

From: MGR-Melissa Stevenson Diaz
Sent: Monday, October 26, 2015 3:44 PM
To: CLK-Silvia Vonderlinden
Cc: MGR-Aaron Aknin; CD-Diana ODell
Subject: RE: Affordable Housing Impact Fees

Categories: Comments from the Public

Thanks!

Melissa

From: CLK-Silvia Vonderlinden
Sent: Monday, October 26, 2015 3:42 PM
To: MGR-Melissa Stevenson Diaz
Subject: FW: Affordable Housing Impact Fees

FYI

From: michael michaelverdone.com
Sent: Monday, October 26, 2015 3:33 PM
To: GRP-City Council; Council-Jeff Gee; Council-Rosanne Foust; Council-Alicia Aguirre; Council-Ian Bain; Council-Diane Howard; Council-Barbara Pierce; Council-John Seybert
Cc: Steve Blanton; Gina Zari
Subject: Affordable Housing Impact Fees

Dear Mayor Gee and fellow Council Members,

While I applaud the Council's direction to negotiate with Airbnb to collect a transit tax on behalf of the host as other communities have done (as I've collected & paid in Chicago for almost a decade), I'm extremely concerned about the rapid adoption of development fees without extensive vetting.

An Affordable Housing Impact Fee to supplement the loss of redevelopment funds to the State would seriously curtail the construction of new housing that would eventually benefit low income residents.

As a Redwood City Planning Commissioner in the '90's, we offered developers incentives of greater density if said additional units were affordable. This option attracted the development of housing to supplement the needs of our community, while an oppressive development fee would halt the housing we need most.

Perhaps a hotel or commercial development can afford said proposed fees, but at \$20 per square foot for 5 or more units, yet alone an egregious \$25 per square foot for residential up to three units is counterproductive to increasing our housing supply.

Besides permit fees, school taxes, architectural fees and the like, paying an additional \$50,000 development fee to construct a 2,000 sq. ft. home can be over 10% of the total cost! Should not the City consider lowering even the base permit fees instead to encourage housing?

Please do not waive a first reading of agenda item 7A or enact an ordinance for said development fees without a full hearing and study sessions with vested parties. Our future housing stock depends on this.

Sincerely,

Michael Verdone



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