



City Council <citycouncil@cityofwatsonville.org>

1482 Freedom Boulevard APP #921

1 message

Ben Libbey <ben@yesinmybackyard.org>

Mon, Feb 22, 2021 at 5:28 PM

To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org, citymanager@cityofwatsonville.org

2/22/2021

Watsonville City Council
275 Main St., Suite 400
Watsonville, CA 95076

citycouncil@cityofwatsonville.org; cityclerk@cityofwatsonville.org; citymanager@cityofwatsonville.org;
Via Email

Re: 1482 Freedom Boulevard
APP #921

Dear Watsonville City Council,

YIMBY Law submits this letter to inform you that the City Council has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act (HAA).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

...

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate

development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The applicant proposes to construct an affordable housing development consisting of two three-story buildings. The project contains a proposed 53 residential units as well as various amenities and site improvements.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

Yimby Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss
Executive Director
YIMBY Law



1482 Freedom Boulevard - APP #921.pdf

57K



2/22/2021

Watsonville City Council
275 Main St., Suite 400
Watsonville, CA 95076

citycouncil@cityofwatsonville.org; cityclerk@cityofwatsonville.org;
citymanager@cityofwatsonville.org;
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I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a large, stylized 'S' and 'T'.

Sonja Trauss
Executive Director
YIMBY Law

**Support for Proposed 1482 Freedom Blvd Project, Agenda Item 9b**

1 message

Rafael Hernandez <rhernandez@mbep.biz>
To: citycouncil@cityofwatsonville.org

Mon, Feb 22, 2021 at 3:

Hello,

Please see the attached letter of support for the proposed [1482 Freedom Blvd](#) housing project. (The text of the letter appears below.)

For Agenda Item 9b:

PUBLIC HEARING TO CONSIDER APPROVAL OF A DENSITY BONUS & DESIGN REVIEW PERMIT FOR CONSTRUCTION OF A 53-UNIT AFFORDABLE HOUSING PROJECT AT 1482 FREED BLVD. (Recommended by Community Development Director Merriam)

Thank you very much for your consideration.

Very kind regards,
Rafael

Rafael Hernandez, MPA

Housing Associate

818.795.5612

Monterey Bay Economic PartnershipClick here for the latest news
from our Workforce Initiative!QUARTERLY WORKFORCE
DEVELOPMENT REPORT**Lead. Impact. Thrive.****Watch our [video](#) to learn more
Sign up for [Action Alerts](#)****Subject:** Support for Proposed [1482 Freedom Blvd](#) Project, Agenda Item 9b

Dear Mayor Dutra and Watsonville City Councilmembers,

The Monterey Bay Economic Partnership (MBEP) was founded in 2015 and consists of over 80 public, private and civic entities located throughout Monterey, San Benito and Santa Cruz counties with a mission to improve the economic health and quality of life in the Monterey Bay region. Our Housing initiative consists of a broad coalition of community members, local employers, and organizations to advocate for catalyze an increase in housing of all types and income levels in the region.

In October 2020, Eden Housing requested MBEP support for their proposed affordable housing development. We evaluated the project including receiving input from regional housing leaders and the MBEP Executive Committee before approving the development for our endorsement. The proposed [1482 Freedom Blvd](#) project answers a critical need for housing in the community. The project consists of 52 one, and three-bedroom affordable apartment units which target section 8 voucher holders, farmworkers and disabled individuals (plus one manager's unit). It has an affordability range of 25% to 50% AMI. The apartments will meet high environmental standards including energy efficiency and production using solar panels.

MBEP's Housing Initiative supports the construction of housing in our region at all types and income levels in appropriate locations near existing jobs, transit and services. Additionally, MBEP's Climate Change Initiative advocates for the construction of transit-oriented housing developments and climate-resilient infrastructure. [1482 Freedom Blvd](#) is in alignment with our housing production and climate change resiliency goals.

MBEP commends the City Council for approving the funding commitment of \$1,000,000 to Eden Housing for this project in November, 2020 and we support the Community Development Director's recommendation to approve the Density Bonus and Design Review permit. Eden Housing is a highly reputable non profit housing development organization with over 40 years of experience developing high quality affordable rental communities. The City Council has an opportunity to expand access to housing for Watsonville residents with this project. Please vote to approve this project.

Thank you for your consideration.

Sincerely

Kate Roberts
President & CEO**Support Letter to City Council for 1482 Freedom Blvd- Council Mtg on 022321_Item 9b.pdf**
168K



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ECONOMIC PARTNERSHIP

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Superintendent/President, Cabrillo College

Staff: Kate Roberts, President & CEO

February 22, 2021

Mayor Jimmy Dutra and Council
275 Main St., Suite 400
Watsonville, CA 95076

Subject: Support for Proposed 1482 Freedom Blvd Project, Agenda Item 9b

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Thank you for your consideration.

Sincerely

Kate Roberts
President & CEO

3180 Imjin Road, Suite 102
Marina, CA 93933 831.915.2806

Santa Cruz . San Benito . Monterey



City Council <citycouncil@cityofwatsonville.org>

Please Support the Affordable Housing Project at 1482 Freedom Blvd

1 message

Santa Cruz YIMBY <santacruzylimby@gmail.com>
To: citycouncil@cityofwatsonville.org

Sun, Feb 21, 2021 at 10:03 PM

Dear Mayor Dutra and City Councilmembers,

Please find the attached letter in support of Eden Housing's 100% affordable housing development at [1482 Freedom Boulevard](#) on your February 23, 2021 agenda.

Sincerely,
Santa Cruz YIMBY



1482 Freedom Blvd - SC YIMBY Support Letter.pdf
89K



Dear Mayor Dutra and City Councilmembers,

We are writing in support of Eden Housing's 100% affordable housing development at 1482 Freedom Boulevard on your February 23, 2021 agenda.

Santa Cruz YIMBY seeks to build a community where our neighbors of all ages, cultures, and incomes, can make Santa Cruz County their home. The proposal at 1482 Freedom aligns with these values and we believe that this is a great location for needed housing for farmworkers and the disabled with affordability at 25-50% of the area median income and a mix of apartment sizes that would be valuable for our low-income neighbors with families.

Further, this project is critical to Watsonville meeting its Regional Housing Needs Assessment (RHNA) goals in the "Very Low" income category. As you know, the City of Watsonville has only issued 12 of the permits required to meet its RHNA goal of 169 housing units at 0-50% of AMI and this one project would contribute 53 homes for "very low" income residents of Watsonville who are on waiting lists for this type of safe, stable, subsidized housing.

It is for these reasons that **Santa Cruz YIMBY supports the 1482 Freedom housing project.**

Sincerely,

Santa Cruz YIMBY



City Council <citycouncil@cityofwatsonville.org>

1482 Freedom Boulevard

1 message

Andrew Goldenkranz <agoldenk@gmail.com>

Thu, Feb 18, 2021 at 4:51 PM

To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Hello council members, thank you for all your hard work to make Watsonville such a lovable city.

COPA, which has 25 member institutions in Santa Cruz, Monterey, and San Benito counties, **strongly supports the proposed affordable housing project at 1482 Freedom Boulevard**, which is on your 2/23 agenda. We have supported affordable housing throughout the county for more than 15 years. This project fills many critical needs of our community and is reasonably seated near transit and services.

- Infill project surrounded by urban uses.
- 53 housing units with a mix of 1, 2, and 3 bedroom units
- All affordable to those earning 25-50% of the Area Median Income for Santa Cruz County
- Target resident populations includes families, farmworkers, the disabled and formerly homeless.
- Amenities include parking, bicycle storage, storage units, community center with computer lab, laundry rooms, playground, solar, and all electric.

We're aware that Watsonville has shouldered a large share of below market rate housing compared to other parts of the county, and are working hard to make sure that this is equitably distributed. But the need is ongoing and we need to do all we can, wherever we can. The mix of family, housing and supportive units will help strengthen their lives and also their access to needed services.

Thank you!

Best,
Andrew Goldenkranz

--

Andrew Goldenkranz (he, him)
agoldenk@gmail.com
831-588-8262 (c)



City Council <citycouncil@cityofwatsonville.org>

Eden Housing, 1482 Freedom Blvd1 message

Michael Cox <mercury_miner@netzero.net>
To: citycouncil@cityofwatsonville.org

Tue, Feb 16, 2021 at 5:20 PM

Dear Honorable Chair and City Council,

I am an employee of a commercial property firm with property in the City of Watsonville.

Please support the Eden Housing development proposal. I do not know the project or anyone involved. I am not a paid advocate of any kind. I am just a citizen who has worked on property maintenance and improvement for a long time.

I am deeply concerned about the societal unraveling and civil unrest being caused by the housing affordability crisis. Housing is fundamental. I believe many factors determine housing prices. Some forces drive price escalation, like excess demand from people with higher incomes, as well as not enough new units being built. There are also forces that drive price moderation, like the loss of local jobs and more people leaving than coming into an area.

Although the laws of supply and demand are dominant, I have observed that it does not take a significant percentage of vacant units on market to cause prices to drop. My own experience is that prices soften noticeably when inventory approaches or exceeds 5%. This means that a little extra affordable housing goes a long way to helping reduce upward pressure on prices. It is for this reason I ask that the City support the proposal.

Housing is in short supply. Affordable housing is even scarcer. For the sake of moving things toward a more reasonable and just price situation, please approve the project and allow the maximum reasonable number of units.

Thank you for reading.

Michael

Michael Cox

PO Box 786

Soquel, CA 95073-0786

(408) 644-7848 (cell)

(831) 462-1907 (home)

mercury_miner@netzero.net



City Council <citycouncil@cityofwatsonville.org>

Eden Housing - 1482 Freedom Blvd. - please approve!

1 message

Dan Stark <dan@workbenchbuilt.com>

Tue, Feb 16, 2021 at 12:34 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Councilmembers,

I am writing in support of the proposed project at [1482 Freedom Blvd.](#) in Watsonville. I have no doubt that this is a very popular project as well it should be. 100% affordable housing is so desperately needed and Watsonville should be thrilled to have a project like this proposed for development. Please add me to the growing voices of support for the project, I'm excited to see this kind of thing happening near me.

Thank you,

Dan Stark

831.227.2217 x505

dan@workbenchbuilt.com

workbench



City Council <citycouncil@cityofwatsonville.org>

1482 Freedom Blvd

1 message

Janine Roeth <j9roeth@yahoo.com>

Tue, Feb 16, 2021 at 8:38 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Hello

I am writing in support of the 53 affordable housing units in Watsonville at [1482 Freedom Blvd](#). The fact that there are 1, 2 AND 3 BR units is terrific - it means that families can live there. Eden Housing has planned for access to transportation and onsite amenities as well as so much more. This is the affordable housing we all say we want. Please approve it on Feb 23!

Janine Roeth
Santa Cruz



City Council <citycouncil@cityofwatsonville.org>

Affordable Housing Project

1 message

interfect@gmail.com <interfect@gmail.com>
To: citycouncil@cityofwatsonville.org

Mon, Feb 15, 2021 at 5:14 PM

Dear Council,

I understand that a 53-unit housing development project is going to come before you soon. The county sorely needs every affordable housing unit it can get. I urge you to approve the project and, if possible, force it to scale up instead of down. Any evaluation of its environmental impact needs to account for the negative environmental effects (and the effects on potential residents' well-being!) caused by not housing the people which the largest plausible project would house.

Thank you,
-Adam Novak



City Council <citycouncil@cityofwatsonville.org>

1482 Freedom Blvd

1 message

Henry Hooker <henry.hooker@gmail.com>

Sat, Feb 13, 2021 at 11:22 PM

Reply-To: henryhooker@gmail.com

To: citycouncil@cityofwatsonville.org

To the Watsonville City Council Members,

I write in support of the 100%(!!!) affordable housing project at [1482 Freedom Blvd](#) in Watsonville. This project is exactly what the city and county need at this time of a statewide and countywide housing crisis. It is especially wonderful that it provides supportive housing, serves the needs of people with disabilities, and houses farmworkers. We need all kinds of housing!

Please move quickly and decisively to get this project under construction.

Thank you for your consideration of this letter as well as your service to the community.

Henry Hooker