

**Johnson, Kenneth**

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**From:** Johnson, Kenneth  
**Sent:** Wednesday, March 11, 2015 2:52 PM  
**To:** Carolyn Parker; Dave Reinhardt; Jameel AT hotmail.com; TuongVan Do  
**Cc:** Swiecki, John; Tune, Tim; Capasso, Julia  
**Subject:** Housing Element - Ray Miller's response  
**Attachments:** Ray Miller Letter 2015\_03\_11.pdf; Summary Tables rvsd 2015\_03\_11.pdf; Alternative3\_2015\_03\_11.pdf

Commissioners,

Please see the attached letter from Ray Miller regarding the agenda report on the Housing Element, which is scheduled for continued public hearing tomorrow night. In response to Mr. Miller's comments, staff has revised the sheet showing the approved and alternative sites, to add a third alternative, and staff has added a map showing that third alternative. These additional documents are also attached with this email and a paper copy will be provided to you at the meeting tomorrow.

Note that nothing in the letter substantively changes staff's recommendation, as provided in the agenda report.

Regards,  
Ken

## Summary of Approved and Alternative Affordable Housing Overlay (AHO) Sites

Revised 3/11/15 to include Table 3

**Table 1 – Alternative 1, Approved Sites:**

	Acres	Units at Minimum Density	Units at Maximum Density
<b>Residential AHO (Minimum 26 Units/Acre, Maximum 30 Units/Acre)</b>			
91-99 Park Lane	1.855	49	55
105-115 Park Lane	2.142	56	64
145 Park Lane	2.876	75	86
<b>Subtotal</b>		<b>180</b>	<b>205</b>
<b>Mixed Use AHO (Minimum 20 Units/Acre, Maximum 30 Units/Acre)</b>			
25 Park Place	1.25	25	37
41-43 Park Place	1.118	23	33
<b>Subtotal</b>		<b>48</b>	<b>70</b>
<b>GRAND TOTAL</b>		<b>228</b>	<b>275</b>

**Table 2 – Alternative 2, Alternative Sites:**

	Acres	Units at Minimum Density	Units at Maximum Density
<b>Residential AHO (Minimum 32 Units/Acre, Maximum 32 Units/Acre*)</b>			
91-99 Park Lane	1.855	60	60
25 Park Place	1.25	40	40
41-43 Park Place	1.118	36	36
<b>Subtotal</b>		<b>136</b>	<b>136</b>
<b>Mixed Use AHO (Minimum 20 Units/Acre, Maximum 30 Units/Acre*)</b>			
125 Valley Drive	4.54	91	136
<b>Subtotal</b>		<b>91</b>	<b>136</b>
<b>GRAND TOTAL</b>		<b>227</b>	<b>272</b>

- Assumed maximum density

**Table 3 – Alternative 3, Alternative Sites:**

	Acres	Units at Minimum Density	Units at Maximum Density
<b>Residential AHO (Minimum 21 Units/Acre, Maximum 30 Units/Acre*)</b>			
91-99 Park Lane	1.855	39	55
105-115 Park Lane	2.13	45	63
25 Park Place	1.25	27	37
41-43 Park Place	1.118	24	33
<b>Subtotal</b>		<b>135</b>	<b>188</b>
<b>Mixed Use AHO (Minimum 20 Units/Acre, Maximum 30 Units/Acre*)</b>			
125 Valley Drive	4.54	91	136
<b>Subtotal</b>		<b>91</b>	<b>136</b>
<b>GRAND TOTAL</b>		<b>226</b>	<b>324</b>



Alternative 1 - Approved Housing Element  
Affordable Housing Overlay (AHO) Sites

0 50 100 200 300 400  
Feet





Residential AHO  
32 units/acre min.  
60 units min.

Residential AHO  
32 units/acre min.  
76 units min..

Mixed Use AHO  
20 units/acre min.  
91 units min..

Alternative 2 - Alternative Proposal  
Affordable Housing Overlay (AHO) Sites

3/12/15



**Alternative 3 - Alternative Proposal  
Affordable Housing Overlay (AHO) Sites**  
*To Planning Commission 3/11/15*

