



November 21, 2024

Dear Chair Beninato and Planning Commissioners,

We are happy to see a new project coming forward at 4896 El Camino Real. However, there are several discrepancies with regard to the BMR units, including their size, their percentage of the project, and their placement. As stated by the Los Altos BMR ordinance, BMR units must be “constructed concurrently with market rate units, shall be **dispersed** throughout the project, and shall not be significantly distinguishable by **size, design, construction or materials.**”

- **Size:** The below-market-rate (BMR) units are significantly smaller than their market-rate counterparts. The 2BR BMR units are 676-777sf smaller than the market-rate 2BR units. The 3BR BMR unit is more than 300-900sf smaller than its market-rate counterparts within the project.
- **Dispersal:** The BMR units are located adjacent to mechanical and recycling within the building.
- **Design:** The BMR units have not been designed with decks, while all other units have decks.
- Lastly, ideally the number of 2BR or 3BR BMR units should reflect the same proportion of the total as the market-rate units. In this case, 63% of total units are 3BR market-rate units (21/33), so 63% of the BMR units should be 3BR. Since there are 5 total BMR units, 3 of them should be 3BR units.

Thank you,
LAAHA Steering Committee

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/>