

Communication from Public

Name: Josh Fruhlinger
Date Submitted: 10/08/2020 12:25 AM
Council File No: 20-0189
Comments for Public Posting: please add more affordable housing to TOC projects!!!!

Communication from Public

Name: Richard Bourne
Date Submitted: 10/08/2020 07:26 AM
Council File No: 20-0189

Comments for Public Posting: The City's TOC program is a great success. It shows what is possible if the regulations on building multifamily housing in this city are reduced to reasonable levels. My Ryu's motion to increase the amount of affordable housing necessary in 'high market areas' will reduce the amount of total housing and therefore affordable housing in these areas. Below market rate units in a high market area cost more to provide than in a low market area, due to opportunity cost. Affordable housing in high market areas is more valuable than in low market areas, because it is a high market area in the first place, with better schools and job access. A fixed percentage is fine. The City's TOC program does not need to be reigned in, neutered, or otherwise reduced. It needs to be expanded to offer even better bonuses for providing additional public benefit near transit.