

Gautho, Julia

From: Santa Cruz YIMBY <santacruzylimby@gmail.com>
Sent: Wednesday, April 3, 2024 9:18 AM
To: PLANNING COMMISSION
Cc: hello@santacruzylimby.org; Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: [PDF] Support for 1098 38th Ave - Item 6.A on April 4, 2024 Agenda
Attachments: Santa Cruz YIMBY - Support for 1098 38th St - April 4 2024 - Item 6A.pdf

Follow Up Flag: Follow up
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Hello Planning Commissioners,

Please find attached our letter of support for 1098 38th Ave - Item 6.A on April 4, 2024 Agenda.

Sincerely,

Hope Armstrong
Ryan Meckel
Janine Roeth
Rafa Sonnenfeld

Leads, Santa Cruz YIMBY

Santa Cruz YIMBY Mission: We envision a community where our neighbors of all ages, cultures, abilities, and incomes, can make Santa Cruz County their home. In response to the ever-increasing cost of living, we advocate for more affordable housing to meet the needs of our growing population. Santa Cruz YIMBY is a chapter of YIMBY Action, a 501(c)(4) nonprofit organization.,



April 3, 2024

To: City of Capitola Planning Commission

From: Santa Cruz YIMBY

Re: April 4, 2024 Agenda Item 6.A 1098 38th Avenue

Dear Planning Commissioners,

We are writing in support of 1098 38th Ave, a 100% affordable housing development which is on your April 4, 2024 agenda. MidPen Housing's Capitola Manor will add 52 much-needed affordable homes to our community, with a mix of 1-bedroom, 2-bedroom, and 3-bedroom apartments configured in four (4) buildings.

Our area is currently experiencing a housing and affordability crisis of historic proportions. In the last 8 years, Capitola built less than half of its total 5th Cycle RHNA, with only seven (7) Very Low Income (VLI) homes, and 0 Low Income homes. In contrast, Capitola Manor has 7x that amount, with 13 Extremely Low Income (ELI) and six (6) Very Low Income (VLI) homes in addition to 28 Low Income homes. This is a notable step towards meeting 6th cycle RHNA.

Santa Cruz YIMBY is proud to support non-profit housing developer MidPen Housing with their first affordable housing project in Capitola. MidPen Housing has an extensive portfolio of properties serving our county's low income families and at-risk populations, including seniors, farmworkers, the formerly homeless, the developmentally disabled, and veterans. Their Capitola Manor development will include a community room, resident services, a bike rack area, and a play structure. These family-oriented homes are ideally located, with close access to schools, pharmacies, grocery stores, bus stops and many other retail and employment opportunities.

Santa Cruz YIMBY also promotes abundant sustainable growth by increased density near transit. MidPen Housing has included many sustainability features including low water use landscaping, on-site stormwater retention areas, and long-term and short-term bike parking. **We note and applaud the use of the density bonus to maximize the number of affordable homes built, and the reduced off-street parking with the use of state laws and given the proximity to a major transit stop.**

Sincerely,

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