



Planning & Development Services

Memorandum

To: Housing Element Ad Hoc Committee

From: Jonathan Lait, Director of Planning and Development Services

Date: June 17, 2021

RE: Ad Hoc Committee Meeting No. 1

Purpose of Meeting

1. Staff will provide an update on Housing Element Working Group progress to date.
2. Ad Hoc Committee guidance on filling one vacant Working Group Alternate position and protocol.
3. Ad Hoc Committee input and feedback on Site Selection Strategies.

Discussion

On February 1, 2021, the City Council approved the formation of the three-council member Housing Element Ad Hoc Committee (Committee). The role of the Committee is to discuss the Housing Element Working Group's (Working Group) work products and provide input. The Committee does not prepare a formal recommendation to the Planning and Transportation Commission (PTC) or Council. The Committee is intended to provide guidance that reflects the City Council's policy interests, given statutory requirements and constraints. The Committee supports efforts to ensure the Housing Element meets requirements to enable its certification from HCD.

The updated Housing Element must be certified by the State by January 2023. While there are many aspects to the update, the main two components of the update include: 1) Identifying sufficient sites to accommodate the City's anticipated RHNA requirement of 6,086 units and, 2) prepare programs that will help spur production on those selected sites. A summary of the recent State Housing Element requirements, including site selection, and its impacts to the City is included as Attachment A.

As outlined in the May 10 Council meeting, below is summary of major milestones to achieve certification:

<u>TIME</u>	<u>TASK</u>
May 2021	- Working Group starts meeting, focus on site selection
August 2021	- PTC receives update on WG site selection work
January 2022	- Formal PTC review of site selection
March 2022	- Formal Council review of site selection
	- Formal PTC review of Housing Programs
May 2022	- Formal Council Review of Housing Programs (early May)
	- Public Review of Draft Housing Element
	- Submit Draft HE for HCD initial review (late May)
September 2022	- Formal PTC review of Housing Element
November 2022	- Council Adoption of Housing Element
January 2023	- HCD Certification

Working Group Update

The Working Group has met twice, in May and June 2021. Due to the diverse nature of the Working Group, including varying levels of experience with land use and the Housing Element, the first two meetings primarily focused on: (1) providing Housing Element background information and (2) educating members about applicable Housing Element requirements.

The Working Group also began discussions on site selection strategies to kick off the site selection process. For reference, per the Housing Element update schedule, the Working Group will be focusing on site selection through its November 2021 meeting.

May Meeting

Prior to the initial May meeting, the Working Group received a handbook that contained information about:

- a) Brown Act requirements;
- b) Housing Element and Regional Housing Needs Allocation (RHNA) basics;
- c) Working Group roles and responsibilities; and
- d) Other administrative and procedural details.

At the meeting, staff reviewed the handbook and answered the Working Group's questions. In addition, Co-Chairs were also elected. The Co-Chairs are Sheryl Klein, of Alta Housing, and Ed Lauing, a Planning and Transportation Commissioner. At the end of the meeting, members were given tasks to complete in preparation for the next meeting.

Working Group May Packet: <http://paloaltohousingelement.com/wp-content/uploads/2021/05/05-06-21-Complete-Packet.pdf>

June Meeting

Building on the information presented in May, the June meeting included the following items:

- a) An overview of the current Housing Element including a brief overview of housing sites, methodologies (i.e. El Camino Real “pearls on a string” concept) and Housing Element programs.
- b) Site selection requirements for the Update, including new selection requirements passed since the adoption of the current Housing Element.
- c) Development of strategies for site selection for the Housing Element update.

Staff and consultants presented three sets of high-level list of potential site selection strategies. This list represented an “all options on the table” approach. The strategies listed are not exhaustive but served to start the conversation. Staff sought additional input from the Working Group regarding additional strategies to consider.

Three sets of strategies presented were as follows:

Set 1: *Strategies that allow more housing on sites where housing is already allowed:*

1. Increase heights and other standards (Floor Area Ratio) to allow taller buildings
2. Allow greater density (more units/acre)
3. Relax certain zoning standards (e.g., setbacks, FAR, parking standards, etc.)
4. Allow greater density where only single-family is currently allowed (this could be duplex, triplex, quadplex or other level)

Set 2: *Understanding Palo Alto, where would you want to put future housing?*

5. Near rail – continuation of pearls on a string
6. High capacity streets
7. Other transit corridors
8. Near Employment centers
9. Near Retail areas
10. Faith-based institutions

Set 3: *Strategies that expand the inventory of sites where housing is not allowed:*

11. Allow housing on land currently zoned for public use (i.e. parking garages, parks)
12. Allow housing on open space (i.e. Baylands, Palo Alto hills)
13. Allow mixed-use residential anywhere office is currently allowed
14. Allow mixed-use residential anywhere retail is currently allowed

Working Group June Packet: <http://paloaltohousingelement.com/wp-content/uploads/2021/05/June-3-2021-WG-Packet.pdf>

Initial Working Group feedback on presented strategies

The Working Group provided a variety of comments on the three sets of strategies. A summary of the comments are provided for each set.

Set 1 Comments: Working Group comments to allow more housing where housing exists focused on the following:

- Height – Allowing additional height should be contextual with the surrounding areas in that it should be strategic and not sweeping.
- Charm – it is important to preserve the charm of Palo Alto. To be aware that any strategy has potential disadvantages for existing residents.
- Mixed Use – There should be more housing on commercial properties. Also, there should be ground floor retail in multifamily zoned parcels.
- Parking – Parking should be accessible to all. Parking requirements should be relaxed.

Set 2 Comments: The Working Group was then asked about locations in the City. Their comments included the following:

- Hotels - Purchase hotels and convert to lower income housing. It is ready built housing. Similar, discourage hotels and promote housing.
- Stanford Research Park/Palo Alto Square: On SRP, locate the housing near El Camino or near existing amenities. Palo Alto Square is a perfect spot for housing. No neighbors for opposition.
- Faith based institutions – This could be a win-win. The ground floor should be mixed use with housing on the upper floors.
- Fixed rail – Focus taller buildings near tracks. Also focus retail and services near Caltrain stations.
- High Capacity streets – Cluster taller buildings along those streets.
- Transit Centers – Locate housing near them

Set 3 Comments: The Working Group was then asked about housing currently not allowed in the City. Their comments included the following:

- Open Space – Do not build on open space. Public lands should remain in public use. Need more parkland.

Site Selection Strategies

Staff now requests feedback from the Committee regarding the potential site selection strategies. Staff have added additional strategies suggested by the Working Group. Staff is asking the Committee the following questions:

1. What are the advantages of these approaches?
2. What are the disadvantages of these approaches?
3. Are there additional ideas?

The Committee's feedback will be communicated back to the Working Group at its next meeting on July 1.

Replacement of Working Group Alternate

Prior to the start of the Working Group meetings, as staff was corresponding with Working Group members, staff was unable to contact Dina Bartello of Project WeHope. Ms. Bartello was selected as an alternate member and the Working Group's representative for the unhoused community. Staff is noting this absence since during the deliberations on the formation of the Working Group, the City Council specifically mentioned to include a person representing the unhoused community. Therefore, staff is seeking input from the Committee to see if the Committee wants to find another unhoused community representative to replace Ms. Bartello as an alternate on the Working Group.

Staff has attached the redacted applications (Attachment B) of other Working Group applicants who represent the unhoused community and/or have experienced homelessness if the Committee chooses to replace Ms. Bartello. Staff suggests the Committee may select a potential replacement alternative from this short list. Alternatively, the Committee could recommend another applicant to the City Council. Lastly, the alternate spot could remain vacant, however, if any other Working Group member resigns or cannot continue, there would only be one remaining alternate.

Protocols for Alternates

In the May 10, 2021, Council report (ID#12116), staff proposed enabling Working Group alternates to speak during public comment periods during the meetings, but not to participate in the Working Group discussions. Staff recommends revising the role of alternates and allow them to participate in the discussions. This would provide alternates the opportunity to share their perspectives on the issues; they would continue to be non-voting members.

Communications to Working Group/Staff

Currently, any input from the Committee will be conveyed to the Working Group through staff. Staff suggests that, similar to Council's land use action process where a PTC member is available to explain the PTC's rationale and hear the Council deliberations, a Co-Chair be present during the Committee meeting. This way, there would not be information lost in the delivery of the Committee input through staff.

Next Steps

The Ad Hoc Committee will continue to review Working Group work product. The Working Group will have refined their Site Selection strategies and commenced site selection by the next Committee meeting on August 19, 2021. Staff will present the Ad Hoc Committee another update of the Working Group progress including selection of sites.

ATTACHMENT A

Regional Housing Needs Allocation and Recently Enacted Housing Element Site Selection Requirements

Regional Housing Needs Allocation (RHNA)

RHNA represents the number of housing units a jurisdiction must plan for and is derived from a process involving state and regional organizations. Because housing is an area of statewide concern, the legislature over several decades has taken steps to promote the production of fair housing opportunities for all. Each jurisdiction in the state must prepare a housing element, which is a component of the comprehensive plan. Housing elements are typically updated every eight years and include housing production goals at various income levels. Jurisdictions must demonstrate in their housing element that they already have capacity to accommodate the new housing growth or they need to amend their local zoning laws to do so within a specified period of time.

The City has received its draft RHNA from Association of Bay Area Governments (ABAG) for the 2023-2031 period. While the City's RHNA has yet to be finalized, the City's anticipated RHNA is as follows:

Draft 2023-2031 RHNA				
Very Low Income	Low Income	Moderate Income	Above Moderate Income	TOTAL
1,556	896	1,013	2,621	6,086

RHNA Site Selection Requirements

As the City commences its site selection process to accommodate its RHNA, since the last Housing Element update, the State has approved a number of additional requirements as part of the site selection process. Below is a summary of the new requirements and its potential impacts to the City.

AB 1397 (2017) – Revised Housing Opportunity Sites Eligibility Standards

AB 1397 increases eligibility requirements for Housing Opportunity sites. Some significant requirements were introduced in AB 1397.

Sites in the inventory must now be both suitable and available. Sites smaller than half-acre or larger than 10 acres are not considered suitable for lower income housing unless the jurisdiction provides examples of "realistic capacity" in which it can demonstrate sites of equivalent size that were successfully developed during the prior planning period for an equivalent number of lower income housing units or other supporting evidence. For non-vacant sites, they must have a realistic and demonstrated potential for redevelopment.

To demonstrate availability, if a local government uses non-vacant sites to accommodate most of its lower income housing need, as it is in the City's case, existing uses are presumed impediments absent substantial findings that the use is likely to be discontinued during the planning period to show that the site is available.

Also, vacant sites cannot be used for more than two consecutive planning periods, and non-vacant sites for consecutive planning periods, unless the site is rezoned to allow at least 20 units per acre and by-right development if at least 20% of the units are affordable to lower income households

City Impact: Changes in the State Housing Element Law compound the difficulty presented by a higher RHNA. The current site inventory illustrates the impact of these tightened standards.

Of the current 1,680 units of lower income housing capacity identified on 176 sites in the City's 2015-23 Housing Element:

- 1,559 units (92.7%) are planned on non-vacant sites, triggering the requirement for findings that existing uses in non-vacant parcels are likely to be discontinued during the planning period ("available").
- 885 units (52.6%) are planned on sites smaller than half-acre or larger than 10 acres and require evidence of equivalent sites being developed ("suitable"). This constitutes 138 of the 176 Housing Opportunity sites (78.4%).
- A substantial number of non-vacant sites have been included in previous housing elements. These sites will now be subject the AB 1397 requirements for inclusion in the HE update.

The State Department of Housing and Community Development (HCD) has provided guidance on site selection. Here is a link to the HCD memo: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

SB 166 (2017) - *No Net Loss*

SB 166 adds a "no net loss" provision for Housing Opportunity site inventories. If an approved project on a Housing Opportunity site has fewer units by income category than what was identified in the City's housing element, the remaining sites in the housing element must be adequate to meet the unmet RHNA requirements, or the local government is required to identify and rezone additional sites to fully accommodate the unmet need within 180 days.

City Impact: In general, when selecting Housing Opportunity sites to accommodate RHNA, additional sites are selected to create a "surplus" of units in anticipation to such "no net loss" scenarios. A general rule of thumb is to create a surplus of approximately 10% over the RHNA. In the City's case, with the anticipated RHNA of 6,000 units, adequate sites to accommodate up to 6,600 units would be recommended. The City will need to closely monitor future developments to track the "no net loss" requirement.

AB 686 (2018) – *Affirmatively Furthering Fair Housing*

AB 686 adds an affirmatively furthering fair housing (AFFH) requirement for housing elements that includes:

- A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity.
- An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.
- An identification of the jurisdiction's fair housing priorities and goals and identifying the metrics and milestones for determining what fair housing results will be achieved.
- Strategies and actions to implement those priorities and goals, which may include enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, including preservation of existing affordable housing, and protecting existing residents from displacement.

City Impact: AB 686's requirement to approach the site inventory with an AFFH lens will add more complexity to the work for the sixth cycle. Once again, the current site inventory illustrates the challenge the City faces in achieving compliance in the upcoming cycle. While the City is mostly areas of high opportunity, site selection must ensure that the selected sites do not lead to further segregation or greater disparity in fair housing opportunities.

High opportunity/resource areas are defined by HCD and the California Tax Credit Allocation Committee, which uses them in evaluating financing for affordable housing projects.

As with the site selection requirements, HCD has released a memo to provide guidance. Here is a link to the memo: https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab686_summaryhousingelementfinal_04222020.pdf

AB 725 (2020) – *Medium-Density Housing Required*

AB 725 addresses the deficit of medium-density housing by requiring cities designate at least 25 percent of a jurisdiction's share of the regional housing needs allocation as *moderate-* and above moderate-income housing. For these housing opportunity sites, zoning that allows at least four units of housing, but not more than 100 units per acre of housing, is required.

City Impact: This new legislation, which was signed by the Governor in September 2020, is still being analyzed on how to implement this requirement and to understand what impact this legislation may have on site selection. A preliminary review indicates that since the City has consistently been able to meet it above moderate targets, this requirement may have minimal impact for above moderate housing. It is still unclear about the requirements for moderate income housing.

ATTACHMENT B

UNHOUSED COMMUNITY ADVOCATES
REDACTED APPLICATIONS

#22

COMPLETE

Collector: HEWorking Group (Web Link)
Started: Sunday, February 21, 2021 11:44:38 AM
Last Modified: Sunday, February 21, 2021 12:17:42 PM
Time Spent: 00:33:04
IP Address: 73.158.217.150

Page 1: Applications are due by 5 pm, March 5, 2021

Q1

Name

Chuck Jagoda

Q2

Mailing Address

Address

[REDACTED]

City

[REDACTED]

Q3

Phone Number

[REDACTED]

Q4

Email Address

[REDACTED]

Q5

No

Are you a Palo Alto Resident?

Q6

Rent

Do you rent or own your home?

Q7

Please state the name of your employer. If unemployed or retired, say "none"

none

Q8

What is the address of your company/business?

NA

Q9

70+

What is your age?

Q10

No

Are you or do you have any relatives or members of your household who are employed by the City of Palo Alto, serving on the City Council, or are Board Members or Commissioners?

Q11

If yes, which department or body?

NA

Q12

Yes

Are you generally available and committed to attend one monthly evening meeting, from 5:30 pm - 8:30 pm, between May 2021 to October 2022?

Q13

Please check all that apply to you or your organization?

Service Provider,
Stakeholder Group,
Underrepresented Community (limited English proficiency, persons of color, youth, etc.)
,
Special needs community (persons with disabilities, single parent households)
,
Senior (62+),
Neighborhood Organization/Association,
Other (please specify):
teacher, writer, housing/homeless activist

Q14

Please state the specific groups or affiliations for the boxes you checked in Question 13.

Downtown Streets Team, Women's International League of Peace and Freedom, Alternative Housing Committee, Heart + Home, North County Year Round Shelter

Q15

Please briefly indicate any education or experience you have in the fields of housing and community development, housing finance or development, social services, urban planning and land use, or other relevant fields. (Please limit your response to a maximum of 250 words)

Community Development for Youth (youth worker), Parkside Studios (SVLE) organizer, Stop The Ban (Palo Alto, 2013). Student of Land Trusts, Alternative Housing (tipi, yurt, domes, etc.), community organizing, Strike Leader 1970 National Student Strike Over Cambodian Invasion. Teacher of various subjects (Latin, Sp Ed, Computer Literacy, Basic Literacy, Remedial Math, Adult Computer Literacy, etc.) In 2014 I wrote a 5000 word comment to a Mercury article on people who died of exposure in Palo Alto which helped start discussions leading to a replacement of the Armory Shelter in Sunnyvale. I am a free lance case worker of homeless people and organize fellow tenants at Parkside Studios. I believe strongly in Land Trusts and YIMBYism.

Q16

Please describe your involvement/experience in community activities, volunteer work, civic organizations, and how you have connected with others in the community. (Please limit your response to a maximum of 250 words)

Please see above. I encounter homeless people on the street and try to help them. I help people with housing, shelter, and accessing various services. I organize tenants in my assisted-housing apartment house. I was Director of Customer Services for a program to give smartphones to homeless folks. I was a youth worker who got some family therapy services and ran a coffee house program and other programs for youth. I've taught on all levels: K through grad school. I write letters to the editor.

Q17

Why are you interested in serving on the Housing Element Update Working Group? (Please limit your response to a maximum of 250 words)

I believe the views of homeless people are not heard, ignored, and refused at civic meetings. If Tim's kind invitation and my participation could change that overwhelming tradition and consequent forced ignorance--- I'd be most grateful.

Q18

How did you learn about the Working Group formation? (check all that apply)

Personal Contact,

Other (please specify):

It's been in the POST and spoken about at Saturday's WILPF meeting.

Q19

OPTIONAL: Please upload any documents if desired, such as resume, CV, or other information

Respondent skipped this question

#28

COMPLETE

Collector: HEWorking Group (Web Link)
Started: Wednesday, February 24, 2021 12:12:44 PM
Last Modified: Wednesday, February 24, 2021 12:29:12 PM
Time Spent: 00:16:27
IP Address: 98.33.100.10

Page 1: Applications are due by 5 pm, March 5, 2021

Q1

Name

Gregg Johnson

Q2

Mailing Address

Address

██████████

City

██████████

Q3

Phone Number

██████████

Q4

Email Address

██████████████████

Q5

Yes

Are you a Palo Alto Resident?

Q6

Other (please specify):

Do you rent or own your home?

Shelter

Q7

Please state the name of your employer. If unemployed or retired, say "none"

None

Q8

What is the address of your company/business?

NA

Q9

56-70

What is your age?

Q10

No

Are you or do you have any relatives or members of your household who are employed by the City of Palo Alto, serving on the City Council, or are Board Members or Commissioners?

Q11

Respondent skipped this question

If yes, which department or body?

Q12

Yes

Are you generally available and committed to attend one monthly evening meeting, from 5:30 pm - 8:30 pm, between May 2021 to October 2022?

Q13

Senior (62+),

Please check all that apply to you or your organization?

Other (please specify):
unsheltered (underrepresented)

Q14

Please state the specific groups or affiliations for the boxes you checked in Question 13.

NA

Q15

Please briefly indicate any education or experience you have in the fields of housing and community development, housing finance or development, social services, urban planning and land use, or other relevant fields. (Please limit your response to a maximum of 250 words)

As a senior citizen who has worked full time and experienced homelessness, i have first hand knowledge of the difficulties experienced within low-income housing process

Q16

Please describe your involvement/experience in community activities, volunteer work, civic organizations, and how you have connected with others in the community. (Please limit your response to a maximum of 250 words)

Limited involvement , connected through security job and discussions with public while at work

Q17

Why are you interested in serving on the Housing Element Update Working Group? (Please limit your response to a maximum of 250 words)

to give back and share experiences in housing as well as help in creating solutions to housing crisis

Q18

How did you learn about the Working Group formation?
(check all that apply)

Personal Contact,

Other (please specify):
LifeMoves staff

Q19

OPTIONAL: Please upload any documents if desired, such as resume, CV, or other information

Respondent skipped this question

#42

COMPLETE

Collector: HEWorking Group (Web Link)
Started: Monday, March 01, 2021 12:53:52 PM
Last Modified: Monday, March 01, 2021 6:00:39 PM
Time Spent: 05:06:47
IP Address: 98.35.205.16

Page 1: Applications are due by 5 pm, March 5, 2021

Q1

Name

Alexis Crews-Holloway

Q2

Mailing Address

Address

[REDACTED]

City

[REDACTED]

Q3

Phone Number

[REDACTED]

Q4

Email Address

[REDACTED]

Q5

No

Are you a Palo Alto Resident?

Q6

Rent

Do you rent or own your home?

Q7

Please state the name of your employer. If unemployed or retired, say "none"

Downtown Streets Team - Palo Alto

Q8

What is the address of your company/business?

Headquarters: 1671 The Alameda, Suite 306, San Jose, CA 95126

Q9

18-25

What is your age?

Q10

No

Are you or do you have any relatives or members of your household who are employed by the City of Palo Alto, serving on the City Council, or are Board Members or Commissioners?

Q11

If yes, which department or body?

N/A

Q12

Yes

Are you generally available and committed to attend one monthly evening meeting, from 5:30 pm - 8:30 pm, between May 2021 to October 2022?

Q13

Please check all that apply to you or your organization?

Service Provider,
Underrepresented Community (limited English proficiency, persons of color, youth, etc.)
,
Special needs community (persons with disabilities, single parent households)
,
Senior (62+),
Environmental,
Other (please specify):
Homeless Services

Q14

Please state the specific groups or affiliations for the boxes you checked in Question 13.

Unhoused, at-risk, and vulnerable community members in the Palo Alto area. Many are seniors (55+) and/or disabled. Our Team Members provide valuable services to the City of Palo Alto by keeping the downtown streets clean and litter-free 7 days/week, and our Downtown Food Closet provides food security to those in need.

Q15

Please briefly indicate any education or experience you have in the fields of housing and community development, housing finance or development, social services, urban planning and land use, or other relevant fields. (Please limit your response to a maximum of 250 words)

I have a BA in Criminology & Justice Studies from Humboldt State University. I grew up in Palo Alto (attended Palo Alto High) and have worked as the Case Manager for Downtown Streets Team in Palo Alto since August of 2019. In my position as Case Manager, I have provided individualized case management and advocacy for 30+ unhoused and at-risk Team Members (clients). I have assisted my Team Members in obtaining shelter, public benefits, medical benefits, free transportation, vital documents, cell phones, glasses, bank accounts, and much more. I connect clients to community resources and identify housing solutions to meet the needs of my Team Members. Prior to COVID, I conducted weekly outreach to unhoused community members, including street outreach.

Q16

Please describe your involvement/experience in community activities, volunteer work, civic organizations, and how you have connected with others in the community. (Please limit your response to a maximum of 250 words)

In my position as Case Manager with Downtown Streets Team, I have learned first-hand how important building community networks, engaging in community activities and volunteer work, and creating partnerships are in working collaboratively towards social and economic justice. One of my favorite parts of my job has been to infiltrate the existing community networks and to cultivate my own partnerships with community members and local agencies to better serve my Team Members. I have joined service provider networking groups like Minka Van Der Zwaag's Palo Alto Homeless Services Committee (formerly Palo Alto Homeless Senior Committee) and North County Alternative Services (NCAS). I am also the Co-Chair of Service Provider Network (SPN) for Santa Clara County and the Vice President of the Board for Heart and Home Collaborative, seasonal women's shelter in Palo Alto. In addition, I join the regular City and County service provider calls (Minka's Non-profit Check-in Calls and County EOC Bi-weekly Homeless Services and housing phone call). Lastly, I am a Court Appointed Friend and Advocate (CAFA) Mentor for Fresh Lifelines for Youth (FLY) Program, and my mentee is a wonderful youth at Palo Alto High. I feel very well connected to the Palo Alto community and strive to provide the best representation and advocacy for all of our unhoused and at-risk community members.

Q17

Why are you interested in serving on the Housing Element Update Working Group? (Please limit your response to a maximum of 250 words)

I am well-versed in the shortcomings of affordable housing in the Palo Alto area both professionally and personally. Professionally, I struggle to find local appropriate housing solutions for very low-income and unhoused individuals - minimum income requirements are often too high for my Team Members to meet (ex: needing to make 2-2.5x rent/\$1,000+ per month to qualify for a unit that costs \$500 or less), which disqualifies them from "affordable" housing. Personally, I was pushed out of Palo Alto when my family could no longer afford to live in this city. As someone who advocates for our unhoused, vulnerable, and at-risk community members daily, I could bring a unique perspective to the Housing Element Update Working Group. While I am no longer a Palo Alto resident, I feel more connected to the Palo Alto community now than ever before. Including a local service provider like myself, with demonstrated experience in community networking, social services, and volunteer work, in this group would help to provide greater representation for our most vulnerable populations. I hope to have the opportunity to participate in this group. Please find my resume attached and feel free to connect with me on LinkedIn. Thank you for your consideration!

Q18

How did you learn about the Working Group formation?
(check all that apply)

Email from the City,

Personal Contact

Q19

OPTIONAL: Please upload any documents if desired, such as resume, CV, or other information

Alexis Resume updated 3.1.21.pdf (221KB)