

From: Jeffrey Barnett

Sent: Tuesday, April 26, 2022 11:37 AM

To: Jennifer Armer; Joel Paulson

Subject: Revised Spreadsheet Regarding Buildout Capacity for Consideration on 4.27.22

Good morning, Jennifer and Joel.

Attached please find my revised spreadsheet which I wish to submit as a desk item. Again, this proposal represents my preliminary thinking, and I am certainly interested in the viewpoints of the other Commissioners.

The changes made are as follows:

1. Deleted Hillside Residential as part of the capacity (166 units).
2. Lowered the deduction for Medium Density to 165, thereby providing for 165 housing units in that designation. This is roughly half of the potential decrease of 327 indicated in bullet point two on Page 6 of the Staff Report of April 7, 2022 (packet Page 184)
3. Increased the reduction figure in the Central Business District to 67 from 56 due to a mathematical error. This reduction is roughly half of the full buildout capacity for downtown which is included in the 2,763 figure provided by Staff as shown on the same Page 6.

Thank you.

Requirements		Capacity	Figures	Reductions in Capacity	Reduction Figures	Net New Housing	Total Over RHNA With Buffer	% over RHNA With Buffer
2480720-558	1993	New and Redeveloped Under GP	2763	Low Density Residential	279	2469	177.05	0.08
15% buffer	298.95	ADUs: 25/year for 8 years	200	Medium Density Residential	165			
		Hillside Residential	0	Hillside Residential	0			
Total	2291.95	In process	75	High Density Residential	0			
		SB 9 Developments	?					
		Total Capacity Excluding SB 9	3038	Neighborhood Commercial	0			
		Amount over RHNA	746.05	Community Commercial to Neighborhood Commercial	58			
				Mixed Use	0			
				Central Business District	67			
				Office and Service Commercial	0			
				Total Reductions	569			