

From: [North Ventura Coordinated Area Plan](#)
To: [Nguyen, Vinhloc](#)
Subject: FW: Support Housing in North Ventura
Date: Wednesday, December 9, 2020 10:34:29 AM

From: David Bergen <david.bergen@outlook.com>
Sent: Wednesday, December 9, 2020 10:18 AM
To: North Ventura Coordinated Area Plan <NVCAP@CityofPaloAlto.org>
Subject: Support Housing in North Ventura

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Hello,

I'm writing to express my support for adoption and expansion of Alternative 3 in the North Ventura Coordinated Area Plan to provide the maximum feasible number of housing units (including affordable housing) as part of a comprehensive, mixed plan for the area. I'm a Palo Alto resident, not directly in that area, but I'm familiar with the site and believe it is ideal for housing given its close proximity to El Camino and Page Mill Roads, California Ave and the Caltrain Station.

If Palo Alto is serious about doing its part to address the housing crisis in this area, North Ventura is an excellent place to start. A great neighborhood can be created with houses, retail and open space, close to transportation and major roads. Let's move forward!

Sincerely,

David Bergen

From: [North Ventura Coordinated Area Plan](#)
To: [Nguyen, Vinhloc](#)
Subject: FW: We need more housing
Date: Wednesday, December 9, 2020 10:34:59 AM

From: Christine Boehm <cboehm@gmail.com>
Sent: Tuesday, December 8, 2020 12:44 PM
To: North Ventura Coordinated Area Plan <NVCAP@CityofPaloAlto.org>
Subject: We need more housing

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Dear Chair Templeton and PTC members,

I'm a long-term Palo Alto resident and am writing to ask you to explore and expand Alternative 3. The North Ventura Coordinated Area Plan consists of 60 acres next to Caltrain and California Avenue's business district.

This is an ideal location for a bike and pedestrian-friendly, multi-use neighborhood with housing at all income levels. But the current options constrain the future of Palo Alto by limiting the number of homes, heights, and density. Unless we build taller and more compact in locations like this one, we'll continue to see sprawling communities reliant on single occupancy vehicles. If Palo Alto wants to meet our climate change goals it must expand Alternative 3 to include more homes.

Best,
Christine

From: [North Ventura Coordinated Area Plan](#)
To: [Nguyen, Vinhloc](#)
Subject: FW: 12/9 Planning Commission meeting
Date: Wednesday, December 9, 2020 10:35:12 AM

From: Vija Lusebrink <vblusebrink@gmail.com>
Sent: Tuesday, December 8, 2020 12:20 PM
To: North Ventura Coordinated Area Plan <NVCAP@CityofPaloAlto.org>
Subject: 12/9 Planning Commission meeting

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I am very concerned that the Sobrato Organization plan for the development of housing in the Fry's property area calls only " for 2- and 3- bedroom units, with 13 units designated for residents in the 'moderate' income category, which is defined as 120% of the county's area median income. (Palo Alto Weekly, 11/27/20).

This leaves out studios for anyone with disabilities living on SI or SSDI, as for example my 25 year old granddaughter who is autistic. The location on the Fry's lot close to transportation would be ideal for people who are disabled and do not drive, and not only for 'people who drive Tesla'!

I implore that you consider including a certain percentage of studios on this property for people who have disabilities and are on limited income!!!

Sincerely,

Vija Lusebrink
428 Ruthven Ave.
Palo Alto, CA 94301

From: [North Ventura Coordinated Area Plan](#)
To: [Nguyen, Vinhloc](#)
Subject: FW: Please don't let this housing opportunity go to waste!
Date: Wednesday, December 9, 2020 10:35:36 AM

From: Ozzie Aery Fallick <ozzie.fallick@gmail.com>
Sent: Monday, December 7, 2020 9:47 PM
To: North Ventura Coordinated Area Plan <NVCAP@CityofPaloAlto.org>
Subject: Please don't let this housing opportunity go to waste!

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Hello,

I'm writing today to urge the Planning and Transportation Commission to seize the opportunity that the NVCAP represents. We may not get the chance again to take such a big bite out of our housing crisis while building a thriving neighborhood. If we go big on NVCAP, we can make room for residents at all income levels while reducing traffic and carbon emissions by investing in walkability.

As a result, I urge the Commission to explore and expand Alternative 3. It's the only option that comes close to meeting the needs of the day.

We cannot waste this opportunity on half-measures. Please resist those who would hoard Palo Alto for themselves and go bold on housing, walkability, and transit in the NVCAP.

Thank you,
Ozzie Fallick
Evergreen Park

From: [North Ventura Coordinated Area Plan](#)
To: [Nguyen, Vinhloc](#)
Subject: FW: Housing
Date: Wednesday, December 9, 2020 10:35:51 AM

From: Emily Young <emilyjeanyoung@gmail.com>
Sent: Monday, December 7, 2020 5:14 PM
To: North Ventura Coordinated Area Plan <NVCAP@CityofPaloAlto.org>
Cc: Stephen Branz <stephen.branz@sjsu.edu>
Subject: Housing

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Dear Planning and Transportation Committee,

I am in favor of alternative three in the proposed general plan update (area plan for North Ventura neighborhood). The location--between Cal Ave and Cal Train--is our city's largest transit-friendly site. Planning to put housing for all income levels here makes sense. Our city's housing allocation from the state will be somewhere between 8000-10,000 units over eight years between 2023--2031. We have only met 28% of our current housing allocation. Let's not foreclose the possibility of making a meaningful contribution to our housing needs. Let the city's Planning and Transportation Commission (PTC) know you support investigating the third alternative. Ultimately, the city council, with input from the PTC and the public, will decide which alternative to more fully investigate.

Let's move ahead with a strong effort to create more housing and to help begin to meet the needs of so many people who want to live near their jobs in this area. We must be bold and determined in this effort. It would be fantastic if some of the housing was truly affordable for teachers and other middle class workers, medical assistants and others who don't have high salaries.

Sincerely,

Emily Young and Stephen Branz

--

Emily Young/Stephen Branz
402 El Verano Ave
Palo Alto, CA 94306
home: 650-856-9571

From: [David Meyer](#)
To: [Planning Commission](#)
Cc: [North Ventura Coordinated Area Plan](#); [Tanner, Rachael](#); [Moitra, Chitra](#); [Campbell, Clare](#); [Lait, Jonathan](#)
Subject: SV@Home Comments for PTC on NVCAP Staff Alternatives
Date: Tuesday, December 8, 2020 4:13:11 PM
Attachments: [image001.png](#)
[SVH NVCAP PTC Letter 120920.pdf](#)

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Members of the Palo Alto Planning and Transportation Commission,

On behalf of Silicon Valley at Home, we submit the attached letter to comment on the proposed study alternatives for the North Ventura Coordinated Area Plan (NVCAP). North Ventura is an important opportunity for the City of Palo Alto to create new housing opportunities for people of all incomes: it is located close to major transit corridors and the California Avenue Caltrain station; it's directly adjacent to shopping and restaurants along California Avenue; and it's at the heart of one of the region's largest jobs centers.

We urge the City of Palo Alto to study *at a minimum* Staff Alternative #3 and pursue studying a fourth alternative that has the potential for up to 3,000 new homes. As currently envisioned, Alternative 3 creates the most new housing and deed-restricted affordable housing opportunities as well as results in the largest amount of new open space and resources for other key community benefits.

In this letter, we outline three key points, backed up by city and consultant analyses and data, which demonstrate the importance of a bold, forward-looking housing vision:

- **More Housing = More Community Benefits**
- **More Housing = Greater Feasibility**
- **More Housing = Greater Flexibility and Ability to Meet State Housing Requirements**

Planning for a high level of new residential capacity produces a more economically feasible plan that will actually be built out, resulting in more community benefits -- including more deed-restricted affordable housing and open space -- and helping the City of Palo Alto meet its housing goals. This is an opportunity that Palo Alto cannot afford to waste.

We invite you to read the full letter that includes further details and citations.

Sincerely,

David

David Meyer
Director of Strategic Initiatives
408-462-1572
david@siliconvalleyathome.org

Everyone deserves a safe, stable, and
affordable home.

JOIN US IN MAKING THAT A REALITY!

BECOME A MEMBER TODAY.

sv@home



Act with us. [Become a member](#) today and join us in making home a reality for all.

For all other COVID-19 related housing updates & resources [click here](#)



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Jennifer Van Every
The Van Every Group

STAFF

Leslye Corsiglia
Executive Director

December 8th, 2020

Palo Alto Planning and Transportation Commission
250 Hamilton Avenue
Palo Alto, CA 94301

Dear Members of the Palo Alto Planning and Transportation Commission,

On behalf of Silicon Valley at Home, we write today to comment on the proposed study alternatives for the North Ventura Coordinated Area Plan (NVCAP). North Ventura is an important opportunity for the City of Palo Alto to create new housing opportunities for people of all incomes: it is located close to major transit corridors and the California Avenue Caltrain station; it's directly adjacent to shopping and restaurants along California Avenue; and it's at the heart of one of the region's largest jobs centers.

We urge the City of Palo Alto to study *at a minimum* Staff Alternative #3 and pursue studying a fourth alternative that has the potential for up to 3,000 new homes. As currently envisioned, Alternative #3 creates the most new housing and deed-restricted affordable housing opportunities as well as results in the largest amount of new open space and resources for other key community benefits.

Palo Alto, along with many of its neighbors, is at a crossroads. Longstanding underinvestment in residential development combined with historical exclusionary housing policies have pushed out the lower and even moderate income families that keep the city running. COVID has only exacerbated our affordability crisis, with home prices at all-time highs, all while essential workers continue to face hours-long commutes to and from Palo Alto. The NVCAP process provides the city with an opportunity to begin to address these inequities, but Palo Alto needs to be bold.

As SV@Home has written in previous letters to the NVCAP Working Group and the City of Palo Alto, a housing-rich alternative will create the community benefits neighbors desire, help the city meet its equity goals, and enable Palo Alto to fulfill its state-mandate housing obligations. Constraining opportunities for housing in the NVCAP area would only undermine the city's most important opportunity to address its affordable housing goals.

More Housing = More Community Benefits

As Palo Alto City staff have laid out in their analysis, there is a relationship between potential community benefits achieved through the NVCAP and decisions related to land use and development capacity. New commercial and residential developments raise funds that can be used to support specific community benefits, such as the daylighting of Matadero Creek and the creation of deed-restricted affordable housing.

Additionally, increasing allowed densities and heights, especially in exchange for commitments to greater community benefits, can leave more land available for open space. The concept is simple and proven: allowing developers to build *up* in exchange for

community benefits means that they don't need to build *out*, which can free up precious land that could be used for open space.

It comes as no surprise, then, that Alternative #3 would result in the highest acreage of new open space, the highest number of new deed-restricted homes, and the most resources for other benefits like biking and transportation improvements. *(See Attachment A to this letter)*

More Housing = Greater Feasibility

The staff report is also clear that the potential redevelopment incentives the city could command under Alternative #3 would be the most likely to actually result in the improvements Palo Alto is pursuing. The goal of a planning process like NVCAP is to find the right balance of incentives and guidelines that enable successful redevelopment that meets the community's needs. Unfortunately, Alternatives 1 and 2, as currently envisioned, severely constrain the potential of the area and are unlikely to result in any of the envisioned change. And if new development does not occur, there will be no money for creek-daylighting, open space, or affordable housing.

Strategic Economics' financial feasibility report states: "Alternative 3 allows for more efficient housing types and a greater mix of land uses, and is therefore the most viable alternative of the three proposed alternatives, and the most likely to deliver community benefits." *(See Attachment D to the Staff Report: "Strategic Economics Financial Feasibility of Alternatives" beginning Packet Page 42)*

Palo Alto must plan for the future by giving deep consideration to the feasibility of new projects and the likelihood that the city will actually achieve its goals. If Palo Alto aims low, it will miss the opportunity to achieve its goals without resorting to new taxes and fees that will more directly impact residents.

More Housing = Greater Flexibility and Ability to Meet State Housing Requirements

Finally, the staff report references Palo Alto's state-mandate housing requirements – its Regional Housing Needs Allocation (RHNA) – which the city should carefully consider in its decision-making related to North Ventura.

As of the end of 2019, Palo Alto had met 15%, 14%, and 6% of its moderate, low, and very low income affordable housing goals respectively *(see Attachment B to this letter)*. California's latest proposed draft RHNA requirements for Palo Alto for the 2023-2031 RHNA cycle envisions 10,058 new homes for the city, of which over half must be for families with moderate incomes or below *(see Attachment B)*. While these numbers are not final, it is highly unlikely that Palo Alto will see this requirement significantly reduced.

In order for Palo Alto to finalize its next state-required Housing Element, the city will have to identify sites able to accommodate the new allocations. Decisions that constrain the opportunity for housing in the North Ventura area – e.g. overall residential capacity, density and height limits, etc. – will constrain the city's flexibility in determining how to plan for the remaining housing requirements. A failure to optimize the potential of North Ventura will put additional pressure on staff to identify other areas in Palo Alto for future housing development.

For these reasons, SV@Home recommends that the City of Palo Alto retain Alternative #3 but also study a fourth alternative that has the potential for at least up to 3,000 new homes in North Ventura. The staff recommended alternatives are a good start, but there is an opportunity to study and present to residents and

December 8, 2020

Re: NVCAP Staff Alternatives

Page 3 of 6

the Council an even bolder vision. We know that a goal of 3,000 homes is realistic based on previous consultant analyses presented at earlier NVCAP community engagement meetings.

Additionally, SV@Home supports further exploration of the staff-recommended Major Policy Strategies, which outline policy tools and incentives to achieve the desired community benefits that have been developed through the community engagement process. We thank staff for taking a realistic, data-driven approach to designing their alternatives and the policy strategies that enable Palo Alto to reach its goals for North Ventura. *(See Attachment E to the Staff Report: "NVCAP Major Policy Strategies" beginning Packet Page 52)*

We believe the City of Palo Alto should seize this once-in-a-lifetime opportunity to plan boldly and address the full range of community needs through NVCAP. The city's affordable housing future depends on it.

Sincerely,

A handwritten signature in blue ink, appearing to read "David K Meyer".

David K Meyer

Director of Strategic Initiatives



Attachment A

North Ventura Coordinated Area Plan Potential Development, by Alternatives¹

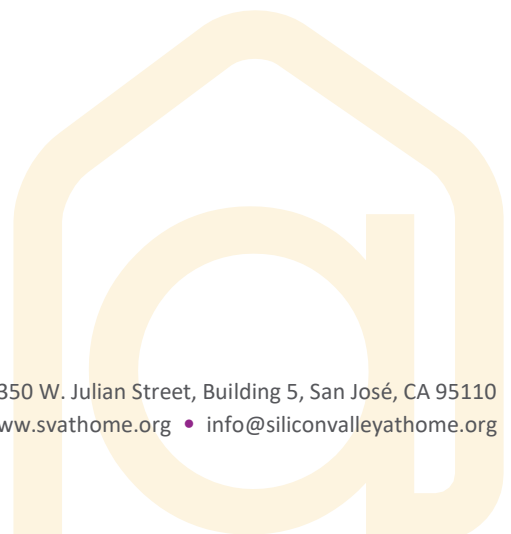
Table 1: Potential Development, by Alternatives				
Land Use	Existing Development	New Development		
		Alternative #1	Alternative #2	Alternative #3
Net New Housing Units	142			
Realistic Potential	-	500	1,170	1,490
Maximum Potential	-	860	1,620	2,130
New Office Commercial Sq. Ft.	744,000	8,600	33,300	126,700
New Retail Commercial Sq. Ft.	111,200	7,500	17,600	22,300
Parks and Open Space (potential approximate acres)	0	1.2	3.6	5.5
# of Potential Redevelopment Sites (Range = Realistic to Maximum Sites Turning Over)	n/a	16 to 23	37 to 41	37 to 52

Source: Santa Clara County Assessor's Office Data, Realquest.com Data, City of Palo Alto GIST Data, Accela Data, and City of Palo Alto, Planning and Development Services Staff.

Table 2: Metrics Based on Realistic Potential				
Metric	Existing (Estimates)	Alternative #1	Alternative #2	Alternative #3
Below-Market Rate Housing Units (assumes 15% of total) (441 Page Mill, Rental BMR)	5	70	180	220
Residential Population	340	1,210	2,840	3,610
Office Jobs	2,460	30	110	430
Retail Jobs	200	10	30	40
Jobs/Housing Ratio (Housing Units Needed to Support New Jobs)	170	50	180	580
Parks and Open Space (acres/1,000 new residents)	0	1.0	1.3	1.5

Source: 2014-2018 American Community Survey 5-Year Estimates, City of Palo Alto GIST Data, Accela Data, and City of Palo Alto Planning and Development Services.

¹ City of Palo Alto Staff Report "NVCAP – Review Plan Alternatives," available at: <https://www.cityofpaloalto.org/civicax/filebank/documents/79522>



Attachment B

City of Palo Alto's Permit Progress for 2015-2023 RHNA Cycle²

Note: these figures do not include the one housing proposal Palo Alto permitted in 2020

Palo Alto Permit Progress as of 2019				
Affordability Level	5th Cycle RHNA Goal	Permits as of 2019	Percent Progress	Projected Final
Very Low Income	691	43	6%	9%
Low Income	432	60	14%	19%
Moderate Income	278	42	15%	21%
Above Moderate	587	409	70%	96%
Total	1988	554	28%	38%

City of Palo Alto's draft 2023-2031 RHNA Cycle requirements (with neighboring Santa Clara County jurisdictions for comparison)³

Lower Income	Current VLI	Draft VLI	Percent Increase VLI	Current LI	Draft LI	Percent Increase LI	Current VLI/LI Total	Draft VLI/LI Total	Percent Increase VLI/LI
Palo Alto	691	2573	372%	432	1482	343%	1123	4055	361%
Mountain View	814	2876	353%	492	1656	337%	1306	4533	347%
Sunnyvale	1640	3227	197%	906	1858	205%	2546	5084	200%

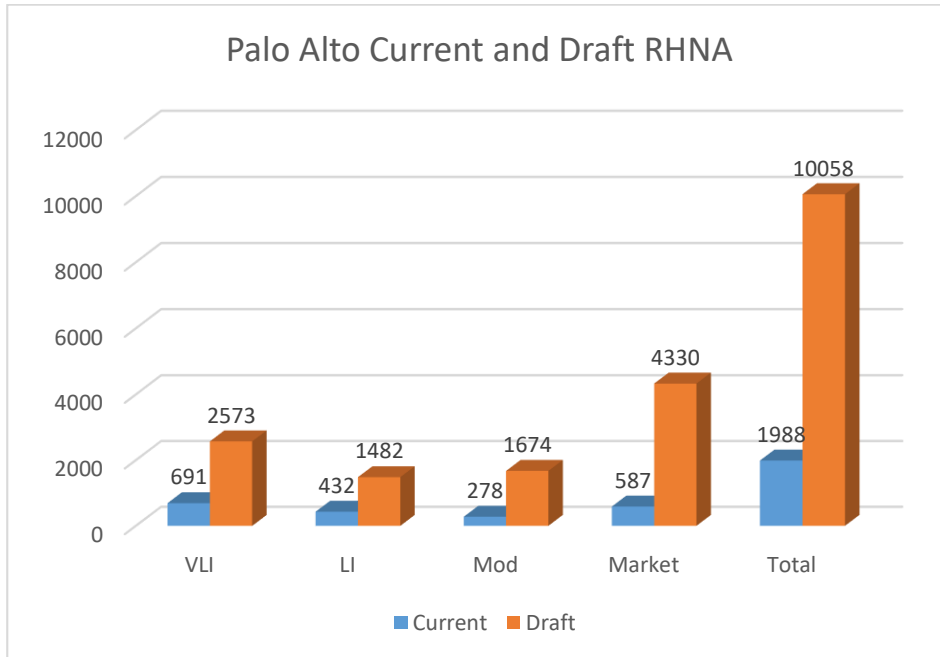
Moderate/ Market Rate	Current Mod	Draft Mod	Percent Increase Mod	Current Market	Draft Market	Percent Increase Market	Current Total	Draft Total	Percent Increase Total
Palo Alto	278	1674	602%	587	4330	738%	1988	10058	506%
Mountain View	527	1909	362%	1093	4940	452%	2926	11381	389%
Sunnyvale	932	2206	237%	1974	5708	289%	5452	12998	238%

² HCD 2019 5th Cycle Annual Progress Report Permit Summary, available at: <https://www.hcd.ca.gov/community-development/housing-element/index.shtml>

³ ABAG Illustrative Allocations from the Proposed RHNA Methodology, available at: https://abag.ca.gov/sites/default/files/rhna_proposed_methodology_-_illustrative_allocations_0.pdf

Attachment B (continued)

Comparison of City of Palo Alto's Current and Next (draft) RHNA Cycle Requirements⁴



⁴ ABAG Illustrative Allocations from the Proposed RHNA Methodology, available at:
https://abag.ca.gov/sites/default/files/rhna_proposed_methodology_-_illustrative_allocations_0.pdf

Nguyen, Vinhloc

Subject: NVCAP

From: Ellen Smith <ef44smith@gmail.com>

Sent: Monday, December 7, 2020 4:19 PM

To: North Ventura Coordinated Area Plan <NVCAP@CityofPaloAlto.org>

Subject: NVCAP

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

I strongly support a bold housing option for the North Ventura / Fry's site. After years of failing to meet its own housing objectives, Palo Alto should seize this opportunity to build a substantial amount of new housing, with an emphasis on affordable housing for both low income families and the "missing middle." This can be done on a scale that does not overwhelm the existing community and takes advantage of existing services, shopping, transit options, and jobs. I urge you to fully explore and expand on Alternative 3 for NVCAP.

Ellen Smith
1469 Dana Ave

From: [North Ventura Coordinated Area Plan](#)
To: [Nguyen, Vinhloc](#)
Subject: FW: North Ventura Corridor
Date: Monday, December 7, 2020 1:24:52 PM

From: Annette Isaacson <annetteisaacson@comcast.net>
Sent: Monday, December 7, 2020 10:23 AM
To: North Ventura Coordinated Area Plan <NVCAP@CityofPaloAlto.org>
Subject: North Ventura Corridor

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Planning Commission,

This is Palo Alto's last best chance for building much needed market rate and affordable housing. Please don't let this chance slip through your fingers.

If not now, when? Be Bold. Commit to building as much affordable housing and multi-family units on this North Ventura site as possible. We won't get another chance.

Sincerely,

Annette Isaacson
2550 Webster St.
Palo Alto, CA

From: [Palo Alto Forward](#)
To: [Planning Commission](#)
Cc: [North Ventura Coordinated Area Plan](#); [Council, City](#); [Fine, Adrian](#); [Tanner, Rachael](#)
Subject: December 9th Public Hearing on NVCAP
Date: Monday, December 7, 2020 7:44:35 AM
Attachments: [NVCAP PTC - Dec 9.pdf](#)

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Chair Templeton and PTC members,

Palo Alto Forward is a non-profit organization focused on innovating and expanding housing choices and transportation mobility for a vibrant, welcoming, and sustainable Palo Alto. We are a broad coalition with a multi-generational membership, including new and longtime residents.

Thank you to staff and the NVCAP Working Group members for your commitment to this critical area plan. After reviewing all three alternatives in the staff report, we urge PTC to fully explore and expand Alternative 3. Both the staff report and the findings of the Strategic Economics' Financial Feasibility of NVCAP Alternatives (Attachment D, pag 43) recognize that Alternative 3 housing intensity and variety, combined with mixed uses (including office uses) and community benefits, is the most economically feasible. Intensification in NVCAP is critical to Palo Alto demonstrating our willingness to meet regional housing goals. The decisions we make now are going to constrain our planning in both the near and longer term future. The NVCAP is a critical long-range plan that requires us to be thoughtful about the context and projected need.

Failure to exercise local control and select enough feasible sites to support the number of housing units needed will likely result in state intervention. The City of Palo Alto met just 28% of our current regional housing goals and will need to permit 10,050 new homes in the next cycle. At this stage we have the opportunity to choose the best sites and community benefits, but we will lose local control if we continue to miss those goals. The number of homes possible in this area plan is critical to meeting those goals while prioritizing climate change and multi-modal transportation.

Land in Palo Alto is too scarce and development is too expensive to miss opportunities like this one. Every neighborhood can responsibly make space for new neighbors. The NVCAP area is uniquely positioned as a great site for new and varied housing. It is close to services, shopping, transit, and jobs, which would set new families and low-income residents up for success. In order to ensure this happens, we must adjust our height limits, parking policies, fees, and FAR to accomodate for more homes and make it economically feasible to build. Lastly, without identifying dedicated funding and inventizing land dedication in our inclusionary zoning policies to subsidize affordable housing construction we will not see the number of Extremely Low Income and and Very Low Income homes we

need.

Palo Alto Forward also supports the range of NVCAP Policy Strategies (Attachment E, p. 52). These policies help create a strong community of opportunities. All of us want the study area to be vigorous, innovative, inclusive, and flexible enough to respond to changing economic, social, and environmental conditions over the decades.

Sincerely,
Palo Alto Forward Board

cc: Mayor Fine and Palo Alto City Council Members
cc: NVCAP Working Group



December 9, 2020

Re: December 9th North Ventura Coordinated Area Plan (NVCAP) Study Session

To: Planning and Transportation Commission (PTC)

Dear Chair Templeton and PTC members,

Palo Alto Forward is a non-profit organization focused on innovating and expanding housing choices and transportation mobility for a vibrant, welcoming, and sustainable Palo Alto. We are a broad coalition with a multi-generational membership, including new and longtime residents.

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Sincerely,
Palo Alto Forward Board

cc: Mayor Fine and Palo Alto City Council Members
cc: NVCAP Working Group

From: [David Adams](#)
To: [Planning Commission](#)
Subject: NVCAP
Date: Sunday, December 6, 2020 10:34:25 AM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Honorable members of the Planning and Transportation Commission,

The staff NVCAP submission (NVCAP - Review Plan Alternatives) by staff contains several inaccuracies and omissions.

As stated, an original goal of NVCAP was to “minimize displacement of existing residents”. Moreover, at the combined NVCAP/CC meeting (Wednesday, April 17, 2019) Council Member DuBois moved and seconded by Vice Mayor Fine to Update the project direction to include:

“3. Preventing displacement of existing residents;”

This motion passed unanimously.

Additionally, at that same meeting Councilor Cormack stated (2:12:50):

“I’m going to list a few things that I really want to see in this: What if we keep all the single family housing on Olive.”

As I live inside the NVCAP area, on Olive Ave, I have been following the process closely and have attended/participated in all meetings and community gatherings including a stakeholder meeting. It has become abundantly clear that staff have made no effort to follow CC’s direction. All 3 alternatives propose rezoning of Olive Ave and the consequential displacement of existing residents.

Also absent from the staff report is the fact that several houses on Olive, in the block proposed for rezoning, are independently owned. No protections are being afforded to these residents.

As background, Olive Ave houses some of the most affordable single family homes in PA. Staff’s proposal to tear down this housing and replace with market rate is extremely short-sighted. Yes, it may make the housing numbers look better but the process amounts to gentrification.

I urge the commission to prevent Olive Ave from being rezoned and hence save some of our existing and most affordable housing.

Thank you and regards
David Adams & DiHuyen Ho
Olive Ave

From: slevy@ccsce.com
To: [Planning Commission](#)
Cc: [Council, City](#); [Shikada, Ed](#); [Lait, Jonathan](#)
Subject: NVCAP, RHNA and planning for housing
Date: Friday, December 4, 2020 3:24:16 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear PTC, Council and staff,

With regard to the NVCAP alternatives I support an expanded alternative 3.

It will produce the most housing and also the most open space.

Every action taken by the PTC and council will be a piece of the picture HCD can review to determine if Palo Alto is making a good faith effort with regard to housing supply, diversity of types and affordability.

To date Palo Alto has presented a mixed picture with some recent housing approvals and also a spate of letters complaining to MTC/ABAG and HCD about our housing allocation.

I believe the focus on the number of units is misguided and complaining before even trying to develop a new Housing Element marks us as even trying to act in good faith.

I believe a better course is to act now to identify sites and policies that support an increase in housing and affordability.

It is in this context that I believe the actions with regard to the San Antonio corridor will be viewed favorably by HCD and actions to minimize housing goals on our largest potential housing site before even inventorying sites and policies is a red flag.

We are asked to put forth a good faith effort and will be judged on that and how we review and process project proposals and NOT on how many units are actually built, which will depend on market forces, the economy and builder proposals.

In addition I believe the local discussion of "local control" is also a red flag to HCD.

Local control to me and I believe HCD means a city developing its own strategy for how best to make the required good faith effort.

It does NOT mean the choice to ignore the RHNA and Housing Element guidelines just as it does not mean Palo Alto can grant drivers' licenses to 10 year olds or sell alcohol to minors.

I repeat my encouragement to have HCD come and explain the Housing Element process and enforcement tools.

Stephen Levy

P.S. I was on the technical advisory committee for HCD in implementing the new state requirements as well as on the 2015 DOF committee on household formation rates in both cases with Dowell Myers of USC. I talked last week with Walter Schwarm and was reminded of what we were dealing with and the rationale for our advice.

I will write a separate email responding to the email Gab Layton sent you recently.