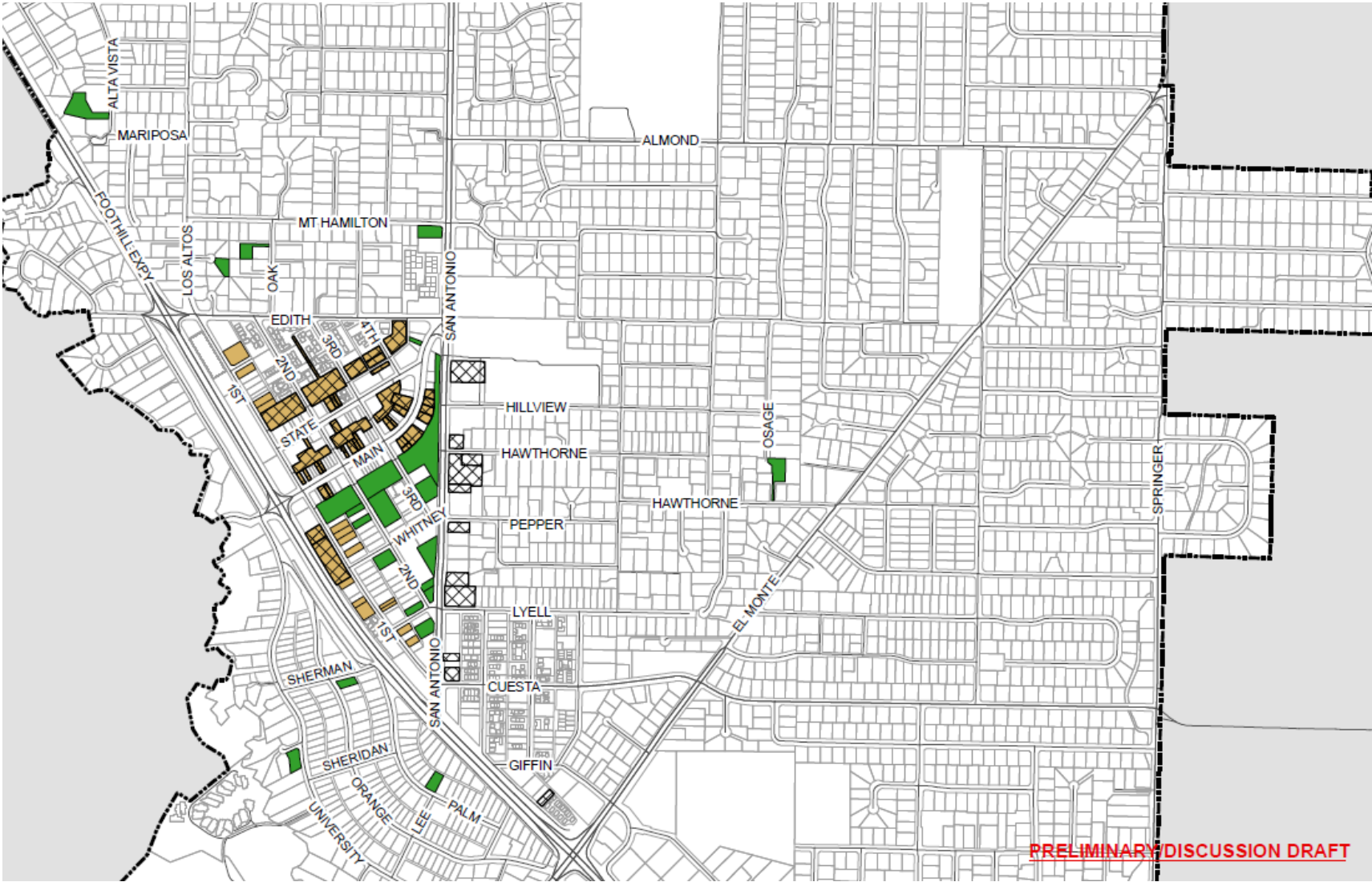


PRELIMINARY/DISCUSSION DRAFT



Preliminary Sites/Zoning Modification Options Maps

NORTH-CENTRAL



- Above Moderate (<20 units/acre)
- Moderate (20 - 29 units/acre)
- Lower (30+ units/acre and >0.5 acres)
- Candidate Parcels for Zoning Amendments
- Parcels
- City Limits
- Road Centerlines

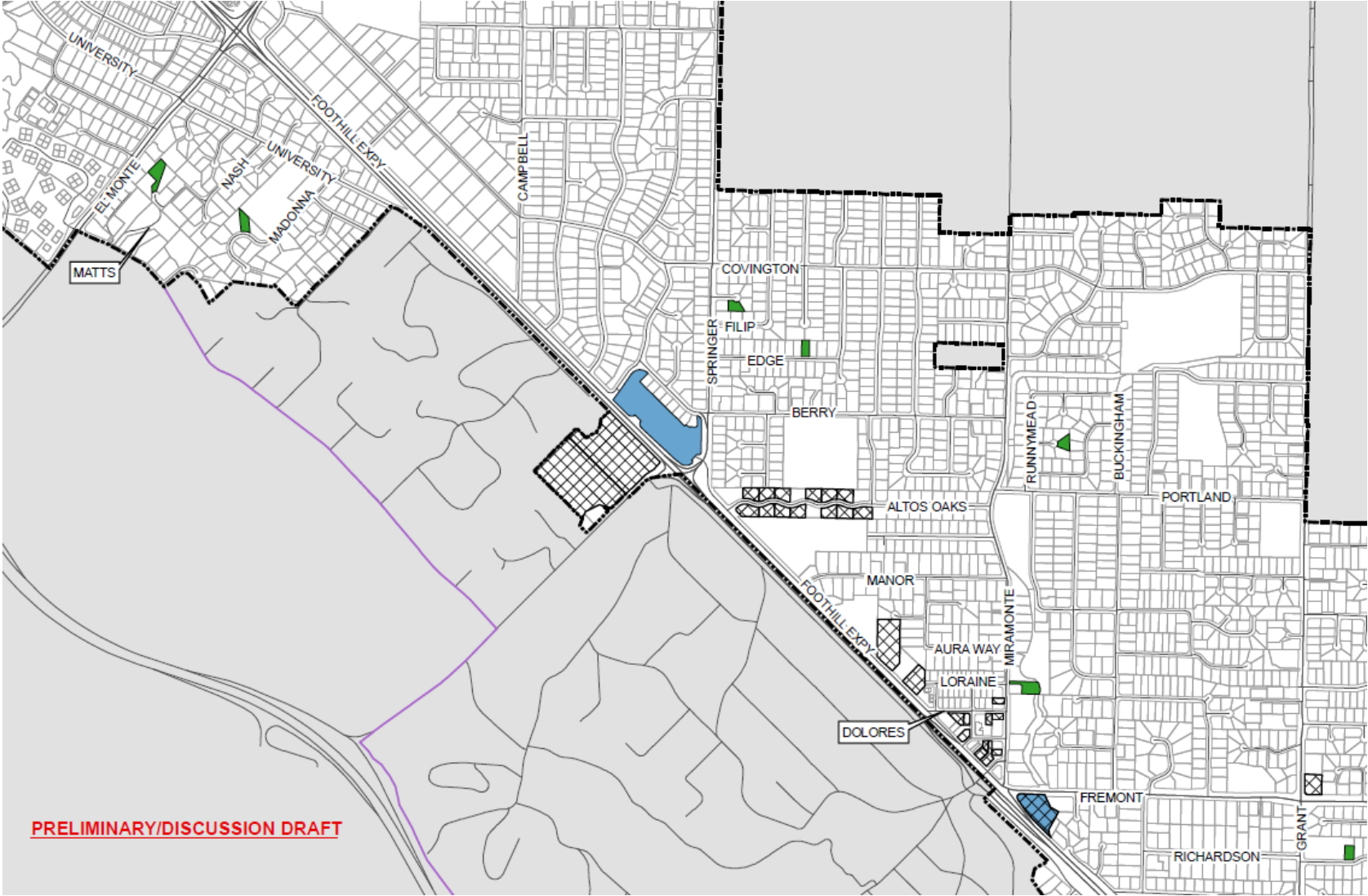
PRELIMINARY DISCUSSION DRAFT



Preliminary Sites/Zoning Modification Options Maps

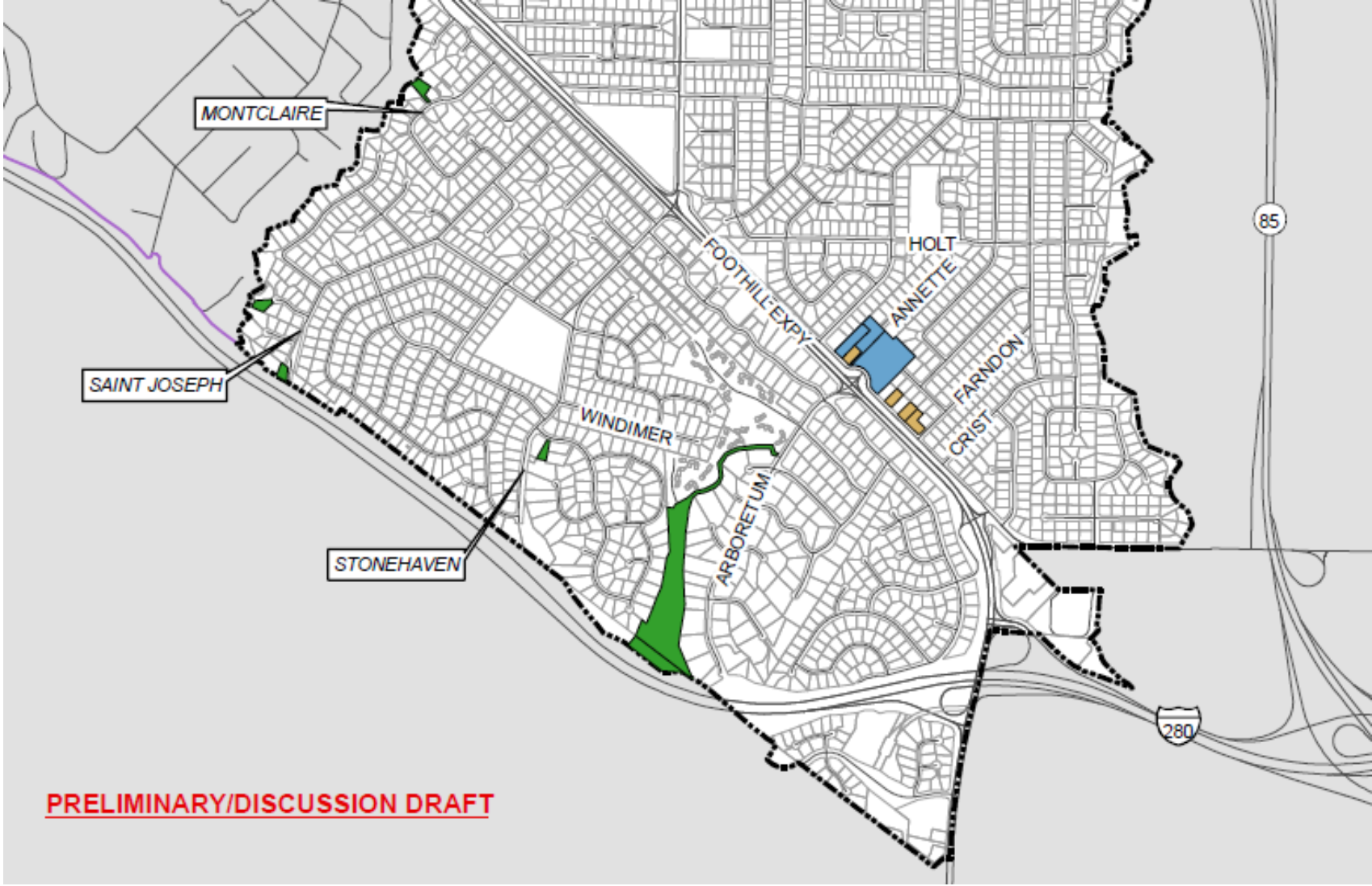
SOUTH-CENTRAL

- Above Moderate (<20 units/acre)
- Moderate (20 - 29 units/acre)
- Lower (30+ units/acre and >0.5 acres)
- Candidate Parcels for Zoning Amendments
- Parcels
- City Limits
- Sphere of Influence
- Road Centerlines



Preliminary Sites/Zoning Modification Options Maps

SOUTHERN



Preliminary Sites Analysis and Zoning Modification Options Summary

- Zoning modification options could address estimated RHNA shortfall plus a buffer
- Community feedback

Conservative Estimated
RHNA Shortfall (including
20% buffer):
500 units

Zoning Modification
Options Total Estimated
RHNA Unit Capacity (net):
270-795 units



Community Feedback



Community Feedback

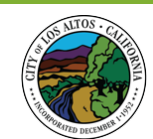


Next Steps



Next Steps

- March-April: Drafting the Housing Element
- April/May: Public Draft Housing Element available
- May:
 - Community Workshop #3
 - City Council/Planning Commission Study Session



Stay Informed and Involved

Losaltoshousing.org

Sign up for project emails!

housingelement@losaltosca.gov

