

**Planning Commission Comments from the October 7, 2014 Meeting  
Erwin Terrace at LaSalle Street, A1300010**

**Mr. Buzby**

I appreciate the additional information provided by the applicant and the Planning Department detailing the current affordable housing with a ½ mile of the proposed LaSalle Transit Station.

The Planning Department has indicated this analysis will be provided in the future for all future development proposals. This is greatly appreciated and critical for the Planning Commission as we assess future proposals. Without this information provided in advance, I will be inclined to postpone a decision until this information is available.

Given that this plan amendment and concurrent zoning map change meet all key requirements, including taking place within a ½ mile of a future transit station that currently has 79.5% affordable housing, I vote to approve this proposal.

However, I do have long-term concerns that as a development continues there will be pressure on housing prices and that the amount of affordable housing will decrease. To meet the adopted goal of 15% affordable housing within a ½ mile of a proposed transit station over the long-term, we will need to be vigilant. For example, only 12.75% of current housing by the LaSalle transit station is subsidized housing that can withstand upward price trends over time. We need to make sure we meet our 15% goal and more subsidized housing can ensure we meet this goal.

**Mr. Davis**

Move approval.

**Mr. Gibbs**

I approve this development. (See Note at Z1300031: A positive influence economically & service to residents of varied affordability status.)

**Mr. Harris**

Voted to approve.

**Ms. Hyman**

“15% goal met” in LaSalle area for affordable housing which was the only outstanding issue. All other elements of the Comprehensive Plan have been met.

“First Class” mixed used development planned more than 15% affordable housing goal has been met. Staff indicates that the number is closer to 80%.

Housing needs assessment by Planning Department currently underway, which will more effectively address the City’s issue of providing Affordable Housing.

Project has positives of creating jobs and adding to the much needed tax base.

**Mr. Padgett**

Awesome Development! Approve 100%

**Mr. Whitley**

I voted to approve.