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September 25<sup>th</sup>, 2018

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

Dear Chair Lauing, Vice Chair Monk, and Commissioners Alcheck, Gardias, Riggs, Summa, and Waldfogel:

On behalf of SV@Home and our members, we write today in support of the staff recommendations to approve the rezoning of 3703-3709 El Camino Real (Wilton Avenue) to Neighborhood Commercial with Affordable Housing Combining District and to move the proposed development to the City Council for their approval.

Rental prices in Palo Alto are among the highest in the region. As of August 2018, according to Rent Jungle, average monthly rent for a one-bedroom apartment in the city is \$3,188, which represents a nearly 10% increase from last year at this time. The need for more affordable housing opportunities in the city is dire.

Palo Alto Housing's proposed 100% affordable, 65-unit project is precisely the type of development the affordable housing overlay zone was adopted to permit and promote. The proposed homes provide deep levels of affordability much-needed in Palo Alto. In particular, the proposed development includes 15 homes for people with developmental disabilities, an underserved population who lack housing choices across the County.

The City has lined up the tools and policy guidance to make this project possible, now it's time to put them into practice and get housing built. The proposal aligns with Palo Alto's affordable housing goals, as made clear in the Comprehensive Plan Housing Element and the Housing Work Plan, which was adopted in February this year. It also operationalizes the City's efforts to remove barriers to building affordable housing, which includes the affordable housing overlay zone.

You have an opportunity to take decisive action in support of affordable housing in Palo Alto. The City cannot afford to slow down the construction of this housing in your community. We urge the Planning Commission to move forward without delay to approve the proposed rezoning and recommend approval of the proposed project to the City Council.

Sincerely,



Pilar Lorenzana  
Deputy Director