

Planning and Transportation Commission Public Comment 9-26-18

From: slevy@ccsce.com
To: [Planning Commission](#)
Subject: Applying the AH combining district ordinance to the Wilton site
Date: Sunday, September 23, 2018 10:13:57 AM

Dear Commissioners,

Increasing the supply of housing reserved for low income residents is a priority of this commission, of the city council and of the community.

to help achieve this goal, Palo Alto has adopted an Affordable Housing (AH) Combining District ordinance to encourage non profit developers to bring forth projects where 100% of the units are reserved for low and low/moderate income residents.

One impetus for development of this ordinance was to encourage Palo Alto Housing to submit an application for an eligible project on the Wilton site.

This has now happened and tonight the PTC can move this effort forward by determining that the site is eligible for rezoning under the AH ordinance.

Since the project does meet all the criteria in the AH ordinance as laid out in the staff report, the rezoning should be approved without delay.

As the staff report points out, there will be further review and opportunity for public comment at the scheduled ARB hearings and later at the council.

While not directly related to the rezoning application, i do want to point out that the proposed project has the added benefit of reserving units so that eligible disabled adults can live independently.

Stephen Levy

■ Forest Avenue

Palo Alto

Planning and Transportation Commission Public Comment 9-26-18

From: slevy@ccsce.com
To: [Planning Commission](#)
Subject: Housing Work Plan
Date: Sunday, September 23, 2018 10:47:09 AM

The city has adopted a goal in the Comp Plan of adding 300+ units per year to Palo Alto's housing stock.

In response to that priority the council has approved a housing work plan to adopt an ordinance that reduces barriers to the development of additional housing in Palo Alto.

The PTC is continuing discussion on a series of barrier reducing initiatives, which as the staff report points out, are consistent with the goals and policies of the Housing Element and the broader Comp Plan.

I support the staff recommendations and was pleased to watch the positive discussion at the last PTC meeting.

The work plan proposals are consistent with the findings about housing barriers and the proposals of the Committee to House the Bay Area on reducing barriers to increased housing supply. These barriers are real and apply not only in our city but throughout the region.

The proposals are consistent with with the goal of reducing the cost of projects so that they can be more affordable than under today's conditions that prohibit anything by expensive or subsidized housing.

The proposals, moreover, recognize the goal of making residential development economically attractive to property owners, and that actions that increase costs move in the opposite direction.

I understand that some residents prefer that less or no new housing be built.

The proposals in the draft ordinance will let the community see who talks about housing but does not act to make it happen and those who as the saying goes "walk the talk". And make Palo Alto a leader in reducing barriers to increasing housing supply and choices.

In particular, the staff proposal makes it more attractive and feasible to build smaller units that are by design more affordable.

So, please, give your input and move this forward to council with support for making the Comp Plan housing goals a reality.

Stephen Levy

█ Forest Avenue

Palo Alto

Planning and Transportation Commission Public Comment 9-26-18

From: [Linnea Wickstrom](#)
To: [Planning Commission](#)
Cc: [Linnea Wickstrom](#)
Subject: Housing Work Plan: Staff Proposal
Date: Sunday, September 23, 2018 8:25:04 PM

Planning and Transportation Commissioners,

I urge the Commission to adopt the staff recommendations to facilitate reducing barriers to creating additional, much needed, housing in Palo Alto in accordance with the Comp Plan and Housing Element.

The one question I have is this: why is fixed rail that only transit that will qualify housing? "Fixed rail" and "Cal Train station" are specifically mentioned in several places but there is no mention of any other transit option, such as high-frequency bus routes or bus transit stops. For many people, a bus route might be much more practical than fixed rail. Should the staff proposal include housing close to main bus routes?

Thank you,
Linnea Wickstrom
Monroe Drive
Palo Alto

From: [Dr. Barbara Stroud](#)
To: [Planning Commission](#)
Date: Monday, September 24, 2018 3:52:05 PM

As a Palo Alto original born at Stanford hospital and the child of PAUSD education, the inclusive nature of Palo Alto is near and dear to my heart.

I encourage you to recommend the rezoning of the site at 3703-3709 El Camino Real to apply the Affordable Housing Combining District to allow for the development of an 100% affordable apartment building that will provide 65 studio apartments. 25 % will be set aside for developmentally disabled adults. The remainder of the units will be available to persons making no more than 60% AMI. Doesn't everyone deserve a home regardless of ability, race, orientation, or nation of origin. What does Palo Alto want to stand for?

New affordable housing is much needed in Palo Alto. This project is on a high quality transit corridor and near many services for the future residents. Traffic impact will be negligible and parking will be adequate. You have to opportunity to make a positive difference in the lives of low income families. Do not waste this chance.

Please do the right thing all people not just some people and recommend the rezoning to the city council.

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Barbara Stroud, PhD
CalAIMH Inaugural President
Academy of ZERO TO THREE Fellows
IFECMH Endorsement- Reflective Facilitator Mentor Level
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DrBarbaraStroud.com

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Planning and Transportation Commission Public Comment 9-26-18

From: christajbrown@yahoo.com
To: [Planning Commission](#)
Cc: [Sheryl Klein](#)
Subject: Recommendation for rezoning of the CN site at 3703-3709 El Camino Real at Wilton Avenue
Date: Monday, September 24, 2018 4:16:57 PM

Dear Chair Lauing and Commissioners,

I currently live in Webster Woods, a Palo Alto Housing Community. I am a single mother of two and I work at Palo Alto High school for the last five years. In this economy I am not able to afford to live in non-subsidized housing. If it weren't for these types programs my family and I would be displaced. I am truly grateful for Palo Alto Housing as they have changed our lives for the better.

I encourage you to recommend rezoning of the CN site at [3703-3709 El Camino Real at Wilton Avenue](#) to CH (AH) to allow for the development of a much needed affordable housing project. This project will provide 65 small low-income apartments. A quarter of the apartments will be for developmentally-disabled adults and the rest for low-income residents. The property is on a high quality transit corridor that will make it easy for residents to commute to work or other services.

Thank you for supporting such an important rezoning effort. Adding more affordable housing units will truly help our community!

Sincerely,

Christa Brown

Planning and Transportation Commission Public Comment 9-26-18

From: [Howard Guss](#)
To: [Planning Commission](#)
Subject: Rezoning of the site at 3703-3709 El Camino Real
Date: Monday, September 24, 2018 12:34:39 PM

I encourage you to recommend the rezoning of the site at 3703-3709 El Camino Real to apply the Affordable Housing Combining District to allow for the development of an 100% affordable apartment building that will provide 65 studio apartments. 25 % will be set aside for developmentally disabled adults. The remainder of the units will be available to persons making no more than 60% AMI.

New affordable housing is much needed in Palo Alto. This project is on a high quality transit corridor and near many services for the future residents. Traffic impact will be negligible and parking will be adequate.

Please do the right thing and recommend the rezoning to the city council.
Very truly yours,

Howard Guss

"When you dream in color, is that a pigment of your imagination?" ~ Richard Sher

Planning and Transportation Commission Public Comment 9-26-18

From: [Per Maresca](#)
To: [Planning Commission](#)
Cc: jwickstrom@comcast.net
Subject: Yes to Wilton Court
Date: Sunday, September 23, 2018 8:08:44 PM

Dear Planning and Transportation Commissioners,

I am a 26 year old young adult who has autism. Like many young adults with developmental disabilities, housing is crucial to developing my skills for independent living for the long haul.

Thanks to the City of Mountain View and Housing Choices, I am one of the few who has been lucky enough to be learning how to live independently in my own studio apartment. I also have a part time job and many opportunities through Abilities United.

I might like to move back to Palo Alto one day where I was born and raised, but even if I don't get that chance there are many developmentally disabled people who could get their chance if Palo Alto moves forward on Wilton Court and other future developments.

Please approve AH Rezoning for Wilton Court!

Thank You Very Much!

-Per Maresca
From my Parents's House in Palo Alto

Planning and Transportation Commission Public Comment 9-26-18

From: [Linnea Wickstrom](#)
To: [Planning Commission](#)
Cc: [Linnea Wickstrom](#); [Peter Maresca](#)
Subject: YES! for Affordable Housing Zoning Overlay for Wilton Court
Date: Sunday, September 23, 2018 7:57:26 PM

Planning and Transportation Commissioners,

As an advocate for affordable housing and especially, housing for people with developmental disabilities, we **urge you to approve the rezoning of the PAH parcel Wilton Court under the AH ordinance.**

This is a must to get Palo Alto moving on inclusive housing under the AH ordinance, on a project that meets all the criteria under that ordinance.

As the parents of a developmentally disabled young adult, we know how scarce ELI and VLI housing is and we know how many developmentally disabled adults are waiting and hoping for housing. And we know how many aging parents like ourselves are waiting and hoping to find housing for their adult children in their own community, with all their natural supports. Many DD young adults, like our son, are even participating in the local workforce – in some of the jobs that help keep Palo Alto’s stores and hotels and other businesses running..

We parents and the organizations that provide support services need housing starts now because most of our “children” need quite a time to make the transition to independent living. Though Wilton Court will not solve the housing crisis for Palo Alto families who need life-long affordable housing, Wilton Court, with 15 units, can be that start.

Thank you for moving Wilton Court forward without delay,
Linnea Wickstrom and Peter Maresca
Monroe Drive
Palo Alto