

**Q&A Report, 900 High Street, Peace Village Housing Community Meeting**

#	Question	Asker Name	Answer	Answer Name
1	Are we on mute? It would be good to explain how the zoom is set up as a webinar, and when and how people can participate.	anna hackenbracht	Anna, this is set up as a webinar, so only the panelists are on audio. We're going to take questions via this Q&A, which we'll tell everyone as we start.	Sibley Simon
2	Once things get started.	John Hall	Good point, thank you John.	Belal Kaddoura
3	Panelists should probably mute unless they have something to say, just to minimize background noise.	Bill Walton	Thank you Bill.	Belal Kaddoura
4	How can we see who has joined this meeting?	christina waters	I can see that there are 99 people on the meeting, but I don't think everyone can see the list of attendees.	Sibley Simon
5	Will the building be subject to regular property taxes?	Ethan Miller	Yes.	Jim Weller
6	Are we going to be able to see the audience? A question on bike parking: I see that in the upper rendering on page 39 of the plan set there are both wall mounted and looped bike parking racks. Will there be some amount of both styles in a secure place for residents can store their bikes long term (i.e locked bike 'garage' or similar). Especially the loop style as cargo and e-bikes can be challenging or impossible to lock to the wall mounted type.	Elizabeth Schilling	I don't think so.	Jim Weller
7		Ryan Meckel		
8	Will apartments be available to all ages or will it be basically housing for UCSC students?	Judi	Not primarily for UCSC students. Families, elders, church members, working people of all kinds, some associated with UCSC.	Jim Weller
9	Will those affiliated with the church members have priority as renters? How much of the eucalyptus forest behind the property will be cut down? and how can a project like this be proposed so close to an elementary school, and on a two lane road that is one of only two roads going back and forth from the university to the town?	Judi	To some extent, yes, but we anticipate never going onto the "open market" by offering vacancies to folks on a waiting list, and to folks in institutions like Santa Cruz City Schools employees, etc.	Jim Weller
10		christina waters		
11	Reverend Patee specifically mentioned "Westlake School Teachers" as prospective tenant of the large project. Are the teachers employed by the neighboring Westlake School given some preference for units if developed? I'm wondering what the motivation to call out that school's teachers.	Tom	Pay attention to the presentation. Those concerns have been addressed. We've had several meetings with the school district leadership and some of the staff who work at the church. We are interested in specifically marketing to and helping school faculty and staff within the scope of fair housing law. Nothing has been set in stone, but we have interest in preferences. One reason is that we recognize that teachers are critical for our community and our schools are having a hard time having enough teachers specifically due to housing costs. Another reason we are committed to housing that reduces vehicle miles traveled, so we would like to have residents who don't need to drive as much.	Jim Weller
12	Is there on-site management?	Judi	Yes. The project will be professionally managed by a local management company, and there will be an on-site building manager.	Sibley Simon
13	Did you study the traffic problem?	Amy Zavala-Miller	Yes. In our application submittals on the city web page is a copy of our professional traffic engineer's study. There will be a slight impact, however in consideration of the faculty housing neighbors, the original building design was entirely redesigned to significantly reduce the impact.	Jim Weller
14	Will the proposed building block existing views from homes in faculty housing on campus? it would be more honest if someone would state truthfully that this project is going forward because without it PEACE will not make it financially, it is NOT to help the commnity or Santa Cruz it is about the ability of PEACE to exist in the future.	Ethan Miller		Belal Kaddoura
15	Will a water well be drilled given the drought?	Tom and Pegi Ard	With all due respect, that's an irrelevant comment, and untrue.	Jim Weller
16	Will a water well be drilled given the drought?	PAT OBRIEN	No, everyone within the city is on city water, this included.	Sibley Simon
16		PAT OBRIEN	No. That's not allowable by city regulations. It varies on the designated level of affordability of the unit, but generally this number is set by the Housing Authority of the county. We are not sure what the rates will be when the units are delivered, as they change often.	Jim Weller
17	How much does an "affordable housing" unit cost?	Ingrid Parker	The project will add only an insignificant increment of traffic on High Street, according t our traffic engineering analyis. Also, traffic flow at the High Street/Moore street intersection will be mitigated by eliminating vehicle egress at that driveway near the Wsetlake School driveway.	Belal Kaddoura
18	How will the development mitigate traffic on High Street?	Anonymous Attendee	The number of parking spaces is not substandard. It meets city requirements. There will be an on-site parking space for every resident who wishes to rent one. There will be 60 parking spaces in all dedicated fo rthe residnets. There will be 85 bedrooms in all. Not all residnets will require a parking spces. Some will choose not to have a car. Some will be on-car couples. Some will be children Some will be elders who do not drive. Some will use car-sharing, whcih we will provide, and some will use ride-sharing like Uber or Lyft. And 2 bus stops are immediately adjacent.	Jim Weller
19	What about parking. The number of parking spaces is substandard per number of beds and ppl living on this campus. Seems like you are relying on ppl using bikes and bus.	Carol Riewe		Jim Weller
20	Will the buildings be visible from Limestone Lane?	Ethan Miller	No.	Jim Weller
21	Looks like you are even reducingexisting parking on the upper lot of the church campus	Carol Riewe	There are 14 parking spaces that will be removed for the new building, but 57 parking spaces no longer rented to students.	Sibley Simon
22	Will there be a grand opening BBQ? What would be the maximum number of units allowed on a parcel the size that is *actually* proposed for use for this project? Saying that up to 80 units would be allowed on the *entire* parcel is misleading, since, as you noted, the parcel is being subdivided.	daniel miller	No doubt! The parcel is being subdivided only for the structure of the development ownership. Both parcels will continue to be owned by the church. The northern parcel will be leased for 99 years to an investment group.	Jim Weller
23		Ethan Miller	By city zoning standards, our whole 6-acre parcel counts for calculating allowable density, which is 10 units	Jim Weller

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24	What would the total occupancy be?	Nerissa Albuquerque-Gonzales	Our transportation consultants used standard metrics on the unit mix and estimated 85 people. I could see it being anywhere in the 80-100, depending on families, etc.	Sibley Simon
25	please let us know if this is the full project for Peace or if there is a phase II and phase III etc.	Tom and Pegi Ard	The only further development we anticipate in the future will be improvement and refurbishment of our existing buildings.	Jim Weller
26	For 40 units, with only 9 listed as "affordable housing" doesn't seem quite right for what this county needs... I just can't get over how high density this is it's really hard to comprehend how this building works into our neighborhood nothing else like it around here. Concerned about the water use too and traffic too. I live across the street.	Chris Hundemer	9 units will be regulated under an "inclusionary housing" agreement with the city. Those will be rented at 30% of the tenants' household income for low-income and very low-income residents. Another 29 bedrooms in co-living units will be priced affordably for moderate-income and below-moderate income single adults. Further, HUD Housing Choice vouchers will be accepted, further extending affordability.	Jim Weller
27	Will they be allowed to not offer housing or evict residents based on their beliefs or identities (eg sexual orientation, religion, gender identity, etc.)?	R Rabinowitz/Oxbow Farms	Additional in-and-out vehicle trips resulting from the project will not exceed about 20 at peak times, according to our professional traffic engineering study. That's a small fraction of present vehicle trips on High Street.	Jim Weller
28		Brian Digiorgio	No, absolutely not.	Belal Kaddoura
29	Bike racks that are exposed are subject to theft. A consideration.	Jane \Heyse	Thank you Jane, as the design continues to develop we will keep our eyes open for ways we can minimize and deter the potential for thefts to occur on this site.	Belal Kaddoura
30	Also, parking/traffic study reflects an estimate of only 1 occupant per bedroom. This seems not accurate based on student housing needs, I would expect at least twice the number of potential occupants and twice the traffic as anticipated, which would actually put traffic impacts above what the City would allow.... Given the investments in biking that the project is making and the fact that High Street is already a busy bike route, will the city be making any improvements to the scant and unsafe bike infrastructure that is already there?	Chris Hundemer	Units will not be "doubled-up." this is not a student housing project. Some of the units will be rented to families. Children do not drive cars. Neither do elderly people. We are certain there will be no more than 60 vehicles associated with project residents, and we are providing 60 parking spaces on site for them.	Jim Weller
31		Brian Digiorgio		
32	I'm concerned about future traffic impact. UCSC already negatively impacts traffic in this area.	Gary Benito	Traffic impact from our project will be minimal. See our traffic engineering study - it's linked on the city's web page for our project.	Jim Weller
33	will the landscaping consider the impact of the drought going forward? Will these be native plantings?	Tom Postlewaite	Yes, the landscaping will be designed in accordance of the CA Water Efficiency Landscaping Ordinance. We cannot speak on behalf of the other churches. Also worth noting, while there are 5 levels included in the design of the project, there is no portion of this project that will be 5 stories tall. The design steps up a couple levels in order to accommodate construction on the hillside.	Belal Kaddoura
34	There are three large churches on high street in the immediate area of Peace, so what will the future be for us living in this area, 5 story apartments on all of these properties?	Tom and Pegi Ard	Those are not "floors" per se. They are building levels higher on the site. Overall, the building will have 4	Belal Kaddoura
35	Can you show the 5th and 6th floor slide again. Access to presentation?	Candace Brown	This is true, thank you Catherine.	Jim Weller
36	Peace is a progressive church and welcomes all, always.	Catherine Sarto		Belal Kaddoura
37	This should be right turn only.	Anonymous Attendee		
38	Many parking lots for commercial developments permit turning in only one direction. Exit should be toward Bay Street since this is a commercial development.			
39	Safeway on Almar has a restricted turn sign.	Anonymous Attendee		
40	Has the viability of adding solar panels to the roof and/or parking lot been considered? The city allows 10 units per acre, per your earlier response. But you have 40 units + 1 existing unit + A LARGE CHURCH. You can't put a church (and related parking) on the parcel and pretend that it doesn't exist for the purpose of calculating maximum density.	Anonymous Attendee	It will definitely be considered as the project design continues to develop.	Belal Kaddoura
41	Will you restrict children from walking across the parking lot to get to school? Will church attendees be parking on nearby streets? It's already the case that attendees at High Street Community Church park in the neighborhood. Will development residents be allowed to obtain local parking permits? I want to be sure that you're not offloading parking onto the neighborhood.	Ethan Miller	As a matter of fact, we can. That's how it works.	Jim Weller
42	are you providing electric charging for every car?	Anonymous Attendee	No. There will be an improved, lighted walkway built along the west side of our lot, for pedestrians walking between UCSC and High Street. Westlake School is completely enclosed by a security fence now, with only one gate next to our lower parking area.	Jim Weller
43	I'm impressed by the large open space available as shared yard/garden for the residents. Views out to the bay, and close to buses.	Corinne Wipke		
44		Jane \Heyse	Thank you!	Belal Kaddoura
45	Will church members have any priority for housing in this project? Not a question, but a comment, as a resident of this neighborhood for 26 years, I am very HAPPY to see more housing that is affordable and convenient.	Tom and Pegi Ard	We know of two or three members who wish to live there, and we have a waiting list. Church members will not be preferred over against competing prospective tenants.	Jim Weller
46	You have to plan for all renters having a car.	Anonymous Attendee	Thank you!	Belal Kaddoura
47	it's just so out of scale with the neighborhood here. Completely different character than the surrounding primarily single level homes. I remember the last live meeting at the church years ago I attended and this project appears even larger than it was then? Let UCSC use their hundreds of acres on campus to build housing on their campus so students can walk to class.	Beth	We disagree. And so does the city.	Jim Weller
48		R Rabinowitz/Oxbow Farms		

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49	Will there be EV chargers available? Seems like this will be a much higher density complex than being said. Has there been a study of the complex at the corner of High and Cardiff to see realistically how many people live in a 1 bedroom, 2 bedroom, 3 bedroom unit, etc? That should be mandated to find out the true anticipated occupancy for purpose of traffic and other impacts	Lynn Walton	Yes, a few to begin with, possible more later.	Jim Weller
50		Anonymous Attendee	The church will have authority in operational policy. Occupancy will be controlled to prevent over-crowding. We will post the presentation, attendance list, and q and on the project webpage:	Jim Weller
51	Will there be a recording of this for others to hear?	Susie Land	<a href="https://www.cityofsantacruz.com/Home/Components/BusinessDirectory/BusinessDirectory/252/3930?alph">https://www.cityofsantacruz.com/Home/Components/BusinessDirectory/BusinessDirectory/252/3930?alph</a>	Clara Stanger
52	How will you ensure housing is provided for working residents versus predominantly for students? what will this do to local utility useage/stormwater runoff, sewer use, etc in the neighborhood. Will high street and other streets have to be torn up to accomodate utilities?	Anonymous Attendee	We will be required to design for zero increase in storm drain runoff. New utilities will be built only on site, connecting to existing pipes in High Street. Disruption on High Street will be very minimal and very	Jim Weller
53	Jim, how will you ensure that units will not be doubled up, given it's proximity to the university?	Carol Riewe		
54	You can disincentivize parking, but since many residents will have cars, how will you address the greater impact of increased traffic on High St and Bay and even King, which is terrible?	Judi	Increased traffic resulting from the project will be insignificant by comparison with present vehicle traffic on High Street. Our traffic study demonstrates this.	Jim Weller
55	What is the plan to accommodate guest and overnight parking	Beth	There will be sufficient parking spaces.	Jim Weller
56	How can you justify the scale of this project given how it will impact child safety for the kids at Westlake and those going to other schools? The structure will also impact the mass exiting that will be required as fire season becomes longer and fires more frequent. This is on top of the immense amount of density on High Street currently. This part of Santa Cruz was not made for this amount of density.	Meadow Haughey	You are exaggerating wildly. 40 units is much less than you'll find on any single block in the neighborhod. Fire safety will be much improved by removal of eucalyptus trees on and near our site. Our densty is "infill development" entirely in accord with the city genenral plan and zoning.	Jim Weller
57	Is there rooftop solar?	Judi	Yes.	Belal Kaddoura
58	What about energy and water use? How will the environmental issues be addressed.	Anonymous Attendee		
59	My man concern is access to neighborhood parking permits. The last thing I want is for cars parking in front of my house b/c there isn't enough parking on the campus	Anonymous Attendee	There is enough parking presently existing on campus. You can petition the city to establish permit parking on your street if you wish.	Jim Weller
60	How will you prevent this from becoming a student housing project. Under Fair Housing Laws, do you have the right to selectively choose against student renters?	Frank Halasz	Yes. We will not be choosing discriminatively against anyone. But we will indded control occupancy appropriately.	Jim Weller
61	I just want to say that we really appreciate the new housing that you all are proposing for the community! It is clear that you have gone above and beyond when thinking about the impact on the surrounding area, especially including parking. House people, not cars!	Brian Digiorgio	Thank you!	Belal Kaddoura
62	Since the UCSC Chancellor has guaranteed the Rengents of UCSC that 100% of any future increased enrollment wittl be housed ON CAMPUS, how will this proposed project not end up being rented by UCSC students.....amd therefore effectivey support UCSC growth?	john aird	We will choose to whom we provide housing. We will be in charge of occupancy policy. This will not be a student housing project. Most of the big eucalyptus trees will be removed to make way for the building. This will improve fire safety, windfall hazards, and open views for out nieghbors in UCSC faculty housing to the north. Every tree removed will be replaced, and then some.	Jim Weller
63	How many trees need to be cut to build the housing?	Darlene		Jim Weller
64	Will you be renting to UCSC students?	Ethan Miller	This is possible. but this is not a student housing project.	Jim Weller
65	What is the total number of people that could be living here?	Sheri Rollo	About 100 people of all ages. 85 bedrooms.	Jim Weller
66	As a 20-year resident, I'm very concerned by the extremely high usage density on this parcel, between church, pre-school, and 40 units. The fact that you *can* do it doesn't mean you *should* do it.	Anonymous Attendee	Youre entitled to your opinion. But it is our property, after all. Would you welcome people saying you can't develop your property as you see fit, within zoning standards?	Jim Weller
67	How many presenters live in this neighborhood?	Anonymous Attendee		
68	Please consider not overbuilding parking. Free subsidized parking (including on-street parking) contributes to driving more & using other transport modes less.	Linda Wilshusen	Noted, we agree and are proposing designs that we believe will enable and encourage alternate means of transportation. The dumpster will be in an enclose at the front of the buildng. See the project plans, availabel fo rpublic inspection on the city's web page for our project.	Belal Kaddoura
69	How will trash/dumpster be managed? will the garbage truck make its way around the back of the building?	daniel miller	The 8 required inclusionary units are affordable in perpetuity. The 9th unit fulfils Density Bonus requirements only and must be affordable at the Very Low income level for 55 years	Jim Weller
70	Will the low and medium-income units remain as such or is it only for a certain number of years?	Anonymous Attendee		Clara Stanger
71	Will you be acception Section 8 vouchers?	Jane Doyle	Yes absolutely.	Belal Kaddoura
72	Mr. Weller, you cannot (by law) regulate occupancy beyond restricting to two adults per bedroom. You cannot say, then, that you will "restrict occupancy".	Anonymous Attendee	Unless you're a lawyer, I'll disregard your opinion. We are very well advised by legal counsel. Thisis none of your business. We explored our options thoroughly. Our goals are not entirely financial. We truly believe we will be acting in accordance with our mission to serve the community, especially the poor and disadvantaged - who are a large portion of our population.	Jim Weller
73	Since concerns relative to Church finances seem to be driving this development, what other alternatives were explored by Church leaders? I ask this simply because the typical service entities facing financial challenges explore sevice mergers, down-sizing, relocation, etc. etc. So what indeed was explored in this	john aird	While there are 5 levels included in the design of the project, there is no portion of this project that will be 5 stories tall. The design steps up in elevation in order to accomodate construction on the hilslide.	Jim Weller
74	This neighborhood is not zoned for 5 stories. This is way out of proportion with the area.	Michelle Robin		Belal Kaddoura
75	Designing communities so that there is housing where people work is an important way to mitigate climate change. We need to do more of this. Thank you for taking on this project.	Ingrid Parker	Thank you! We really appreciate your understanding.	Belal Kaddoura

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77	Westlake Village and the complex on Cardiff both had the "single family" vision. But both have quickly become student housing.	Anonymous Attendee		
78	Will there be parking near the housing for someone with mobility issues - either temporary or permanent? Is there sufficient electric power capacity in the local grid to support the power for electric heat, cooking, and car charging for over 100 additional residents?	Jane Doyle	Yes the project will provide accesible parking spaces.	Belal Kaddoura
79	Will there be a pedestrian path onto the campus?	Ethan Miller	We will build a large component of solar generation capacity, and more can be added in future.	Jim Weller
80	This has been a long very thoughtful process... having an intergenerational and intentional community that takes into consideration our neighbors and hoping that local working folks can stay in Santa Cruz and enjoy a beautiful, quality living space that is affordable. Thank you for this project	Eleanor Littman	Yes.	Jim Weller
81	Replacing eucalyptus trees is a plus! Replacement will be an improvement — oaks, etc.	Anonymous Attendee	Thanks!	Jim Weller
82	My question concerns the construction phase. I live very close. This will take a long time to build. It's an apartment high rise. How will you control the sound and equipment during construction?	Jane \Heyse		
83	Sound proof blankets? This high density building project seems out of scale with our neighborhood.  Low cost, high density housing usually leads to an increase in neighborhood crime.  The UCSC traffic is already unbearable, I live across the street from the church.  You're suggesting that I would have to pay to park in front of my house?  Are you a church or a landlord?	Anonymous Attendee		
84	Is the church willing to give up it's tax-exempt status to do this project?	Anonymous Attendee	We will be both a church and a landlord. This is normal. We already rent many spaces on our campus, and we pay property tax to the extent that we do. The owners of the housing project will pay normal income taxes and property taxes on the housing.	Jim Weller
85	Thank you for your hard work and transparency.	Darlene	thank you, Darlene!	Belal Kaddoura
86	Is there not an agreement regarding how much, if any, development can take place on the meadow between UCSC housing and the church? I live in the neighborhood. I believe we need more housing on the upper west side, and a greater diversity of housing, including rental housing.	Meadow Haughey	No, there is not. But we have chosen to keep 80% of that area in open space.	Jim Weller
87	Will the City be requiring an Environmental Impact Report? Has one begun already?	John Hall		
88	In all due respect to Jim Weller, this project is a financial benfit to the developer, the City of Santa Cruz and the long-term financial health of Peace. This was told to us at the one and only other previous community meeting by your staff. It was also mentioned in this meeting to fix up your current buildings.	Anonymous Attendee		
89	As a 60 year resident of Moore St I have watched the neighborhood become increasingly inaccessible to working people, I applaud Peace Village for this housing project	Tom and Pegi Ard		
90	Will the church need to purchase insurance to cover auto accidents on the roads on the church/village	Carol Robertson	Thank you Carol, we appreciate you!	Belal Kaddoura
91	Camous is UCSC?	Darlene		
92		Eleanor Littman	Could you please rephrase this? The project will be required to comply with fire safety regulations and rules. We work with the city and the fire department specifically to ensure we comply with fire codes.	Belal Kaddoura
93	What about the fire safety? With the very narrow access roads has it been discussed? I appreciate how our prior comments have been responded to in the current design. The church has bee a very positive member of our community, and I think this is yet another positive contribution.	Marcela Simonkova		
94	I do, and I am so very excited that we are pursuing this! My children and now my grandchildren attend Westlake, my children and my grandchildren attended Mission Hill & SC High.... they would love to be able to afford to stay here... I am 100 % in support of this. Thank goodness these are not hedge fund or speculators from out of town in charge of this.	ROBERT COOPER	Thank you for noticing!	Belal Kaddoura
95	I hope this is the first of many new housing buidling built in the West Side and Santa Cruz on the whole. We need more housing.	Lisa Johnson		
96	Yes In My Back Yard (YIMBY)	Anonymous Attendee		
97	Will pets be allowed? Can you put the Slide for 5th and 6th level up short time so I can capture. Just trying to get the lay-out overall. Thanks for the clarification on the "floors".	Judi	I would guess not, but that's a management issue to be addressed several years from now. We will post the presentation on the project webpage. You can also find the plans there: <a href="https://www.cityofsantacruz.com/Home/Components/BusinessDirectory/BusinessDirectory/252/3930?alph">https://www.cityofsantacruz.com/Home/Components/BusinessDirectory/BusinessDirectory/252/3930?alph</a>	Jim Weller
98	Regarding the increase of noise during and after construction, is there any concern for the students at the elementary school?	Candace Brown		Clara Stanger
99		Meadow Haughey	This will definitely be considered as the development proceeds. Thank you!	Belal Kaddoura

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100	The plans on the website shows the arborist report. There are photos and complete information about how many trees, what types and reasons for any removals.	Mira Haslam	Thank you for mentioning this!	Belal Kaddoura
101	Thank you, Sibley and team for a great presentation.	Elaine Johnson	Thank you, Elaine!	Belal Kaddoura
102	Who is funding the project? Just a comment about the eucalyptus trees. These trees are home to a pair of great horned owls that I hear and see at dusk almost every evening. This area is home to deer, owls, squirrels, coyotes, butterflies, foxes and many other animals I am sure. I've seen them and/or their scat. Lots of the animals are living in this area now. They survived and escaped from the fires. Just a thought about cutting trees down.	Marcela Simonkova	New Way Homes, a non profit.	Belal Kaddoura
103	It would be a shame to lose this special habitat.	Anonymous Attendee		
104	Thank you for this presentation	Anonymous Attendee		
105	Overall great project and a great presentation and especially great Q&A. Thanks you.	Frank Halasz		