

Ana Flores

From: Ed Porter <eporter95@gmail.com>
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To: info
Subject: October 13, 2021 6th Cycle Regional Housing Needs Allocation Methodology

That's what I call the proposed AMBAG RHNA numbers. "Guarantees of Gentrification"!

This Ambag meeting is upon us with its planned big numbers of market rate homes and above.

I'm hoping AMBAG Board members will realize that the proposed numbers are upside down.

The low and very low numbers are absurdly small! (not to mention that State density bonus law RETARDS and BLOCKS application of our legally required 20% inclusionary mandate!) Guess who dreamed THAT up as a dishonest pretext to get more affordable housing! It seems like the people who proposed the published schedule (below) have not read newspapers for a few years. (haven't noticed the homeless camps?)

I would challenge their methodology because it clearly delivered a ridiculous set of numbers that do not address our true and clear needs especially for very low income units..

Very Low (0-50% AMI) = 817 units
Low (50-80% AMI) = 534 units
Moderate (80-120% AMI) = 427 units
Above Moderate (120% or more of AMI) = 1,092 units

As far as I am concerned, the need for moderate and especially *above moderate* is negligible and that's clearly demonstrated by lack of residents (vacancies) at **555 Pacific Avenue** and probably at other Downtown locations like **2030 N. Pacific**.

Way back when I was on the SC City Council, AMBAG was setting absolutely absurd, ridiculous numbers for the City of Santa Cruz.

Fact is, we had to take AMBAG to court to get reasonable numbers!

I hope our elected friends who understand these things will put ideas something like this on the **AMBAG** record for the Wednesday meeting.

Is this reasonable? "**The state's requirements for the number of** homes built in Santa Cruz and Monterey counties will more than triple starting in June 2023

NO! Not Reasonable!

It's bizarre!

And how on Earth can they say with a straight face that the quota for **above Moderate (120% or more of AMI) = 1,092 units?** **THAT's what I am calling gentrification insurance.** (or Gentrification guarantees!)

Regarding AMGAG methodology, I think the decline in the California 2020 US census population should send them back to their "drawing boards"! If there was an emergency in previous years, with a population decline since, and increased housing production on record, the emergency has ended by definition. Let's address the true deficiency especially of very low income units! THAT is a true emergency!

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