

From: Richard Holtz <reholtz@holtznet.com>
Sent: Tuesday, August 10, 2021 7:43 PM
To: Sam Holland <sam@conchhouse.com>
Subject: 322-324 ½ Truman Ave

Dear Mr. Holland,

I am writing you regarding 322-324 ½ Truman Ave and a request for variances and approval of a major development plan and landscape waiver to develop 18 affordable residential housing units.

I am strongly opposed to this project.

There are many aspects of this project that are concerning, but my major concern is the total lack of off-street parking for 18 housing units in a very congested historic neighborhood that virtually has no on-street parking. In their eagerness to provide “affordable” housing, the developer has completely overlooked the consequences of eliminating off-street parking as required by ordinance. Indeed, the suggested mitigating condition to eliminating the required parking is to restrict potential tenants from owning four-wheeled vehicles, a meaningless restriction which would be virtually unenforceable by both the landlord and the City and may even be illegal.

The 14 housing units at the location were “recognized” in 2018, with reference to their existence since 2010 and earlier. This was clearly a dormitory arrangement of rooms with no in-room baths or cooking facilities. I encourage you to look at the photographs below. Those units were significantly substandard by 2018 standards.

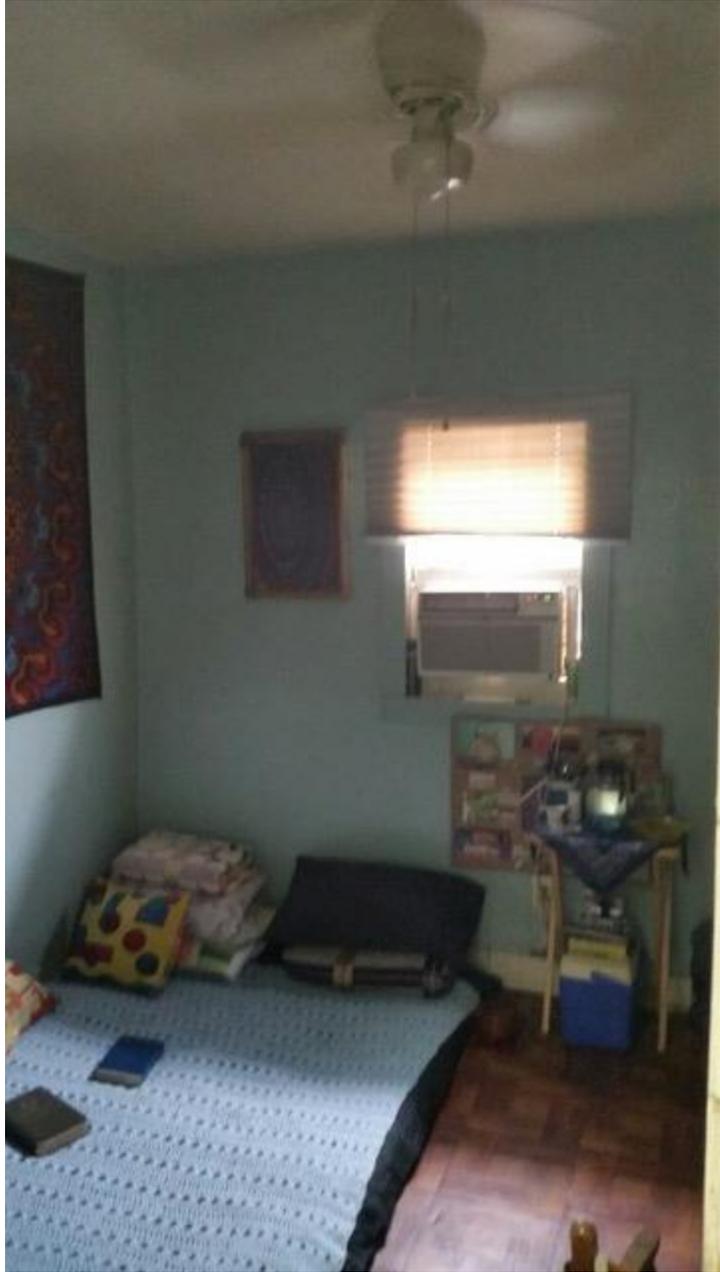
Therefore, I believe the “recognized” additional 14 lock-out units were directly related to BPAS/ROGO considerations only, not actual habitability standards. In other words, an additional 14 lock-out units established on the property would not affect the existing BPAS/ROGO limitations; they are already accounted for and have been since 2010 and earlier. Further, I believe that “recognized” status does not in any way relieve the property owner from complying with existing city ordinances regarding off-street parking.

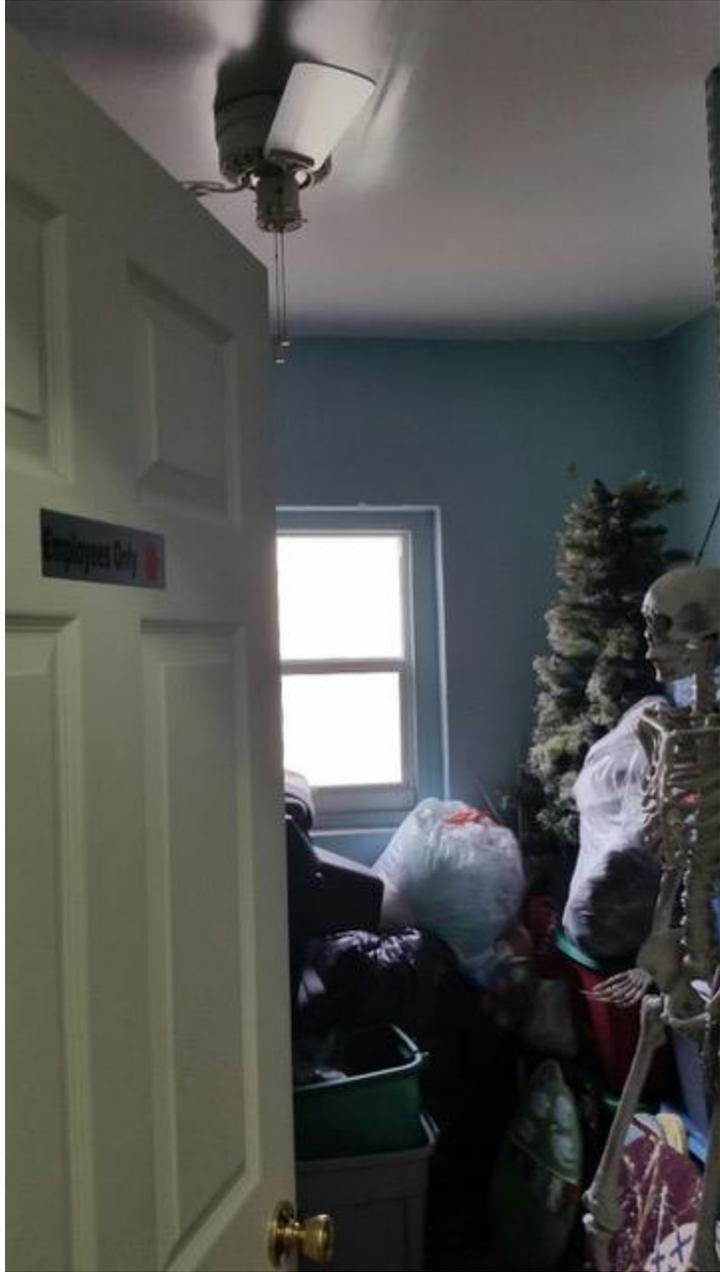
I firmly believe that plans can be adapted to accommodate off-street parking for all units. That will resolve this major concern.

Thank you.

Richard E. Holtz
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