

# CITY OF LOS ALTOS

## APPEAL OF THE LOS ALTOS RHNA ALLOCATION

Friday, October 22, 2021, 9:00 am

*Jon Biggs, Community Development Director*



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Los Altos is seeking a 50% reduction in its RHNA allocation based on the grounds cited in it July 8, 2021, appeal letter, which include:

- Jobs / Housing Relationships
- Infrastructure Constraints
- Availability of Suitable Land
- Greenhouse Gas Targets
- Anomalies in Applying Draft RHNA Allocation
- Historically Low Population Growth

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## JOBS / HOUSING RELATIONSHIPS

- Los Altos is a net provider of housing
- Jobs to housing ratio is 1.2
- This is expected to decrease in future

## INFRASTRUCTURE CONSTRAINTS

- RHNA allocation is an 18% growth in housing
- This growth not anticipated in wastewater treatment plans
- Water demand projections are 6.6%, not that needed for RHNA allocation

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## AVAILABILITY OF SUITABLE LAND

- Los Altos is a built-out community
- Very little suitable land for higher density housing
- Limited amount of land with commercial designations
- Reliance on commercial lands for revenue
- Flood zones (along four creeks that traverse the City) constrain amount of available land

## GREENHOUSE GAS TARGETS

- Proposed RHNA allocation will add 10,500 daily trips or 65,000 vehicle miles traveled to circulation system
- These negate City's efforts to reduce greenhouse gas emissions

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## ANOMALIES IN APPLYING DRAFT RHNA ALLOCATION

- Challenging to validate RHNA methodology
- Validation of assumptions and methods that contributed to adjusting factors not possible

## HISTORICALLY LOW POPULATION GROWTH

- Demographics show a flattening in the population growth curve
- Vacancy rate assumptions need to be revisited with assumptions explained and discrepancies corrected

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## CONCLUSION

- Los Altos remains committed to providing its fair share of housing across all income levels.
- The RHNA allocation for Los Altos is not supported as indicated in its July 8, 2021 appeal letter
- Los Altos is seeking a 50% reduction in its RHNA allocation

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THANK YOU FOR YOUR CONSIDERATION

QUESTIONS?