

Communication from Public

Name:

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Comments for Public Posting: I am a builder/developer who has looked closely at the proposed Middle build. We cannot make the numbers work. Even with the proposed changes, the math stops at land acquisition. Land Acquisition On the Westside, the cost to buy single-family homes and assemble enough land to build even a modest 2–4 story project is already too high. Once you add construction costs, affordable housing requirements, and the limited density allowed under this program, the project does not pencil RED TAPE As builders, we are not interested in spending months trying to figure out which combination of programs we have to use just to make a small project work. The bottom line is simple: You are not going to get housing built with this missing middle approach. Like none. We have seen this before. The previous version of this program produced zero housing. Expanding it now with small changes will not suddenly make it work. T Even at full SB79 current conditions will produce housing very slowly. It sounds like to me the city does not want the build. With this middle approach you will get just that.