



Presentation on Housing Element and Builder's Remedy

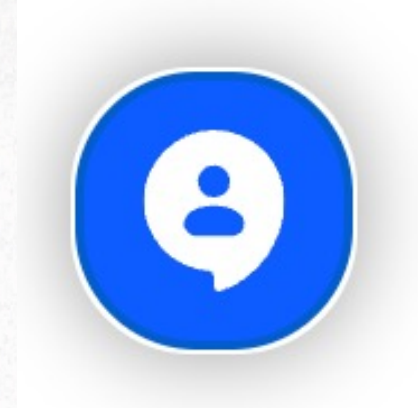
**TOWN OF LOS ALTOS HILLS
MARCH 15, 2023**

VIRTUAL TOWN HALL OVERVIEW

- Welcome
 - Introduction
 - Background on Housing Policy in California
 - History of Los Altos Hills Housing Policy Development
 - Builder's Remedy
 - Next Steps for Los Altos Hills Housing Policy
 - Question and Answer Session
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TOWN HALL INSTRUCTIONS

- Questions were previously submitted via email to: housingelement@losalstoshills.ca.gov
- During the virtual Town Hall, you can submit your questions by:
 - Click on the “Chat box” Q&A icon and type in your question
 - Your panel will be able to see your question and we will answer it in the order in which it was received.



TOWN HALL DISCLAIMER

Please be advised:

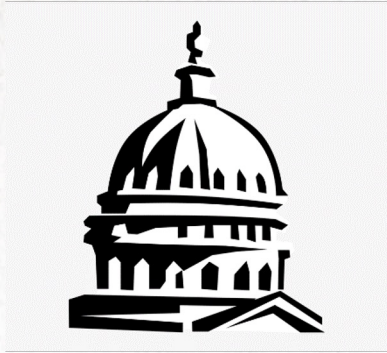
This virtual Town Hall is being recorded.

MAYOR LINDA SWAN



- Los Altos Hills is made up of 1-acre zoning parcels – this is our history.
- The Town isn't changing Los Altos Hills by including affordable housing - simply abiding by State Law
- The prior housing cycles have been no different
- We care immensely about following these regulations in the spirit of compliance
- We are looking forward to hearing and answering your valuable questions

WHY WE NEED A HOUSING ELEMENT



- Since 1969, California law requires that all local governments adequately plan to meet the housing needs of everyone in the community



- Local governments meet this requirement by adopting housing plans as part of their “general plan.” The housing plan is known as Housing Element

WHY WE NEED A HOUSING ELEMENT



- General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop



- California's Housing Element Law requires local governments to adopt plans and regulatory systems that provide opportunities for housing development

COMPONENTS OF A HOUSING ELEMENT:

Typically includes these 6 parts:

1. **Housing Needs Assessment:** Examine demographic, employment, and housing trends and conditions that affect the community's housing needs.
 2. **Evaluation of Past Performance:** Review the prior Housing Element to measure progress in implementing policies and programs.
 3. **Housing Sites Inventory:** Identify locations of available sites for housing development or redevelopment to ensure that there is adequate capacity to address the Regional Housing Needs Allocation (RHNA) identified housing needs.
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COMPONENTS OF A HOUSING ELEMENT:

4. **Community Outreach and Engagement:** Implement a robust community outreach and engagement program, with a particular focus on outreach to traditionally underrepresented groups.
5. **Constraints Analysis:** Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
6. **Policies and Programs:** Establish policies and programs to fulfill the identified housing needs.

******LOS ALTOS HILLS RECOGNIZES THE HOUSING SHORTAGE IN CALIFORNIA AND IS DEDICATED TO DOING ITS PART***

HOUSING POLICY COMMUNITY ENGAGEMENT:

- Prior to adopting the Town's Housing Element and submitting it to the Department of Housing and Community Development (HCD), the Town ***conducted extensive outreach to get public input*** and worked closely with the HCD to ensure compliance with state requirements.



HOUSING POLICY COMMUNITY ENGAGEMENT:

- Extensive public outreach throughout the Housing Element process included:
 - **Town-wide public survey**
 - **Several public workshops and pop-up events**
 - **Planning Commission and City Council meetings**

****In addition, the Town provided a 90-day public review period for the draft Housing Element and conducted two formal public hearings on the draft before the Planning Commission and City Council prior to adoption.*

EXPLAINING AFFORDABLE HOUSING

- Housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities
- The Town is committed to a compliant Housing Element which is inclusive to provide adequate affordable housing
- The Town is one of the few cities or towns in California that actually met its overall RHNA goal. The Town's Fifth Cycle RHNA goal was 121 units. We produced 241 units in total, well exceeding the threshold.





What is Builder's Remedy?



A legal process used to facilitate the construction of low or middle-income housing when a municipality fails to adopt a Housing Element in substantial compliance with state housing laws.

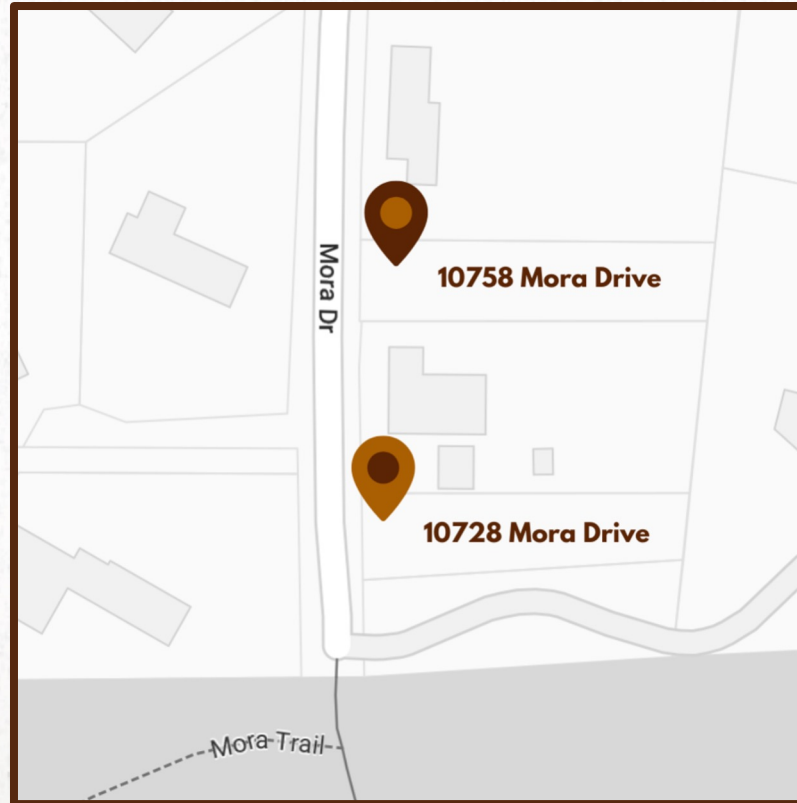
The Town agrees that construction of housing is important, but we believe we have not failed to provide a substantially compliant housing element.

RESPONSE TO THE RECENT BUILDER'S REMEDY APPLICATIONS

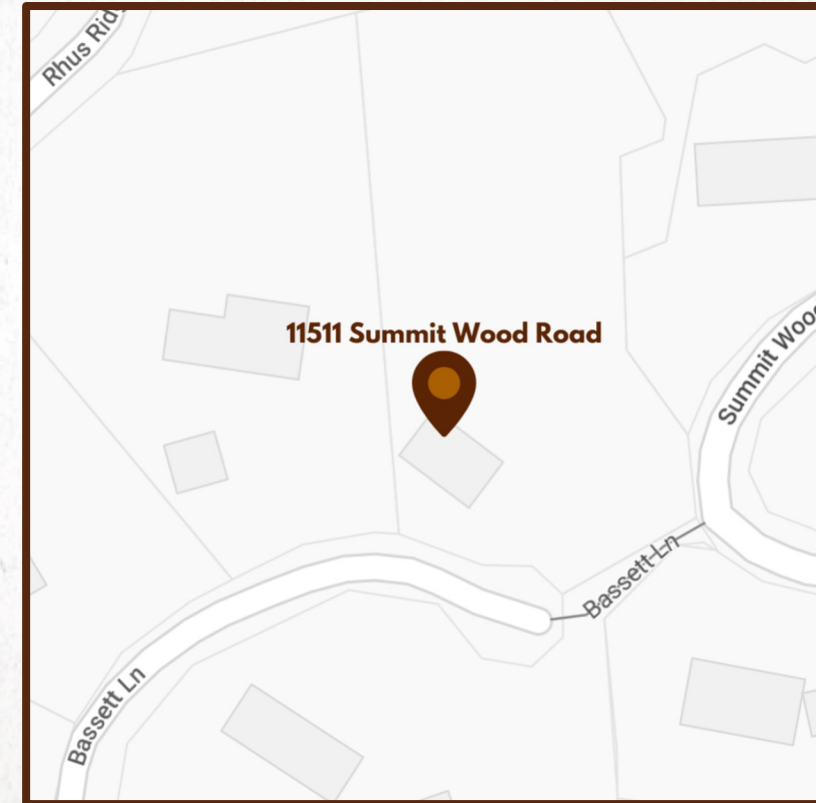
The Town of Los Altos Hills:

- Reviewed all four Builder's Remedy applications sent in February
- The Town found the builder's remedy applications incomplete and can not move forward with them at this time
- Requested information to complete the process
- Support housing in compliance with State Law

10728 and 10758 Mora Drive



11511 Summit Wood Road



NEXT STEPS:

- The Town adopted and submitted the final Housing Element to HCD in compliance with state mandated timelines in advance of the January 31st deadline.
 - The Town's Housing Element is currently in review with Housing and Community Development and is in adopted status. The Housing Element has not yet been certified.
 - Presently, the Town is awaiting for HCD to respond to the Town's most recent Housing Element, which incorporated revisions requested by HCD.
 - Per HCD timeline, HCD must respond to the Town by April 1st.
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FOR CONTINUED ENGAGEMENT:



•FOR MORE INFORMATION: <https://los-altos-hills-ca.civilspace.io/en/projects/housing-element-town-hall-2023>

•EMAIL US: housingelement@losaltoshills.ca.gov

•FOLLOW @TownofLAH



QUESTION AND ANSWER SESSION



We will begin by answering some questions we received via email leading up to this Community Update.



We will address as many questions as possible that are submitted via the Q&A during this Zoom.



Any questions that we are unable to get to today will be answered via email.



A video of this Community Update/ Q&A will be posted to our project website.



**THANK YOU FOR
PARTICIPATING!**