
From: rs [REDACTED]
Sent: Wednesday, July 1, 2020 6:29 PM
To: [REDACTED]

Subject: Notice of Appeal of 2050 RHND Housing Plan: Erroneous (Forward to All Regional Planners & Legislative Staff)

Importance: High

External Email

Hello Ladies and Gentlemen:

Please enter my appeal of your Regional Housing Needs Determination (RHND) as issued by the MTC/ABAG. This appeal is timely because the deadline for any appeal is July 10th. Your finding that the area needs 441,176 new units is erroneous because you didn't consider the following:

- 1) Immigration to the US is no longer a supported policy of the majority of US residents, and this is significant given the fact there are 11 million immigrants in the US.
- 2) Efforts are underway to begin condemning buildings on the Peninsula to decrease density.
- 3) Efforts are underway to request the state to conduct land apportionment (This comes from a very ancient common law mandating that real property be returned to its original owners not more than once every 50 years by government action. A modern day equivalent would be an order to sell. And if you don't think it is needed, take a look at the class action lawsuits filed against large corporate conglomerate mobile park owners in the bay area, such as Sam Zell, etc.)

The RHND presents an extremely serious problem for Palo Alto, and will need to be rewritten because of the following problems:

- 1) Your agency did not allow for appropriate public participation in the process as required by California Government Code.
- 2) The new RHND numbers would unfairly and unreasonably impact Palo Alto and the Mid-Peninsula (They are based on an aggressive job growth projection within an already congested Silicon Valley, and focus an increasing share of new jobs in these already jobs-rich areas while the share in the East Bay and San Jose continue to fall dramatically).
- 3) The RHND jobs-based numbers require unattainable housing solution by Palo Alto and the surrounding communities (The new RHND mandate more than DOUBLES the current new housing requirement in Palo Alto and surrounding communities, a demand that cannot be met given that median housing prices are already the highest in the country).
- 4) The penalties for not meeting the goals associated with the RHND numbers are very destructive of local government ... if Palo Alto cannot meet these goals, Palo Alto would lose control of local zoning to the State and to non-elected bodies like MTC/ABAG. This is clearly overreach by State and Regional government and must be stopped.

By the very same logic you folks probably think that landlords should rent to 10 or more people who live in just one room. This is an insult to the sensibilities and your proposal suggest that folks who invested in expensive homes should now give them up because of your desire to increase your density. My response is "over my dead body", and for that reason efforts will be taken to seek both condemnation of a number of recently built buildings in our community to reduce density, and to continue efforts to permanently end immigration.

I would appreciate hearing about your modified proposed 2050 plan of action from each and every one of you to insure our quality of life is preserved, and I suggest you start allowing public comment so that you don't get yourselves into a bunch of legal trouble. Potentially a failure to start taking proper public comment could end up being very expensive for you.

Your interest would be appreciated.

Randal South

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[REDACTED]