

October 28, 2021

Item 1

Members of the Planning Commission

I am requesting you do NOT approve this GP amendment, zoning change, and proposed development as currently presented.

This infill parcel is conducive to a mix of housing types in a prime location with amenities for low-income residents. However, the proposal is solely single family! Let's set the bar for infill a bit higher - consistent with comments made by you and by Council members at the recent joint session, and with new state legislation.

I acknowledge the restrictions of the Airport Land Use Commission which, while necessitating a limit on density, recognized the critical need for housing; I acknowledge the applicant's need for a profitable project and the designated 4 moderate income units, but the developer's interest is not necessarily compatible with the highest and best use for City residents. The positive comments of the City Council and Planning Commission members at their Oct. joint meeting acknowledged the importance of taking a more assertive role in achieving City affordable housing goals. And yet this development does not reflect the Affordable Housing Policies which direct the City to achieve "a range of residential densities, housing types, prices, ownership, and size."

While this development is maxed out on density allowed by the airport, the plan should be improved to include a **variety of housing types** and levels of affordability, such as duplexes and fourplexes, strategically located. Instead of 4 moderate-income single-family homes, designate 2 moderate and 2 low-income.

I am requesting staff and developer Burlington go back to the Airport LUC (if necessary) and renegotiate a diversity of *housing types* within the airport's defined density restrictions BEFORE approving the GPA, the Zoning Change, and any new development.

Ro Aguilar, Hayward resident