

Community Benefits Initial Outreach Summary Report

The City has posted an online survey for community benefits as well as held a public workshop on October 15, 2014 to provide the community with an introduction to community benefits programs. More than 100 community members commented on the online survey and over 60 community members, participated in the workshop, along with Redwood City planning staff and the City's consultants from Dyett & Bhatia and Economic & Planning Systems. This report summarizes the results of the online and survey and the format and results from the w.

Online Survey

The City posted a question on the RWC Forum website (www.redwoodcity.com/rwcforum). The question asked: "What are your priorities for "Community Benefits" that could be provided through development projects?" A variety of responses were possible, along with an open box for comments. The site requires individual log-ins, so each vote was made by a different individual. Multiple votes for the same topic is not allowed.

As of October 21, 2014, the most cited benefit was "increasing and enhancing our parks and open space" with 99 votes, and next benefit was "providing bicycle and pedestrian facilities, such as bike lanes, ped paths, etc" with 93 votes. The third most common was "contributing to affordable housing needs" with 75 votes. See Attachment A for a summary of votes and comments made as of October 21, and go [online](#) to vote, comment and view more recent remarks and ideas.

Workshop Activities

Community members added their name to a sign-in sheet and provided their email/contact information, mailing addresses, and to describe how they learned about the workshop. E-news, email, and Spectrum magazine were the most cited news source. They were provided a workshop agenda and Frequently Asked Questions sheet, then invited to browse the posters depicting potential development areas (Downtown, Mixed-Use Corridors, Employment and Gateway Centers, and Redwood Creek/Inner Harbor) set up to show the opportunity where a Community Benefits Program might be most appropriate in Redwood City. Each station included a poster with General Plan descriptions and development standards for the land uses located in those areas, as well as maps showing the General Plan land use designations and zoning districts for each focus area. Workshop participants were then divided into four groups of 15 to 20 persons each for the presentation and following small-group activity.



Workshop #1 Summary Report

Redwood City Community Development Department Director, Aaron Akin, welcomed the workshop participants and introduced the topic, then turned the workshop over to Dyett & Bhatia's consultant, Vivian Kahn. Ms. Kahn gave a PowerPoint presentation to provide background on what Community Benefits Programs are, how they work, and what Redwood City needs for such a program to work. Ms. Kahn gave examples of other cities that were using Community Benefits Programs, noting that they all were subject to increasing development pressures and able to obtain benefits for the community from developers. Ms. Kahn also pointed out that there are many fees that developers are already required to pay to the City (e.g., park impact fees, transportation impact fees, school impact fees) and that any Community Benefits Program could require additional fees that would be used for specified types of benefits.

Several community members had questions regarding how the program would work, when it would take effect, and how the funds would be used. Ms. Kahn noted that the workshop is intended to obtain information from community members regarding their ideas on the variety of benefits that the City could request from developers should Redwood City decide to establish such a program. Questions and concerns about existing development were raised, including concerns about tall buildings, increased traffic, and crowding (see Concerns section below). To facilitate this conversation, the participants broke out into four groups to discuss and provide input on development issues should be addressed and the types of benefits they felt were most important. At least one member of Redwood City Planning staff facilitated at each group. Notes of the comments and concerns provided by community members were recorded on flip charts.

Upon completion of the small group activities, a community representative from each group presented the findings from each group.



Workshop Results

While the community members provided a range of ideas regarding their concerns about existing development and the specific benefits that they would prefer, the feedback provided by community members during the small group discussions touched on many of the same issues, with the greatest focus on affordable/senior housing, transportation and traffic, and safety. Many community members also expressed concern with the amount of development occurring in the Downtown area and some had questions about specific developments that the City has approved. A summary of the concerns and desired benefits identified during the community workshop is provided below.

CONCERNS

Some community members expressed concerns regarding the amount of development that is currently underway (especially in the Downtown area) and asked how much more the City would allow. The primary ideas that came up during the small group discussions included concerns with the lack of affordable housing for those making less than the median income level, particularly for seniors, large families, and service or construction industry workers. Some community members were worried that new development would displace existing members of the community who may be “priced out.” Additional concerns included safety for pedestrians and bicyclists, the level of traffic in the City and near Highway 101, the lack of open space/parks, and the City’s ability to keep up with increasing impacts on infrastructure.

BENEFITS DESIRED

Reflecting the concerns expressed by the participants, the benefits they mentioned most often included more affordable and senior housing and traffic/transportation mitigation. Participants identified traffic congestion and lack of local transportation options (Downtown and in outer areas) as an area that could be vastly improved. While development fees currently exist for school funding, many community members commented that the City’s schools need improvement and additional funding. Pedestrian, bicyclist, and driver safety were also items that the workshop participants felt could be improved with additional funding from development. Other ideas for benefits that could be provided to the community included additional parking, making streets more walkable and connected for pedestrians, adding more park and open space Downtown and in the Inner Harbor area, incentivizing local hiring and a living wage, providing educational, senior, and community programs, including health and wellness programs, and improving transit corridors and the Port area. A more detailed list of the concerns and benefits identified by community members during the workshop is provided in the Section that follows.

Community Member Comments

Following is a list of comments from each of the four groups listing their concerns and identifying the types of benefits they would like the community to receive if the City establishes a community benefits program. These comments are transcribed from the posters. In some cases, staff has added clarifying comments in italics to further explain the poster notation.

TABLE I



Concerns

- Parking lot design
 - No meters *Community member did not want to have to pay for parking.*
- Local
 - Downtown walkability (4 years ago) *Walkability was good four years ago but no longer is due to development.*
 - Building too big/tall now
 - Overrun farmers market
- Traffic
 - Road infrastructure
 - Lanes can't handle traffic
 - Traffic from neighborhoods to 101
 - Not everyone can take Caltrain

- Not everyone can walk/bus
- At-grade crossing for Caltrain causes more traffic – elevate?
- Lack of park space
 - Access
 - Won't take much area
- Facilitation of process has boosted density out of control *It's too easy to build tall buildings. Too much development is being approved.*
- City Council is pro-development
- Density – How much is too much?
 - Wage gaps
 - Affordable housing allocation

Benefits Desired

- Planning education
- Affordable housing
 - Redevelopment
 - Social workers/emergency services
 - Families/locals can't afford to live
 - Full range of affordability
 - Who do we want in our community? (A diversity of income levels)
 - Need housing for people who work here
- Transportation
 - Grand Boulevard Initiative
 - Public transportation
- Traffic [mitigation]
 - Lack of parking
 - El Camino
 - Traffic light coordination! (Millbrae, Burlingame, San Mateo) *Too many red lights along El Camino Real in Redwood City, lights are better coordinated in other cities.*
- Construction
 - Local workforce *Hiring local is a benefit to the community.*
- A better General Plan
- Waterfront
 - A lot of developers want to build, City has leverage
 - 20 year plan
- Open waterfront

Workshop #1 Summary Report

- Kid involvement
- Access
- Wildlife
- Recreation
- Stop and shop? Nowhere to shop *Further retail would be desired.*
- Preserve historic resources
- Adding child care
 - Lack of space/sites
 - Incentives for developers to provide child care

TABLE 2



Concerns

- Overdevelopment
- Density
- Affordable Housing
 - Aging population
- Public Right-of-Way Improvements
 - Walkable, bikeable, trees/shade sidewalks (funding), paving
- Traffic Congestion
 - Whipple underpass

- Housing options/types
- Parking
- Water capacity

Benefits Desired

- No more development
- Fix existing problems first
- Senior/adult programs
- Educational programs (Canada College partnership)
- Health and wellness programs

TABLE 3



Concerns

- Make sure developer pays, not City:
 - Cities were actually paying for company shuttles (concern)
 - Example: Pac Shores
- Water resources/allocation for new development
- Number of kids coming in, impact on schools

Benefits Desired

- Sequoia Station
 - Increase safety
 - Improve attractiveness
- Dog parks
- Public art
 - Make this a requirement for new development
 - Examples:
 - San Jose = 2%
 - Seattle
 - SF, Chicago
- Increase/improve purple piping *Purple piping is a recycled water system.*
- Dual plumbing for new residential and commercial development. *Dual plumbing means piping for both fresh water and recycled water. Recycled water can be used in toilets and landscaping.*
- Attract more socially beneficial businesses
- Transfer development rights / Historic Preservation (in DTPP)
- Don't lose daytime parking and increase parking in downtown
- Urban parks in/near downtown
- Make Port area more attractive
 - Bigger state-of-the-art conference center
 - Open space
 - Event center
- Trade schools/training centers/ROP *Regional Occupation Place in San Mateo*
- Local hire for development/construction
- Parks – Inner Harbor and downtown
- Emergency shelters
- Free Wifi
- In/out Redwood City
 - Woodside Rd, Veterans (corridors)
 - Ugly Woodside Rd
- School funding/increase number of schools
 - School impact fees
- Developers to make donations to Redwood City Education Foundation (schools)
- Ongoing funding for community events

- Incentives for public transportation
- Investment in local transportation
 - “Marguerite” shuttle system *This is a shuttle system that Stanford uses that has been successful in bringing employees to transit stations.*
 - Mini bus
 - Transportation for local residents
- Funding stream for affordable housing
 - Locally employed preference, SVC workers, workforce housing, public safety, teachers
 - Based on salary
 - Tiered system based on workforce, income
- Emergency evacuation
 - Pac Shores, Google, Downtown

TABLE 4



Concerns

- Not enough senior/low-cost housing
- Worries about demolishing existing housing and not affording new housing
- Difficult to find affordable housing for larger families also
- Safe environment for pedestrians/bicycles (walkability)

- 800 block of Jefferson. *There is a conflict between pedestrians and vehicles entering and leaving the Jefferson garage.*
- Living wage

Benefits Desired

- Local hire incentive
- Save portion of demolished/rebuilt housing for current residents
- Add safeguards, signals for pedestrians (particularly downtown and for ingress/egress to parking garages)
- Greater setbacks, more open space
- Additional school funding/foundations
 - Low compared to surrounding area
- Libraries need more support and ability to be improved/expanded
- Public art – self investment for community (dedicated fund/fees)
- More affordable housing downtown
- Need better downtown transit (avoid isolation)
- Public docks for kayaks, paddleboards, rowing in Inner Harbor
 - More public access
- More park land near water/Inner Harbor area
- Alternative transportation/pedestrian access to prevent pedestrian/car conflict (Traffic Management Agency)
- Public health benefits



Topic Name (Instant Poll): Partnership Redwood City - Creating Community Benefits Through Development

Idea Title: Increasing and enhancing our parks and open space

Number of Seconds 99

Idea Title: Providing bicycle and pedestrian facilities, such as bike lanes, ped paths, etc.

Number of Seconds 93

Idea Title: Contributing to affordable housing needs

Number of Seconds 75

Idea Title: Assuring prevailing/area-standard wages

Number of Seconds 54

Idea Title: Requiring "green building" elements in development, beyond the basic requirements

Number of Seconds 39

Idea Title: Supporting the arts

Number of Seconds 34

Idea Title: Providing social programs for the under-served and needy

Number of Seconds 34

Idea Title: Other ideas for community benefits that developers could provide as part of a project? Use the comment area below

Number of Seconds 24

Idea Title: Providing for child care services

Number of Seconds 15



Idea Title: Now, use the comments section below to tell us which of your selections is your top priority, and why

Number of Seconds 7

Comments

Number of Comments 41

Comment 1: I could not attend tonight's public meeting, so- Specific additional ideas: benches, alleys/nooks/crannies, mini parks and gardens, open up waterways if not too late due to creek diversions, decorative and drinking fountains, water bottle filling stations, bike parking, pedestrian safety, sidewalk cleaning programs like indyt.com , banners and/or blade signs for holidays, events, seasons, etc, adopt a (street, garden, bench, path with personalized bricks or pavers, sponsor history walks, building wall murals, attractive and maintained garbage, compost and recycle bins, downtown senior center aka Avenidas (aging population), free senior downtown shuttle, small planter and hanging basket programs e.g. Des Moines, public lighting programs. We are rich with opportunities- let's capitalize on them! | By Kerry M

Comment 2: Stop developing! Why is our only choice to build either this or that? | By Karen S

Comment 3: Supporting our public schools. | By Janet L

Comment 4: The most important priority on the list is Area Standard Wages/Benefits. This is the firewall that protects the middle class! If RWC continues to allow greedy developers to build projects with underpaid wage slaves from out of the area, the local economy will die along with the fragile middle class. As rents continue to skyrocket and more and more local construction workers are excluded from building these projects, who in the hell will be able to afford to live here? If a RWC carpenter cannot build much needed affordable housing and therefore cannot afford to buy or rent that housing, then who are they building this stuff for? A wise worker pays himself first and a wise community pays its constituents the same way! Working people spend their money where they live and when they make enough to actually live in and around RWC, they are able to spend more of it. That is the definition of sustainability. It is an engine that strengthens the local economy and rebuilds the middle class like nothing else. Remember - bike paths and parks are great - but if you can't afford to live here, let alone afford a bike, they won't do you or your children a bit of good. | By Ed E

Comment 5: What I think is an important element that is being ignored is recreation. Yes, we have venues and restaurants but for each recreational opportunity that has been sold and redeveloped we are not replacing it. As an example bowling alley, golf and batting cages, rumor of the loss of the roller rink and an affordable downtown gym. There is an assumption



that all folks just eat, see a movie and hear live music. We need recreation beyond our parks, things to do, and not just from park and rec activities. The other concern I have is creating a city with 12 story buildings. I am a native SF and I moved to the burbs for the feeling of not working and living in a concrete jungle. Lets not loose the charm of this city. Look what highrise buildings did to downtown San Jose! | By Lily C

Comment 6: Please include support for Redwood City's schools in the Community Benefits Program. I'm surprised its not on the list. If we want to build a world-class city we need world class schools. We all know that schools are no longer adequately funded by the state. Most communities are making up the difference with Education Foundations that solicit donations from community members, foundations, and businesses for the school district. Palo Alto's Education Foundation raised \$5.5Million for Palo Alto students last year. San Carlos Education Foundation raised \$2.45Million. The Redwood City Education Foundation(RCEF) only received ~\$500K last year. We can do better than this! Our schools are improving - but we need to support them. Stanford included contributions to RCEF in its public benefits package for its new office development project in RWC. Lets make that standard! Its a good way to get new business to contribute to our schools and build our community. | By Christina L

Comment 7: Bicycle improvements, please!!! Especially connecting downtown/Caltrain to major employment centers, and don't forget about those of us who work on Seaport! Right now it's actually faster to bike to Seaport Centre/Pacific Shores from Caltrain than to wait for the shuttles, but the ride is pretty intimidating for novice cyclists. Getting out of downtown requires merging left across multiple lanes of traffic in order to make a left turn, and then you get to Maple, which has no bike lanes whatsoever, and Blomquist, which is full of large trucks and air pollution. If this trip was more bike-friendly, then you could also expand bikeshare to that part of RWC and further encourage people to stop their drive-alone commutes. | By Yvonne K

Comment 8: Do we want Redwood City to become a Shanty Town? Vote No!

The City Council has done great things to revitalize our downtown area. However, the residential laws have primarily stayed the same since 1964. The current Accessory Dwelling Unit Study by the City Planning Commission is a short-sighted proposition to "fix" affordable housing needs (by adding rentals and mother-in-law apartments into existing older, high density neighborhoods) and will destroy our town.

Do we want long-standing residential areas to feel like commercial zones? Fix and update our current LACK of building code protections instead. We need to curtail haphazard property impingements to homeowners just trying to clean up our neighborhoods. Rentals in backyards will NOT increase property values for our tax-paying homeowners but will do the exact opposite. As a homeowner, do you want your neighbor building a rental looking into your backyard? Taking your parking? Adding noise? De-valuing your property?



| By Karen S

Comment 9: Let's just make sure the City Council isn't in bed with developers, DMB Associates of Scottsdale, Arizona. | By Karen S

Comment 10: All of the current project underway have no vertical step back giving the spaces they border on a very canyon like feel.

It seems that the lessons learned from the shade lawsuit and the new zoning rules for residential / commercial border areas that were presented to the public two years ago were ignored when approving the current crop of new buildings in the extended down town.

I'd like to see as much attention paid to the visual impact of the new construction as is paid to the environmental studies, structural and code reviews.

| By JT N

Comment 11: I agree, even though the crossing building is providing commercial space it is annoying to look at driving down jefferson it shades, it make jefferson and middlefield a gloomy corner. | By Lily C

Comment 12: I would like to see RWC require developers make space available on roofs of their projects for public safety communication equipment. Currently, development of the downtown will make public safety communication equipment surrounded by much taller structures diminishing the capabilities of such life saving communications. Sunnyvale has developed an ordinance requiring contractors and developers allow space on their projects so public safety communications are not impacted negatively. | By Julie C

Comment 13: RWC is such an awesome community and it would benefit greatly from increased bicycle infrastructure as well as education. For trips under 5 miles, I ride my bicycle or walk. It would be great to see other community members doing so as well. With such growth on the peninsula, our existing roads cannot accommodate the increased car traffic. But we live in a walkable/bikeable community. | By Lorri L

Comment 14: With the increase in RWC housing, we need more SAFE bicycle and pedestrian lanes as well as better traffic flow to prevent traffic grid (one way streets might help). Affordable housing for those who work in RWC is necessary. Open space and parks add to good health and quality of life! | By Susan V

Comment 15: Helping improve our schools and their reputation! | By Rebecca W

Comment 16: Traffic is already a nightmare all over Redwood City. Adding more people is just



going to make it much worse. Also, with the rents as high as they are predicting for these new apartments these people are going to have to commute for high paying jobs just to pay their rents and I really don't see them riding bikes to their jobs. | By Cris C

Comment 17: The rents on the units in these new developments is sky high. The apartments on Veterans have 1BR starting at \$2800; 2BR \$3700; 3BR \$4000. This is out of reach for most people. The need for affordable housing for the average person is huge. | By Sarah H

Comment 18: It seems that Affordable Housing is a prevailing issue in this thread, in that it connects to many of the other issues mentioned as well (schools, infrastructure, wage issues, etc.). I work for HIP Housing, a non-profit affordable housing agency that works through San Mateo County, and we're very interested in RWC Forum and how it will be used in the future. I'm curious as to whether we can get more details on "Partnership Redwood City", who it will engage, and what its more specific aims are. At HIP Housing, we work closely with many of the cities, including Redwood City, and are committed to creative affordable solutions in the face of a depleting housing stock. The best example of this is our Home Sharing Program, wherein we match people renting out a room in their home with someone looking for a place to live, and provide support services to make it as comfortable and mutually beneficial a situation as possible. I hope that sites like these and the future "Partnerships Redwood City" program will support these types of creative solutions, and help engage the greater community in helping to solve the housing crisis together. | By Lena P

Comment 19: With the increase of housing units on Veterans Ave, Sequoia Station area and elsewhere around Redwood City, traffic, which is already a mess on Woodside Rd., will increase on Veterans Ave. and the downtown area. Improved bicycle and pedestrian facilities could have a huge affect on alleviating traffic congestion. | By Jim O

Comment 20: Redwood City needs to pay more attention to "prevailing wage issues". Construction people come here and work and then "leave here and spend their money elsewhere" don't let the developers tell the City what to do! Contractors need to hire people from here that will spend their money here! | By Tim O

Comment 21: Please address the ugly and outdated 101/Woodside Rd. intersection and Middlefield and Woodside overpass with the Oleander bushes from the 1950s. Also El Camino Real is so NOT the Royal Road. More trees on our major streets would be so welcome. | By Fritzi L

Comment 22: Top priorities? While I voted for a few of these, serious questions still remain: Providing bicycle and pedestrian facilities, such as bike lanes, ped paths, etc. + increasing our parks and open space (Aren't these done as an exactions in tradeoff for project approvals anyway?); Contributing to affordable housing needs (you mean failed programs such as rent control or additional taxes or fees on housing? That'll help affordability.); Assuring



prevailing/area-standard wages (So the city will become the business agent for the unions?); Providing for child care services (Even if a commercial developer has no idea who will be occupying an office building they construct? That'll really spur economic development.) | By Paul S

Comment 23: The one thing this city lacks is a modern, high-tech, attractive community building or conference center that can be rented and used by various non profit organizations or schools for various events or programs. As a member of a RCSD PTA/PTO, I can attest to how difficult and expensive it is for our public schools to find attractive and affordable space to hold school fundraisers such as auctions, or crab feeds, spaghetti nights, forums, etc. . I'd love to see a conference center of some sort. | By Mary A

Comment 24: Please stop adding apartment buildings. The long term impacts to traffic, parking, and city services are unknown. Downtown traffic is already causing many problems. Convenient parking is nowhere to be found. City services such as sidewalk and tree maintenance have already been eliminated. Homeowners paid for these services for decades and the city failed to live up to its obligations. | By Vogue V

Comment 25: I'd like to add something different: spaces for community gardens, somewhat on the line of what San Mateo and San Jose offer: access to water, storage shed for tools, plots of land.... | By Carol C

Comment 26: Housing and Commercial Property Developers should help us fund school maintenance and improvement expenditures. | By Gary C

Comment 27: test | By Malcolm S

Comment 28: We do need lots more affordable housing in Redwood city. My adult children are being pushed out of their current housing because the landlords keeps raising the rent. We have checked on the new housing that is being built and the rent for them is not affordable. What do we do now? You City Fathers are moving too slow, get on the ball and do something. | By Barbara J

Comment 29: I agree Barbara when we grew up it was nice to be able to live where our parents lived to have that nucleus of support. We are causing our children and many young adults as well as our aging population (our parents) on fixed incomes to move out of town and head east. What happens if app and software companies move to other States and countries similar to what happened with the hardware companies in the past. We are going to have large vacant buildings and we will be all alone. Unless we head east with them! | By Lily C

Comment 30: We need a reliable shuttle system that goes in a loop around town and gets



people from key points/neighborhoods to downtown & Caltrain. There would be a lot less complaining about parking if we could just hop a shuttle that goes by every half hour or so. The shuttle could charge a nominal amount--similar to what we would have to pay for parking. This could be subsidized by the big developments building in downtown and would be a benefit to their tenants as well as to other RWC residents. This would not be an "on call" system, but something we could just get in the habit of using whenever we need to get around town. | By Lorianna K

Comment 31: Creating and preserving affordable housing options is extremely important for a thriving community. We need to provide homes for all who make up our community and right now, the market isn't providing enough homes to meet demand. | By Michele B

Comment 32: Related to the development of new housing is the topic of providing sufficient spots in the already over-crowded public schools! Where are all the kids moving into all these new homes going to go to school? | By Sybille S

Comment 33: I agree with you..way too much construction going on..everywhere I look there's construction.. So many apartments and prices so high..who is approving all of this? This needs to stop!! Where are all the family places? Yhey are all gone! For what!! New housing apartments..I miss the bowling alley and malibu ..now there's apartments there. My kids miss it too.. It makes me mad that they are taking down the places where kids can go and have fun.. | By Viviana E

Comment 34: Viviana, I agree what drew me to RWC was all of the stuff we could do as a family. Hike, parks, bowling, pee wee golf. etc. I know some say these facilities were aging but when Foster City redid Fashion Island they included the ice rink in the new design, We are not! | By Lily C

Comment 35: For the past few months I have seen so much housing/commercial construction. While I understand the benefits, I am concerned that we are not meeting the needs of existing RWC inhabitants who are middle to low income residents. The gap is widening and it's evident. Let's beautify areas that clearly need some TLC. While I do recognize the NFO Initiative.... there is a lot of work ahead not just in NFO. Plus, what about all the construction that will follow to accommodate the increase in population? Not to mention the traffic. Are we striving to be an urban area? I've always appreciated RWC as being suburban and for being a diverse community, however, I fear the displacement of many families and even small businesses.

RWC is my home and I am proud of working/serving the community where I grew up, however, I am not blind to the negative impact that all this construction will have on our underserved families. | By Melissa P

Comment 36: Even though all of these upgrades would help make my community healthier. I



suggest working with higher wages is huge for growing redwood city's wealth, because most barely make it. I'm a full time employee and going to school. I live alone because my parents died in a car accident in Hayward 2 years ago. I have no family yet I still feel like everything will be alright. Maybe raising the wages won't make any difference or maybe they will, one thing is for sure living on 10 dollars an hour is the hardest thing I can do. I'm only 22, and I pledge my vote for living wages. | By Nicholas C

Comment 37: So what's proposed is nothing more than a multitude of exactions on office and commercial projects (such as mandating that the builder ensures whoever the ultimate tenants are of a building provide day care; payment of a housing/transit/bicycle fee; contributions to local non-profits; etc.)... and this will help stimulate job growth and economic development how? | By Paul S

Comment 38: Affordable housing is essential, along with better pedestrian lighting for those (and all) residents as well. | By Robert P

Comment 39: I agree with Lee - these are all great choices. Will there be a public forum where we can express these sentiments in group and find ways to contribute/volunteer to make these a reality? | By Adnan I

Comment 40: so I checked back and see they were not persistent and I checked again. Also not seeing where I can read what others have said. | By Lee C

Comment 41: All of these are good choices, so better would be to rate all of them numerically. But given that the city has added something like 1200 above moderate housing units in the last 3-4 years and NO affordable housing in what is the most expensive housing market in the country it is obvious that affordable housing should be the only benefit considered until the housing needs are brought up to par with needs and the city's published goals.

Note: The interface design here is faulty because i have to click away from ny choices to add a comment and can't see if my choices are persistent. Should be able to add a comment without clicking "see more." | By Lee C