

6 January 2015

Mayor Herrera Spencer
Council Members
City Hall
Alameda, CA, 94501

Madam Mayor, Council Members:

Re: Closed Session and item 6-A, regular session, 6 Jan 15

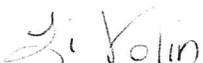
Given the subject of the closed session, e.g., potential litigation, and 6-A, the repeals of ordinances #3116 and #3115 in regular session, it is reasonable to assume these two items are related. If so, to hear these two session items on the same night, appears to be willful dismissal of your constituents. There is not enough time between closed session and regular session for the public to be properly informed. There is no informational addenda to this repeal, and ramifications have not been previously noticed, therefore there may be no discussion tonight.

If the closed session is not referring to 6-A, then I respectfully ask that it be included. The council and the public need to know the possible legal and cost issues that would result from the repeals before hearing a motion to consider.

Please use the findings from the closed session and ask our attorney and manager to set up a meeting for yourselves and for the public, to present and discuss the possible results, including, but not limited to, law suits, risk management, finance, land usage, transportation, housing and historic preservation. I respectfully ask further that you table or remove item 6-A from the regular session until we all understand what to repeal would actually mean.

People do not understand that repeal of these ordinances will result in very heavy costs to us, and will not return us to what might have been construed as a level playing field. Repeal is not a reset button. I ask you tonight to begin the process of making the ramifications of your proposed repeal clear to all Alamedans. Start now, in closed session, so staff can have a report for us at our next meeting.

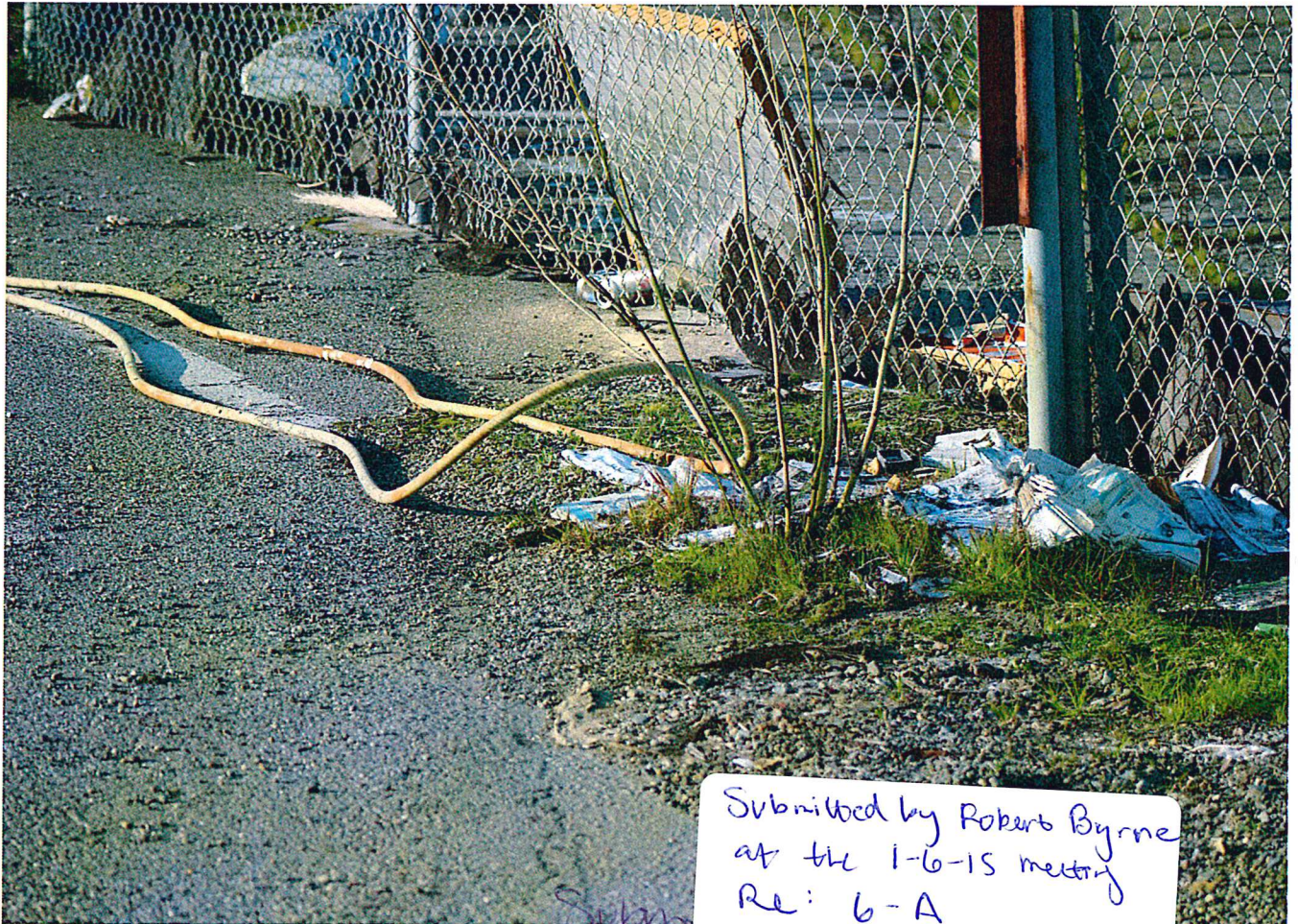
Thank you for your attention,



Li Volin

1506 East Shore Drive
Alameda, CA 94501

Submitted by Li Volin
at the 1-6-15 meeting
Re: 3-A CS
(2 Re: 6-A)



Submitted by Robert Byrne
at the 1-6-15 meeting
Re: 6-A



Buena Vista / Benton



view of Del Monte from our house Benton / Lincoln



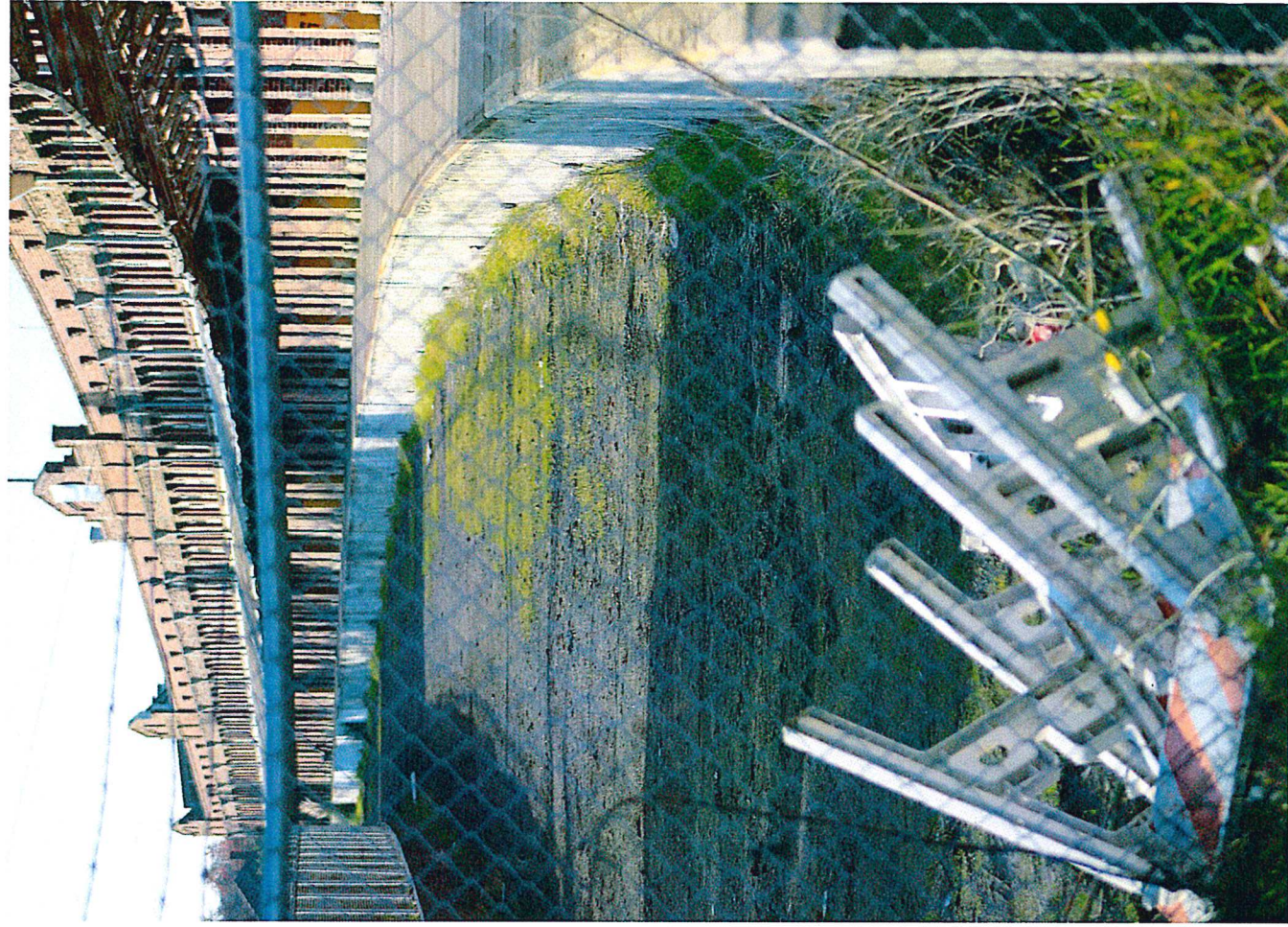
Trash dumped by water, behind Del Monte bldg.



Trash dumped behind Del Monte



Run down Del Monte bldg encourages trash/blight in neighborhood



Trash within Del Monte fence

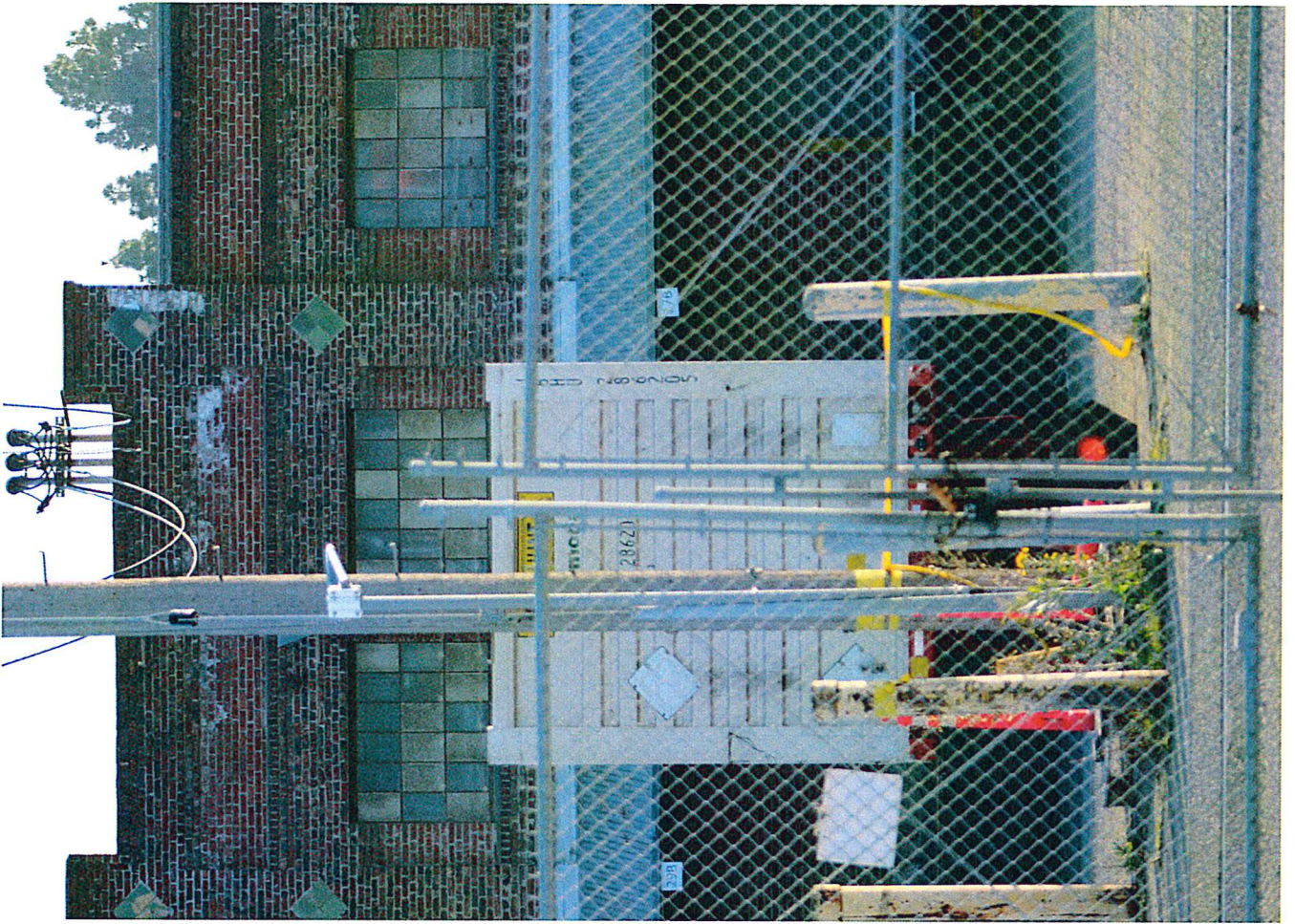


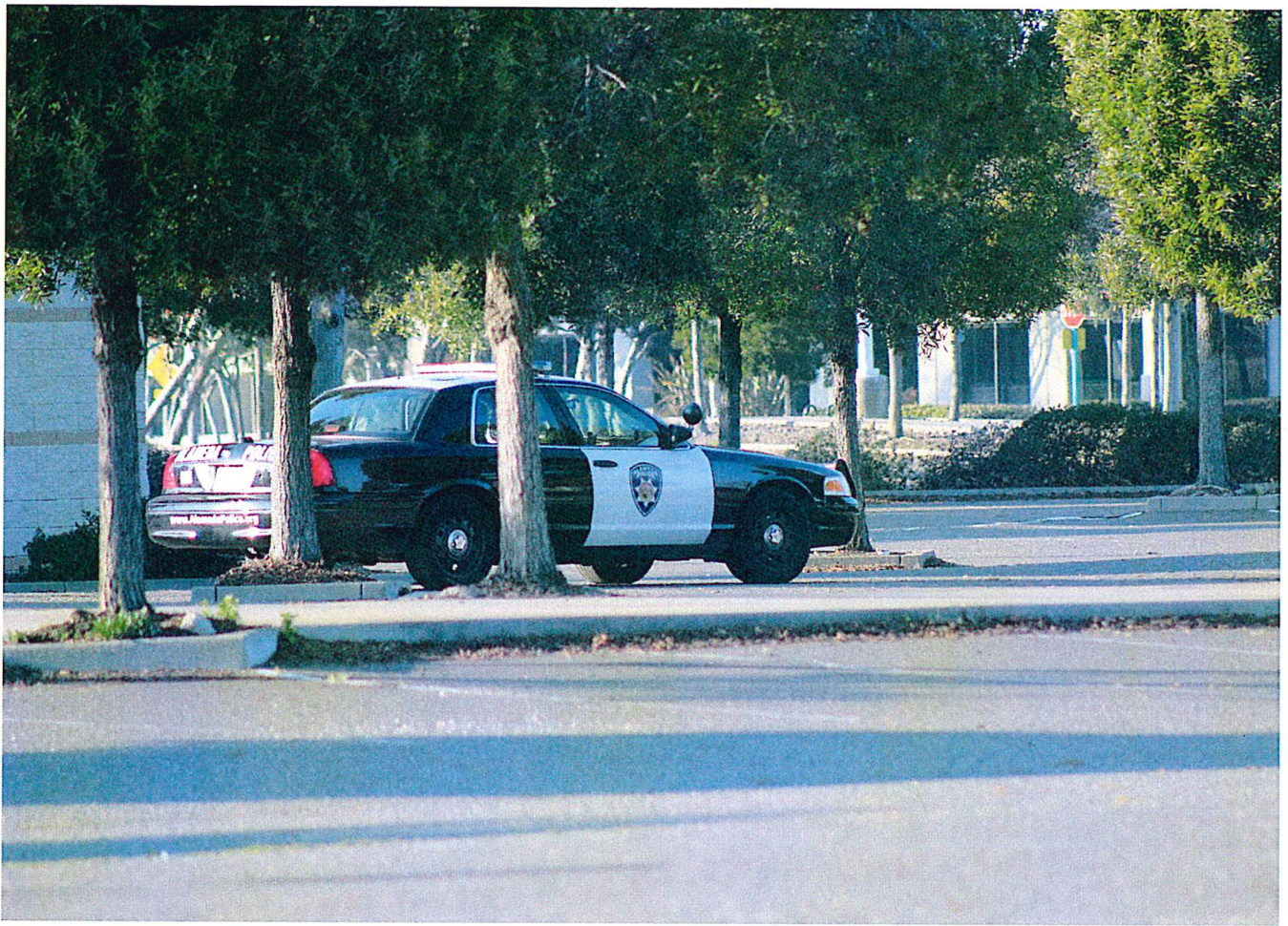
Tagging of Del Monte Building





Trash along fence in front of Del Monte bldg, on Buena Vista





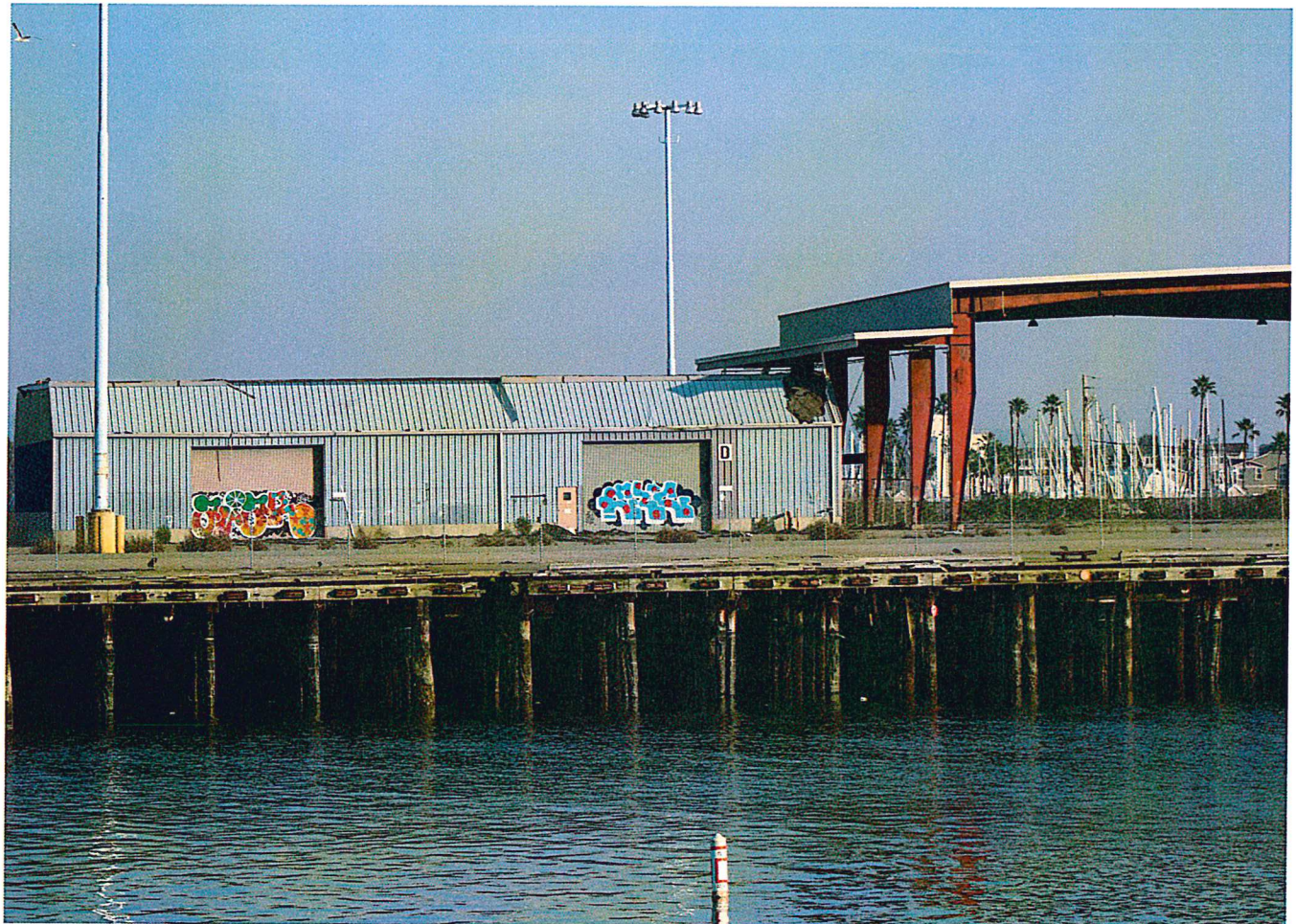
Wind River parking lot on weekend

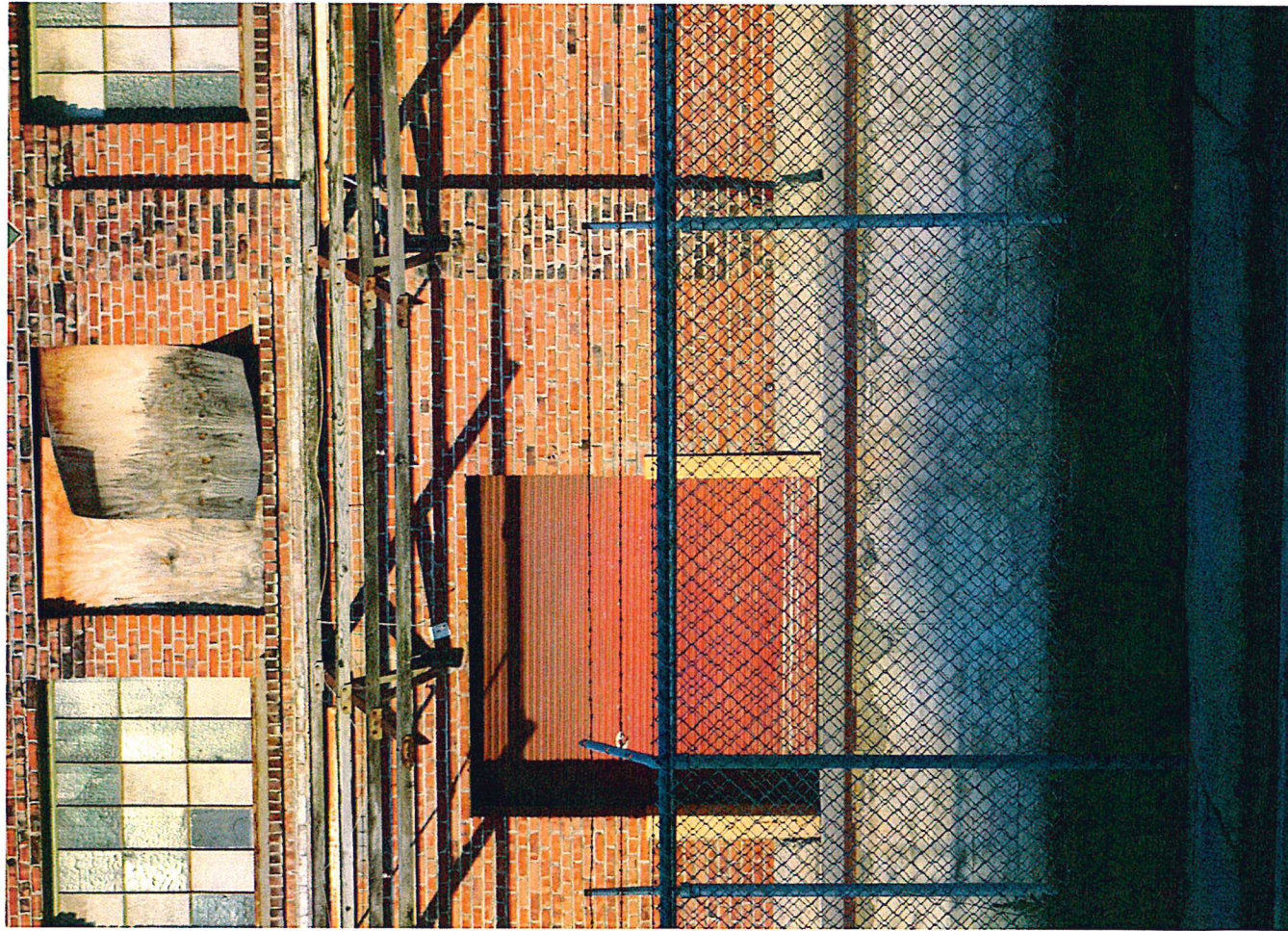


Trucks at Del Monte



Trucks /trailers at Del Monte





Broken / boarded up windows of Del Monte bldg.



THE SIERRA CLUB'S CHALLENGE TO SPRAWL CAMPAIGN

Smart Growth and Affordable Housing: A Partnership for Success

Affordable Housing Crisis Plagues America

More Americans than ever before live in inadequate housing or spend more than half of their monthly income on housing. As the growing population's demand for housing increases, we are failing to provide affordable, convenient options. Strip malls and cookie cutter housing developments do not represent the needs or wishes of most Americans. Suburban sprawl and limited transportation choices often fail to provide affordable housing. Even middle income Americans are feeling the affordable housing crunch as new home prices escalate.

Sprawl pulls investment and the tax base away from existing communities, and forces the expensive construction of new roads, sewer lines and other infrastructure. Smart Growth provides a solution to sprawl and the affordable housing challenge. Fighting sprawl can and should include Smart Growth and affordable housing.

There is nowhere in the U.S. that a minimum wage worker can afford a 2-bedroom apartment at Fair Market Rent.

Source: National Low Income Housing Coalition

Gentrification: An Unnecessary Evil

Many residents of inner cities fear revitalization projects. If their community becomes a more desirable place to live because of improved services, accessible jobs, and business opportunities, won't housing prices rise?

To prevent gentrification—the displacement of current residents by more affluent newcomers—community members can create a development plan that incorporates inclusionary zoning, fair-share housing, and rent controls to keep housing affordable. Replacement ordinances make sure affordable housing is not lost in the construction of better communities. Giving all citizens a voice in planning is the key to Smart Growth. Revitalization does not need to drive out low-income residents.



More Parking, Less Affordable Housing

Requirements for excessive parking force builders to use land for parking rather than compact growth or affordable housing. Sprawl worsens the problem by separating jobs farther from affordable housing and transit, forcing low-income citizens to drive to work. Transit and pedestrian communities reduce the need to build parking spaces or use a car.

Smart Growth Can Help Make Housing More Affordable

Myth: Land use policies that encourage smart growth drive up housing prices.

Fact: The demand for housing is the strongest price determiner. Smart growth programs incorporate affordable housing and inclusionary elements that lower construction costs and broaden housing choices. Well-planned developments reduce the price of housing.

Myth: People don't want to live in cities because they prefer the cheap land of the suburbs with large houses and large lots.

Fact: Low-density, single use developments promote more traffic congestion and longer commutes to jobs or shopping. Smart Growth provides the friendliness of neighborhoods and the convenience of living locally.

"Smart Growth is not the cause of high housing costs or affordable housing shortages."

—National Neighborhood Coalition



SIERRA CLUB
FOUNDED 1892

EXPLORE, ENJOY AND PROTECT THE PLANET

Submitted by Jeanne Menn U
at the 1-6-15 meeting
Re: 6-A



Building a Community for All People: A mixture of housing options, attractive public areas, streets friendly to walkers and bicyclists, and a mixture of available amenities provides a better community than commercial strips and parking lots.



Spotlight on Transportation: The Location Efficient Mortgage

In communities with lots of jobs, housing, and accessible public transit, housing prices are often not affordable for low-income folks. However, reducing the need to drive can save up to \$6000 per year. Some banks allow mortgage lenders to count those savings towards the income of people applying for a new mortgage. Living in a vibrant community with easy transit access just got more affordable! Innovative ideas such as the location-efficient mortgage address the goals of stopping sprawl, providing transportation choices, and protecting affordable housing. With this system, participants live locally, use public transportation, and save money on the cost of a home.

Source: Surface Transportation Policy Project, "Driven to Spend."

"Affordable housing can reduce traffic and improve regional growth. Affordable housing must be a part of any smart growth agenda."

Source: SprawlWatch:
"Affordable Housing."

Solutions for Access, Mobility, and Affordability

- Mixed use zoning that locates housing near jobs
- Transit-oriented development that integrates housing with convenient public transit so citizens can reduce their transportation costs
- Public involvement in the planning process that gives low-income and minority individuals chances to participate
- Compact growth to reduce the cost of infrastructure, create a sense of community, and encourage neighborhood walking and biking
- Redevelopment of existing communities to preserve open space
- Reducing public subsidies to sprawl and forcing developers to pay impact fees for infrastructure and service costs
- Fair Share housing to promote neighborhoods, create a vibrant, diverse community, and meet the needs of a variety of income levels
- Inclusionary zoning that provides incentives for affordable housing developments
- Public trust funds to insure equity financing for affordable housing construction

**Smart Growth:
Developing a Better
Economy, Community,
& Environment
for Everyone**

Team for Fairness: Fight Sprawl and Protect Affordable Housing

Instead of building more big houses in inaccessible sprawling suburbs, communities should revisit the affordable housing possibilities in the urban core. Fixing up abandoned or vacant buildings can provide housing for lower income families. Revitalizing already-used land reduces the need to sprawl onto farms or wetlands and uses compact growth to stop sprawl. Urban neighborhoods were often designed for pedestrian use, so residents won't have to rely on cars to get to jobs or shopping. Redevelopment in cities uses existing resources rather than forcing taxpayers to subsidize the building of new roads or sewer lines. Smart Growth provides housing and transportation choices and limits the costs of sprawl. When citizens combat sprawl and the affordable housing shortage together, they preserve the character of their communities.

FOR MORE INFORMATION

***about the Sierra Club's support
for smart growth and affordable
housing or about the Challenge
to Sprawl Campaign, contact
Melody Flowers, Associate
Washington Representative,
(202) 675-7915,
melody.flowers@sierraclub.org;
or Brett Hulse, Senior Midwest
Representative, (608) 257-4994,
brett.hulse@sierraclub.org.
Visit www.sierraclub.org/sprawl***