



## 2023-2031



The Initial Draft Housing Element is available for the community to review and provide input on. The draft will be available for 30 calendar days from August 10 to September 8, 2022. After the public comment period, the draft will be revised and sent to the State Department of Housing and Community Development (HCD) for review.

### GENERAL COMMENTS:

#### Specific Comments on the chapters:

#### Review of Past Accomplishments (Starting Page 4)

State law (California Government Code Section 65588(a)) requires each jurisdiction to review its housing element as frequently as is appropriate and evaluate. This chapter evaluates our current Housing Element 2015-2023 and compare what was projected or planned to what was achieved. It also includes if any of the existing programs would be continued to the next Housing Element.

### Housing Needs Assessment (Starting Page 30)

The housing needs assessment analyzes the various types of housing needs throughout Los Altos Hills, including existing housing needs, projected housing needs, and special housing needs. These components are presented in the context of Los Altos Hills, Santa Clara County, and the entire Bay Area region.

### Affirmatively Furthering Fair Housing (Starting Page 70)

This chapter includes an assessment of fair housing enforcement, outreach activities, integration and segregation, racially and ethnically concentrated areas of affluence and poverty, disparities in access to opportunities, disproportionate housing needs, and any other contributing factors that serve as impediments to fair housing. The assessment also analyzes the extent to which the identified Regional Housing Needs Allocation (RHNA) sites affirmatively further fair housing.

### Constraints on Housing (Starting Page 115)

There are constraints from both the governmental and market sectors of the community that are capable of limiting or paralyzing efforts to maintain and provide housing. This chapter analyzes governmental and non-governmental constraints.

### Housing Resources (Starting Page 144)

To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” This chapter discusses no net loss buffer, realistic capacity, housing production history, affordability and sites inventory and rezoning strategy.

**Site Descriptions (Starting Page 152)**

**This chapter describes sites included in the sites inventory, including Foothill College, St Nicholas School and Twin Oaks Court parcels.**

**Ability to Meet RHNA (Starting Page 162)**

**This chapter illustrates Town's ability to accommodate RHNA for all income levels after rezoning.**

Housing Goals, Policies, and Programs (Starting Page 171)

This chapter includes series of goals, policies, programs, and quantified objectives designed to guide the Town along a path of ensuring housing opportunities for all existing and future residents of the community.

Programs (Starting Page 176)

This chapter includes list of specific programs that will implement the stated policies and achieve the stated goals and objectives.

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