

ARGUMENT AGAINST MEASURE_____

VOTE NO ON THIS MEASURE: GOOD FOR DEVELOPERS, BAD FOR RESIDENTS

This measure will create up to 2,030 units with density bonus – only 305 affordable (15%).

NULLIFIES PROP A by removing your vote on all future housing element updates.

TRAFFIC CONGESTION increases are inevitable with up to 20,000 additional daily car trips, and PARKING will be even more challenging.

BUILDING HEIGHT increases from the current 30-foot limit to 37 feet PLUS 5 feet for rooftop equipment.

AFFORDABLE UNITS not built will be added to the next Housing Element Update cycle, which will put the City on a perpetual treadmill of upzoning, but without a vote of the people.

DEVELOPER INPUT incorporated into the plan was taken at unnoticed meetings not attended by the public, resulting in new design standards favorable to the builder not required by the state housing authority, and the last-minute addition of controversial properties on Piraeus, Clark, and Union streets.

REMOVAL OF L7 site, City-owned and available for 100% affordable housing, caused a severe public split and even the City Council to disagree about its elimination. The state objected to its removal in a letter to the City. The L7 site will be upzoned in this measure to triple the site's density yet will not contribute to satisfying state affordability requirements.

DEVELOPER LAWSUITS, despite dire predictions, have an uncertain outcome. The judge could stop the issuance of building permits until a plan is passed, impose a plan, or allow us another attempt to pass a plan.

REGIONAL GRANTS are competitive to obtain and not guaranteed. SANDAG is under severe financial restrictions and grant money may not be available.

PRESERVE PROP A TO RETAIN LOCAL CONTROL. SAVE OUR CITY FROM OVERDEVELOPMENT WITH MINIMAL AFFORDABLE HOUSING.

VOTE NO ON THIS MEASURE.