

## Froelich, Brian

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**From:** Christine Kiebert-Boss <christine.kiebert.boss@gmail.com>  
**Sent:** Thursday, March 2, 2023 2:11 PM  
**To:** PLANNING COMMISSION  
**Subject:** I support CRP Affordable Housing's project at 4401 Capitola Rd

Dear Commissioners,

My name is **Christine Kiebert-Boss**. I am the parent of a resident of Santa Cruz County with a disability. I support CRP Affordable Housing's project at 4401 Capitola Rd because our city needs more deeply affordable housing near jobs, public transit, and services. In my experience looking for affordable housing in the City of Capitola, I have struggled to find housing that is affordable to my son because of his limited income. This project will help other Capitola residents, like me and my son, who grew up in this community and because of a disability cannot afford to live here.

Thank you  
Christine  
In Santa Cruz County since 1971

## Froelich, Brian

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**From:** Iwalani Faulkner <equitytransitsantacruz@gmail.com>  
**Sent:** Thursday, June 15, 2023 8:32 PM  
**To:** PLANNING COMMISSION  
**Subject:** [PDF] Fwd: Support 4401 Capitola Road All Affordable Housing Development APN 034-123-05 & 034-124-18  
**Attachments:** 2023-03-02\_4401 CapitolaRd\_SupportLetter.pdf

Dear Planning Commission,

In March, we submitted a letter to the planning commission which was intended to go to all commissioners. Typically, these letters to the public are attached as attachments to the agenda items. I was looking up to see if I could find a record of my letter, but I couldn't find where these letters are included.

Would you please help me with this? The letter I wrote is attached.

Thank you!

Best regards,  
Lani Faulkner, 831-278-1007

----- Forwarded message -----

**From:** Iwalani Faulkner <[equitytransitsantacruz@gmail.com](mailto:equitytransitsantacruz@gmail.com)>  
**Date:** Thu, Mar 2, 2023 at 4:48 PM  
**Subject:** Support 4401 Capitola Road All Affordable Housing Development APN 034-123-05 & 034-124-18  
**To:** <[kherlihy@ci.capitola.ca.us](mailto:kherlihy@ci.capitola.ca.us)>, <[bfroelich@ci.capitola.ca.us](mailto:bfroelich@ci.capitola.ca.us)>, <[ssesanto@ci.capitola.ca.us](mailto:ssesanto@ci.capitola.ca.us)>  
**cc:** <[planningcommision@ci.capitola.ca.us](mailto:planningcommision@ci.capitola.ca.us)>

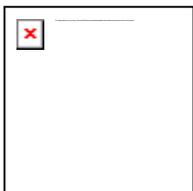
Dear Planning Commissioners,

Please find attached our support letter for the 4401 Capitola Road All Affordable Housing Development APN 034-123-05 & 034-124-18 project.

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Best regards,

Lani Faulkner, Director  
Equity Transit - Tránsito de Equidad  
[www.EquityTransit.org](http://www.EquityTransit.org)  
831-278-1007





1840 41<sup>st</sup> Ave, Ste 102, #227  
Capitola, CA 95010  
831-278-1007

Capitola City Council Members  
420 Capitola Ave  
Capitola, CA 95010

RE: Support 4401 Capitola Road All Affordable Housing Development APN 034-123-05 & 034-124-18

Dear Honorable Capitola Planning Commissioners:

Our county is one of the most expensive places to rent or buy in the nation. The very people that serve in this community, our teachers, police officers, bus drivers, restaurant workers, nurses, etc. have increasingly been forced to relocate and live in cities outside of this county as they have been unable to compete with the market pressures that have driven up housing prices afforded by high income tech workers and tech entrepreneurs. This has resulted in a work force that has increasingly been forced to move out of the community they serve and now battle hours of traffic each day as they commute to and from cities like Hollister, Salinas, Los Baños, and beyond, which means that our essential workers have little time with their families, sharing simple things like dinner together or attend their kids' games. A lack of affordable housing that enables our workforce to live in the community they serve means they have little time to pursue life beyond work and sitting in a car traveling to and from work. This is a completely unequitable situation that at the same time takes a terrible toll on families while also negatively impacting the environment as more and more vehicles are stuck driving hours on our roads.

State requirements are clear, we must build a significant number of new housing units, but how we build and for whom we build is important. We must support the development of smart infill projects, such as the all-affordable housing project proposed at 4401 Capitola Road. We must ensure that we incorporate connecting places referred to in many cities as "Commons" that welcome play and leisure and connect community members especially as density increases. The balance of the "Commons" with dense urban infill near public transit ensures vibrant connected communities while lowering crime and increasing walkability and economic stability of local shops.

This project is a fantastic project in that it is near a major transit corridor, near shopping, biking, and has all the hallmarks of a solid infill proposal. Developing housing infill is far more economically wise than developing housing that results in further sprawl and developing along our transit corridors, minimizing parking, and encouraging transit ridership is critical if we are going to address the climate crisis and meet our Climate Action Plan goals.

This project meets benchmarks in equity, environment, and economics. Building transit-oriented development is the wisest way for us to meet needs of community members for housing who also serve our community as a whole as essential workers but are currently unable to afford the highly competitive market.

Thank you for your consideration. We hope you will support 4401 Capitola Road All Affordable Housing Development.

Sincerely,

Lani Faulkner, Director