

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

November 6, 2006

**CALL TO PODIUM:**

David B. Humpton

**RESPONSIBLE STAFF:**

David B. Humpton  
City Manager

**AGENDA ITEM:**

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	Policy Discussion
<input type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	09/05/06
Advertised	09/08/06
Hearing Date	09/18/06
Record Held Open	10/18/06
Policy Discussion	11/06/06

**TITLE:**

AN ORDINANCE DECLARING A ONE HUNDRED AND TWENTY (120) DAY DEFERRAL ON REDEVELOPMENT OF MULTI-FAMILY DWELLINGS IN THE R-18, R-20, R-H, CD, CBD, RPT, AND MXD ZONES

**SUPPORTING BACKGROUND:**

On September 18, 2006 the Mayor and City Council held a public hearing on the proposed ordinance.

The original purpose of the deferral was to give the Mayor and City Council an opportunity to consider additional tenant displacement benefits, adopt an affordable housing ordinance and accompanying regulations, and review the existing densities in residential zones prior to any residential redevelopment.

The ordinance providing for enhanced tenant displacement assistance was adopted on August 21, 2006.

On October 23, 2006 the Mayor and City Council and Planning Commission held a joint work session to discuss permitted densities in residential zones. The consensus appeared to be that the existing restrictions were generally reasonable; however, the Mayor and City Council asked the Planning Commission to provide a recommendation as to whether any changes to the TND option were appropriate.

After a series of work sessions and a public hearing, the base affordable housing ordinance is scheduled for final action on November 6, 2006. The regulations to implement the ordinance, if adopted, are scheduled to be discussed during a work session on November 13, 2006.

During the course of the public hearing, the City Council requested the current status of various rental properties that could be subject to redevelopment. Staff has contacted the property owners and developers and report the following:

-Continued-

**DESIRED OUTCOME:**

**Record closed as of October 18, 2006.  
Ordinance is ready for final action.**

# MAYOR & COUNCIL AGENDA COVER SHEET

## SUPPORTING BACKGROUND CONTINUED

**West Deer Park Apartments (198 units)**—RST Development has indicated they can not move forward with this redevelopment due to adjustments in the housing market and high costs of materials.

**Executive Garden Apartments (85 units)**—Property was recently purchased, and developer has showed staff a concept plan for redevelopment. Concept plan shows 78 townhouse units. Staff has told the developer that we believe the plan is too dense, lacking green space, and is severely under parked. Developer maintains that this project will only be economically viable if he can build 78 units. To date, formal application has not been submitted.

**Water Street (52 units)**—The same developer that purchased Executive Gardens has 52 units on Water Street under contract. While he has not yet produced a concept plan, he recently indicated that he would not move forward with purchasing the properties unless the City was supportive of the density he was proposing for Executive Gardens.

**Stratford Place Apartments (350 units)**—Property owner has requested that the Mayor and City Council approve a text amendment that would allow a waiver for four stories in the residential portion of the CD zone. This text amendment is scheduled for policy discussion on December 4, 2006. If the text amendment is approved, the property owner has indicated he will be filing a request for rezoning and a schematic development plan requesting approval of a mixed-use residential development including townhouses, apartments, and two-over-two condominiums.

**East Diamond Avenue consolidation (73 units)**—Staff is still working with a developer and the property owners of three small apartment complexes who would like to redevelop this area with fairly high density apartments. During a work session on May 30, 2006, the City Council indicated general support for the project but expressed concern about the scale and density of the project. To date, no application has been submitted.

**Frederick Avenue consolidation (75 units)**—Several months ago, staff met with a group of developers that expressed an interest in redeveloping several blocks of North Frederick Avenue that included several commercial buildings and 75 apartments. To the best of staff's knowledge, the developer does not have the apartments under contract and has not prepared a plan.

Please note that paragraph C of the deferral ordinance states "The Mayor and City Council may by Resolution terminate the deferral prior to the expiration of the original one hundred and twenty (120) day period or prior to the expiration of any extension period upon a finding that the purposes to be accomplished by the deferral have been achieved or that it is in the public interest to so terminate."

## Exhibits

1. Email communication from Richard Koch, 103 Leekes Lot Way, Gaithersburg, MD 20878, [rkoch@keystonerei.com](mailto:rkoch@keystonerei.com) with his attached letter dated 10/4/2006, to M&CC
2. Email communication from Cathy Drzyzgula, [cathy@dryzgula.org](mailto:cathy@dryzgula.org), dated 9/07/2006
3. Email communication from Clark Day, [clarkwdayphoto@comcast.net](mailto:clarkwdayphoto@comcast.net), dated 9/07/2006
4. Letter from Richard Koch, 103 Leekes Lot Way, Gaithersburg, MD 20878, dated 9/20/2006
5. Email communication from Cathy Drzyzgula, [cathy@dryzgula.org](mailto:cathy@dryzgula.org), dated 9/30/2006

ORDINANCE NO. \_\_\_\_\_

ORDINANCE DECLARING A ONE HUNDRED AND TWENTY  
(120) DAY DEFERRAL ON REDEVELOPMENT OF  
MULTI-FAMILY DWELLINGS IN THE  
R-18, R-20, R-H, CD, CBD, RPT, AND MXD ZONES

WHEREAS, numerous existing multi-family rental communities are under contract for sale and potential redevelopment; and

WHEREAS, the Mayor and City Council have determined that it is in the public interest to adopt an affordable housing ordinance and accompanying regulations before any additional multi-family dwellings are redeveloped; and

WHEREAS, the Mayor and City Council have determined that the permitted densities in some of the City's residential zones are inappropriate and should be reviewed prior to potential redevelopment.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Gaithersburg, that a One Hundred and Twenty (120) Day deferral on redevelopment of multi-family dwellings is hereby adopted subject to the following:

- A. During the deferral period, no development applications that would result in the demolition of existing multi-family dwellings will be accepted, processed, scheduled for public hearing or acted upon.
- B. The deferral period may be extended up to Sixty (60) Days by Resolution of the City Council.
- C. The Mayor and City Council may by Resolution terminate the deferral prior to the expiration of the original one hundred and twenty (120) day period or prior to the expiration of any extension period upon a finding that the purposes to be accomplished by the deferral have been achieved or that it is in the public interest to so terminate.
- D. The Mayor and City Council may exempt any property from this redevelopment deferral by Resolution upon request of the property owner if it is determined that:
  1. a. the particular redevelopment is in the public interest due to the ability to prevent or eliminate decay, slums or blight in a neighborhood; and

- b. the redevelopment will no longer be feasible if subject to the one hundred twenty (120) day deferral; and
- c. the imposition of the deferral will result in substantial financial hardship on the applicant;

or

- 2. The City Council approves a binding agreement between the City and the property owner submitted by the property owner, to provide as part of the proposed development a minimum of seven and one half percent (7.5%) moderately priced dwelling units (defined as affordable to households earning at least seventy percent (70%) of area median income as calculated by the Department of Housing and Urban Development (“HUD”)) and seven and one half percent (7.5%) work force housing units (defined as affordable to households earning ninety percent (90%) of area median income as calculated by the Department of Housing and Urban Development (“HUD”)).

- E. This deferral shall not be effective as to any proposed redevelopment plan which is submitted to carry out the terms and conditions of an annexation agreement which would otherwise be subject to the redevelopment deferral.

ADOPTED by the City Council this 6<sup>th</sup> day of November, 2006.

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SIDNEY A. KATZ, MAYOR and  
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg this 6<sup>th</sup> day of November, 2006.  
APPROVED/VETOED by the Mayor of the City of Gaithersburg this 6<sup>th</sup> day of November,  
2006.

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SIDNEY A. KATZ, MAYOR

THIS IS TO CERTIFY that the foregoing  
Ordinance was adopted by the City Council  
of Gaithersburg, in public meeting assembled,  
on the 6<sup>th</sup> day of November, 2006, and the same  
was approved/vetoed by the Mayor of the  
City of Gaithersburg on the 6<sup>th</sup> day of November, 2006.  
This Ordinance becomes effective on the 27<sup>th</sup>  
day of November, 2006.

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David B. Humpton, City Manager

**David B. Humpton - Affordable Housing Ordinance**

**From:** "Richard Koch" <rkoch@keystonerei.com>  
**To:** <skatz@gaithersburgmd.gov>, <jschlichting@gaithersburgmd.gov>, <msesma@gaithersburgmd.gov>, <gdens@gaithersburgmd.gov>, <salster@gaithersburgmd.gov>, <hmarraffa@starpower.net>, <jschlichting@jbg.com>  
**Date:** 10/05/2006 9:06 AM  
**Subject:** Affordable Housing Ordinance  
**CC:** <dhumpton@gaithersburgmd.gov>, <ffelton@gaithersburgmd.gov>, <gossont@gaithersburgmd.gov>

Mayor Katz and Members of City Council:

I submit that blind faith in the fact that the County has had a 12.5% MPDU requirement for approximately 30 years is not enough to support approving the Ordinance, without exempting redevelopment projects when there is credible evidence that indicates the approval of the Ordinance will have a detrimental effect on the economic feasibility of redevelopment of the declining areas of the City. The Council only needs to connect the dots. Attached is a letter that identifies my concerns about the detrimental effects that the Ordinance will have on the economic feasibility of redevelopment of the declining areas of the City.

I appreciate the opportunity to provide you with my comments.

Sincerely,

Rich Koch

Exhibit #1

PENICAD 800-631-6889

**Richard Koch**  
**103 Leekes Lot Way**  
**Gaithersburg, Maryland 20878**  
**301-840-5424**

October 4, 2006

Mayor and City Council of Gaithersburg  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877

Re: Affordable Housing Ordinance Effects on Redevelopment in the City

Mayor Katz and Members of the City Council:

After watching the Council meeting last evening and after discussions with the Office of the City Manager and the Office of Planning staff this afternoon it appears that nobody in the City really understands the detrimental effects that the Ordinance will have on the economic feasibility of redevelopment of the declining areas of the City. For several months the Council has been conveying mixed messages about its appetite for redevelopment of the declining areas of the City so I admit that I am confused by the Council's priorities. I'm making the assumption that redevelopment of the declining areas of the City remains a strategic goal of the City because the goal appears in the 2006 Strategic Plan. If this is not true then the 2006 Strategic Plan should be amended.

I submit that blind faith in the fact that the County has had a 12.5% MPDU requirement for approximately 30 years is not enough to support approving the Ordinance when there is credible evidence that indicates the approval of the Ordinance will have a detrimental effect on the economic feasibility of redevelopment of the declining areas of the City. The Council only needs to connect the dots.

Certain Council Members boasted last evening that because the developers of the recent green field developments in the City agreed to provide affordable housing at percentages up to 17% then the County's floor of 12.5% must be too low. It was these same Council Members that months ago said they were disappointed that the City missed an opportunity when it did not require RST to include any affordable housing in the West Deer Park Drive redevelopment. However, today, an article in the Gazette informed the public about something the Council must have known for a while, that the RST West Deer Park Drive redevelopment project is to be shelved and the apartments will be leased and reoccupied. The article blamed market conditions for this change of events but if the truth were to be told the public would learn that the project was ill-conceived from the start. Hundreds of low income residents lives were turned upside down for naught. Someone in the City should be accountable to advise the Council and the Planning Commission when the screws have been tightened too tight and a redevelopment

project's economic feasibility is in doubt. The Council and the Planning Commission should also heed this advice.

Bozzuto has been advertising two-over-two condos for sale in the City on Summit Avenue in the middle-to-high \$400,000 range. Finally, after months of marketing and securing only one contract for the effort it is my understanding that Bozzuto has decided to temporarily shut down the project. This comes as no surprise because there are two-over-two condos that can be purchased in Lakelands for a purchase price in the middle-to-high \$400,000 range and where there is an existing vibrant neighborhood with services and amenities and good schools nearby. I wrote to you before and told you that lenders were asking me why I believed that new homeowners would choose to purchase a new home in and around Olde Towne when there are no amenities or services, many areas are in decline and have conflicting uses in the neighborhood, and there is a perception that the area is unsafe and the schools are inferior. I had hoped Bozzuto would be successful so the lenders' concerns would be alleviated.

Will the Council learn anything from these two failed redevelopment projects that the City has chosen to lead the way for the City's redevelopment efforts? It only takes one redevelopment project to fail to scare away investors and lenders and now the City has two failed redevelopment projects. Investors, lenders and their appraisers must now look at these two failed projects when they underwrite the economic feasibility of new redevelopment projects in the City. Now developers have an even harder up hill battle to secure financing for their redevelopment projects. Now developers need to demonstrate how their redevelopment projects are different from these two failed projects and why their redevelopment projects will be successful where these two projects have failed.

It appears that the Council is modeling the Ordinance after the County MPDU program without exception for redevelopment projects. This reasoning is flawed because the County MPDU program is aimed at new green field developments. Nowhere in the County except in the Silver Spring CBD and Bethesda CBD has there been any significant redevelopment during the 30 year life of the County's MPDU program and in those incidents the MPDU requirements and/or the development standards were relaxed to the nth degree to make the projects economically feasible. The Council need only look to the Sector Plans for these County CBD's to learn that redevelopment that has occurred in both of these locations occurred only because incentives in the zoning in the form of significant and materially higher redevelopment densities, increased height, reduced green space requirements and reduced building set back requirements were provided to stimulate redevelopment. But even with the increases in density if it were not for financial subsidies provided by the County or HOC many of the residential projects in these locations would not have been successful. Unfortunately, incentives to increase residential densities that can only be used if the height of redevelopment projects exceed four stories are of no value in the City because market conditions will not support mid-high rise residential development in the City. Therefore, if the Council wants to redevelop the declining areas of City it needs to be more creative in the creation of incentives to make the redevelopment projects economically feasible.

The details of the City's Ordinance and accompanying regulations remain uncertain today. However, it appears a foregone conclusion after listening to the Council deliberations last evening that the development community should anticipate cutting a minimum of 15% of the gross revenue from their development economic proformas. Approving the Ordinance will make the difference between profit and loss for most redevelopment projects and moves the failure of the RST and Bozzuto redevelopment projects to a status of irrelevant. Investors, lenders, appraisers and developers will never get to the evaluation of the reasons why these two projects failed because they will be unable to justify the economic feasibility of pursuing redevelopment opportunities in the City.

In a Council meeting several months ago Council Member Sesma spoke about the most important variable in real estate development is location and even suggested that passing the Ordinance and a multifamily redevelopment moratorium would have no adverse effect on the City's redevelopment. I will submit that the most important variable in real estate development is the return on investment. If the return on investment doesn't meet a certain threshold established by investors and lenders then location doesn't matter. The risks inherent in undertaking redevelopment projects in the City are high and therefore the return on investment needs to be commensurate with the risk to warrant consideration by investors and lenders. If the Council passes the Ordinance in its current form, developers, investors and lenders will pass on redevelopment opportunities in the City simply because they can make safe risk free investment and achieve a higher return on the investment by simply purchasing Treasury Bills.

Again, I admit that I am confused by the Council's priorities but there is no confusion about the detrimental effect on the economic feasibility of redevelopment of the declining areas of the City that will result if the Ordinance is passed in its current form.

Finally, last evening Council Member Alster correctly identified that the County workforce housing program only applies to residential development within Metro Station Policy Areas. While this is accurate the Council should also know that residential projects in the Metro Station Policy Areas with residential densities that are less than 35 units per acre are exempt from the County workforce housing program? Has anyone contacted Elizabeth Davison to determine why the County determined that this exemption should be included in the County workforce housing ordinance or even why the workforce housing ordinance is only applicable to Metro Station Policy Areas? This information could be helpful to the Council during the deliberation on this matter.

I appreciate the opportunity to provide you with these comments.

Rich Koch

cc: David Humpton  
Fred Felton  
Greg Osont

**From:** Sidney Katz  
**To:** Humpton, David B.  
**Date:** 09/07/2006 5:48:04 PM  
**Subject:** Fwd: [Oldetowne] Multi-family dwelling redevelopment deferral

>>> "Cathy Drzyzgula" <cathy@drzyzgula.org> 9/7/2006 5:39:40 PM >>>  
The Council has introduced an ordinance to delay redevelopment of multifamily housing in the City. This affects the Olde Towne area the most, as that is where the older multifamily housing is. The main purpose of this ordinance is to delay projects which replace old apartments until the council gets around to passing an affordable housing ordinance, which they have been talking about since June, if not earlier. Builders are supposed to wait, or promise to build the affordable units before they are required by law. Affordable housing wasn't important during the planning of Lakelands or Kentlands, or even during the recent building of the apartments that replaced Upton's store on Quince Orchards Rd., but now it is an emergency, and a stop must be put to all upcoming projects where the builder is building a new structure(s) that meet the existing zoning.

I am concerned because the ordinance also says

"Whereas, the Mayor and City Council have determined that the permitted densities in some of the City's residential zones are inappropriate and should be reviewed prior to potential redevelopment."

If my memory serves me correctly, the zoning and densities are regularly reviewed publicly, as part of the master plan process. Much of the area east of 270 has recently been reviewed, especially in the Olde Towne (CBD) and Rte. 355 (CD) areas. Why are the zones in these areas suddenly inappropriate? How has this been determined? No information has been provided on the process leading to this conclusion, or which areas are suddenly inappropriate.

A second note, in January the Council was presented with a change to the CD (Rte. 355) zone, to remove the height limits on buildings between Shady Grove Rd. Summit Ave. There was a lot of opposition to this move, and the council claimed they had no idea where the proposal came from. Jody Kline, who wrote the change text said he had no particular property in mind, but that the change was a good idea.

At the very end of Monday's council meeting, the change proposal was introduced again, on behalf of Jody Kline, who now has a specific property in mind, at 355 and East Deer Park Rd. The introduction of this proposal was not on the agenda for the meeting.

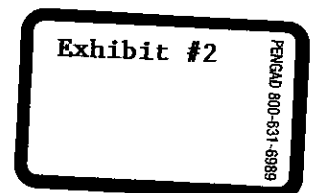
Cathy D.

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Using M2, Opera's revolutionary e-mail client: <http://www.opera.com/m2/>

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Oldetowne mailing list  
[Oldetowne@gaithersburg-list.net](mailto:Oldetowne@gaithersburg-list.net)



**From:** Clark Day <clarkwdayphoto@comcast.net>  
**To:** <cathy@drzyzgula.org>  
**Date:** 09/07/2006 9:18:31 PM  
**Subject:** Re: [Oldetowne] Multi-family dwelling redevelopment deferral

Looks like the city council and the city manager will do whatever it takes to keep Olde Town a slum.

Clark

On Sep 7, 2006, at 5:39 PM, Cathy Drzyzgula wrote:

- > The Council has introduced an ordinance to delay redevelopment of
- > multifamily housing in the City. This affects the Olde Towne area
- > the most, as that is where the older multifamily housing is. The
- > main purpose of this ordinance is to delay projects which replace
- > old apartments until the council gets around to passing an
- > affordable housing ordinance, which they have been talking about
- > since June, if not earlier. Builders are supposed to wait, or
- > promise to build the affordable units before they are required by
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- > Lakelands or Kentlands, or even during the recent building of the
- > apartments that replaced Upton's store on Quince Orchards Rd., but
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- > the existing zoning.
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- > regularly reviewed publicly, as part of the master plan process.
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- > in the Olde Towne (CBD) and Rte. 355 (CD) areas. Why are the zones
- > in these areas suddenly inappropriate? How has this been
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- >
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- > to the CD (Rte. 355) zone, to remove the height limits on buildings
- > between Shady Grove Rd. Summit Ave. There was a lot of opposition
- > to this move, and the council claimed they had no idea where the
- > proposal came from. Jody Kline, who wrote the change text said he
- > had no particular property in mind, but that the change was a good
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- > was introduced again, on behalf of Jody Kline, who now has a
- > specific property in mind, at 355 and East Deer Park Rd. The
- > introduction of this proposal was not on the agenda for the meeting.
- >
- > Cathy D.
- >

Exhibit #3

PEN/GAD 800-631-6989

Mayor

Distribution M&C: 09/25/06

**Richard Koch**  
**103 Leekes Lot Way**  
**Gaithersburg, Maryland 20878**  
**301-840-5424**

SEP 20 2006

September 20, 2006

**M&CC,**

Mayor and City Council  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, Maryland 20877

**This letter will be placed in the record of the Affordable Housing Requirements Ordinance and the 120-day Deferral for Residential Redevelopment.**

**DS**

Re: Affordable Housing Ordinance and Multifamily Redevelopment Moratorium

Dear Mayor Katz and Members of the City Council:

I have special interest in these matters because I have lured investors to the City who have purchase the Executive Garden Apartments community on Frederick Avenue for redevelopment and who have contracted to purchase Diamond House and Diamond Acres on Water Street for redevelopment.

The affordable housing advocates that have been speaking recently at the Monday night Mayor and Council meetings urging you to save the existing aged apartments from redevelopment simply don't have a clue about the conditions at many of these communities. I have had the opportunity to inspect many of the aged apartment communities and I have found the conditions to be deplorable. Don't take my word for this but instead seek out and talk to your code officials who are tasked with inspecting these apartments. You will learn that these aged apartments are slowly falling apart from 40 years of wear and tear. Roofs, windows, heating and air condition, electrical and plumbing systems are simple at the end of their useful lives. In many apartments the appliances, kitchen and bathroom cabinets, bathroom fixtures, carpet and window blinds need to be replaced. Roaches and rodents are evident despite weekly exterminations. Resident utility bills must be higher than utility bills for the same size apartment under optimal conditions found in newly constructed apartments.

I remind you that under Chapter 53A of the County Code that the County and HOC have the right to purchase these aged apartments communities before they are sold to developers for redevelopment if these agencies find that these aged apartments communities are worthy of preservation as affordable housing.

I advocate the creation of policies by the City that will create high quality affordable housing throughout the City. However, I do not advocate the preservation of the existing enclaves of blighted aged apartment communities that are in and around the City urban core. During deliberations by the Mayor and Council on these matters it is apparent that there is a sentiment shared by certain members of the Council that it is the responsibility of the property owners of these aged apartment communities to provide and maintain the

Richard Koch  
September 20, 2006

Exhibit #4

PENNSD 800-631-6998

affordable housing in the City. In fact, the suggestion has been made that the City should discourage efforts by these property owners to redevelop these aged apartment communities by including in the affordable housing ordinance a requirement that a higher percentage of affordable housing be provided if these aged apartment communities are redeveloped. There is no reasoning to support such a policy.

During the Mayor and Council meeting on September 18, 2006 a Council Member suggested that the Archstone Diamond Avenue project is to be exempted from the moratorium and the affordable housing ordinance because the property owners and contract purchaser have been diligently working in good faith on the project. Ok, but there are others including myself who have in good faith responded to the City's invitation to redevelop the urban core of the City including the aged apartments. In fact, in reliance on City policies, strategic plans, master plans, regulations and ordinances I have lured others to invest tens of millions of dollars into aged apartment communities earmarked by the City for redevelopment. We have already purchased one such aged apartment community in the City for redevelopment. My investors, lenders and I will suffer extreme financial hardships if the projects that we are diligently pursuing are not also exempt from the proposed moratorium and affordable housing ordinance. There is no reasoning to support that one project should be exempt and that the other projects should not.

The City's partners in the rebuilding of the urban core of the City including property owners, residents, business owners, developers, investors and lenders should be afforded a one year notice before the implementation of the affordable housing ordinance. There was a one year notice period before the smoking ban ordinance was implemented. A multifamily redevelopment moratorium would not be needed and no questions would be raised about why a certain project was exempted from the moratorium and the affordable housing ordinance and why others were not if the effective date of the new affordable housing ordinance follows a one year notice period. Yes, some projects might get approved with lower percentages or no affordable housing. In response to those that might question this I would answer that these projects earned that right by investing in the City's redevelopment plans and working diligently and in good faith to rebuild the urban core of the City before affordable housing became a concern of the Mayor and Council.

I appreciate the opportunity to provide you with my comments.

Sincerely,

  
Rich Koch

cc: David Humpton  
Fred Felton

**From:** Fred Felton  
**To:** David B. Humpton  
**Date:** 09/30/2006 2:37:32 PM  
**Subject:** Fwd: [Oldetowne] Tuesday Oct. 3 Council meeting

>>> "Cathy Drzyzgula" <cathy@drzyzgula.org> 09/29/2006 11:03 PM >>>

The next Council meeting, on Tuesday due to Monday holiday, will include a day laborer update in the presentations section, and a public hearing on the draft affordable housing ordinance. Personally, I think it makes sense to focus on making this ordinance work, and forget the moratorium/defferal which would hinder reinvestment in older parts of the City.

The background material includes this discussion of the options for implementing affordable housing in Olde Towne:

"SUPPORTING BACKGROUND CONTINUED:

Staff also recognizes that the Mayor and City Council has not reached the consensus on how Olde Towne should be treated. Therefore, two alternatives have been provided.

The only practical difference in the two alternative ordinances is how affordable housing in Olde Towne is addressed. Alternative #1 would treat developments in Olde Towne in the same manner as the rest of the City. Alternative #2 exempts developments in Olde Towne from constructing MPDUs and WFHUs but would require developers to pay a fee in lieu of constructing such units affordable housing to an affordable housing fund that would be used by the City to provide additional affordable housing opportunities throughout the City. Please note that in addition to the two alternatives outlined above, the Mayor and City Council could choose to explore exempting Olde Towne completely during the public hearing process because it would be less restrictive."

My opinion is that no area of the city should be exempt from, or burdened with an excess of affordable housing. It might be better to lessen the requirements in Olde Towne, although I wish it could be done in a way that would adapt to a changing distribution of affordable housing, rather than being fixed for the long term.

Cathy D.

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Using M2, Opera's revolutionary e-mail client: <http://www.opera.com/m2/>

