

March 10, 2015

Alameda Planning Board  
City Hall ww63 Santa Clara Avenue  
Alameda, CA 94501

Dear President Henneberry:

Apologies for not appearing in person, a medical procedure precluded my ability to personally attend this meeting. Also, I apologize for knowing little of the content on the meeting, only learning of it from the newspaper. It appears that the State Density Bonus and its applicability to Alameda is being questioned. Apparently this evaluation is with the view of how the City may avoid applying this State provision. It has been difficult to find information on what is being proposed or an evaluation of why the provision is even being discussed.

However, I feel that Alameda citizens should strongly weigh in on any indication that the City is "studying the provision or is questioning whether is required to follow this State Law. The Law is very explicit in its applicability to Charter cities. Legal tests of this provision by other cities have had extremely dire consequences, both in financial cost and penalties that result in the cities losing control over their development. It is chilling for a taxpayer to learn that this provision is even being questioned.

Alameda leadership and staff have been very careful in evaluating how the Density Bonus can be made to work for the benefit of our community. In the Bay Area we are at a cross roads where high employment, increasing competition for affordable homes and interested developers are creating an unusual opportunity for the City to benefit with its proposed judicial application of the Density Bonus. This climate is unlikely to be sustained for very long. Not proceeding with the development commitments made to the State in our application for its approval of our Housing Element would have a disastrous affect on development benefits and the grants we have received as a result of having an approved Housing Element. We also need to appreciate that the approval of a project will still require years to fully build out allowing time for the impacts to be accommodated. This is definitely NOT the time to see if we can test the applicability of the Density Bonus to Alameda. Please do not even consider challenging this provision.

Sincerely,



Helen Sause, President  
Alameda Home Team  
Alameda Resident  
816 Grad St.  
Alameda, CA 94501

Cc: Planning Board Members

Submitted by Diane Lichtenstein  
at the 3-10-15 meeting  
Re: 3-A