

Cheryl Lund

From: Jennifer Bragar <jbragar@tomasilegal.com>
Sent: Thursday, October 04, 2018 9:49 AM
To: Li Alligood; ldix@fhco.org
Cc: connellpc@comcast.net
Subject: RE: Gearhart zone change - draft Goal 10 findings for your review

Dear Li and Carol,

HLA and FHCO have reviewed your memorandum with draft Goal 10 findings. Thank you for your effort, your review of the out-of-date HNA and bringing the discussion up to date with reference to the soon-to-occur County-wide Goal 10 planning efforts. These are the kind of Goal 10 findings that will allow planners to measure whether housing goals will be reached in the long term. As your caveat at the end suggests – there is no guarantee that affordable housing or dense housing will be built at this site – but with these findings, the problem is identified and the City is taking steps to try to alleviate some of the concerns.

Hopefully, more findings like this will inspire the City and County-wide planning effort to consider additional tools to help alleviate the affordable housing crisis – minimum densities, additional density bonuses for providing permanently affordable housing in the mix, and other types of incentives, as well as allowing cottage type development that helps focus on design and density at the same time.

We appreciate that the City and applicant took our concerns seriously – if the density does materialize, it will be a lasting legacy for the property owner to provide housing in his community for generations to come.

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