

**From:** James Lee  
**Sent:** Monday, October 26, 2015 5:32 PM  
**To:** Council-Jeff Gee; Council-Alicia Aguirre; Council-Ian Bain; Council-Rosanne Foust; Council-Diane Howard; Council-Barbara Pierce; Council-John Seybert  
**Cc:** CD-Diana ODell; MGR-Aaron Aknin  
**Subject:** Oct. 26 City Council Meeting, Agenda Items #7A and #7B

Good afternoon Mayor Gee and the council,

Up for your consideration tonight is the adoption of impact fees to fund future affordable housing projects.

As a native of Redwood City who has seen the lives of families, senior citizens, and young people new to the job market torn apart by the rising cost of housing in our city, I urge you to adopt the impact fee rates recommended to you by staff, with two slight adjustments:

1. please direct staff to raise the fee for condominiums and rental apartments from \$20/sq. ft to \$25/sq. ft; and
2. please direct staff to raise the fee for office buildings from \$20/sq. ft to \$25/sq. ft.

Such increases would allow for more funds to be made available for affordable housing while still keeping Redwood City's fee rates in line with those of other cities on the Peninsula who are also going through similar crises related to housing and gentrification. As has been widely reported in the media, Redwood City has already done a great job of encouraging development of office buildings, especially downtown. Based on what I have heard and seen in the community, surely a higher impact fee rate for office buildings wouldn't hamper the city's ability to attract office development in the future, and the current need for affordable housing is such that there is every reason to raise the fee slightly above staff's recommendation.

I also support the Housing Leadership Council's letter and I would like to join them in urging you to implement an in-lieu, inclusionary requirement. Inclusionary requirements are in many ways preferable to impact fees, in that they help to ensure that affordable units are made available in mostly market-rate developments and thereby prevent a de facto "segregation" of low-income families into affordable developments that exist separate and apart from the rest of the community. Please ensure that such an alternative to impact fees is made available before approval of this item tonight.

I also urge the council to ensure that planning applications that have already been completed and submitted not be exempt from this new fee schedule. It is my understanding and the understanding of many that those who have recently completed planning applications have done so with the knowledge that the council might be approving impact fees in the near future. Again, the current need in our city is so great that it is important to ensure that the new guidelines you will hopefully approve tonight apply equally to all.

Finally, I ask under Item #7B (ADUs - accessory dwelling units) that the council ensure that homeowners looking to rent out either the accessory dwelling unit or the main property itself be required to live on the property. One significant cause of the rise in rents in our city is rampant rental market speculation and homeowners renting out properties that they do not even live in, without being a part of the very community from which they are profiting. I also urge the council to keep in mind the concerns of Commissioners Schmidt and Borgens regarding the setbacks proposed for ADUs and direct staff to modify the requirements accordingly.

Per state and local ordinances, I expect this letter to make it into the public record for tonight's meeting.

Thank you for your time,

James Lee Han  
720 Warren St  
Redwood City, CA 94063  
650.207.7251