



October 14, 2016

Bay Area Metro Center
ATTN: Miriam Chion and Ken Kirkey
375 Beale Street, Suite 800
San Francisco, CA 94105-2066

RE: Town of Ross Comments on Plan Bay Area 2040 Draft Preferred Scenario

Dear Ms. Chion and Mr. Kirkey:

Thank you for the opportunity to provide comments on the Plan Bay Area 2040 Draft Preferred Scenario projections relative to households and jobs. The Town has been actively following the revisions to the plan, including the latest Draft Preferred Scenario projections that were published in late August 2016. During this process, the Town has reviewed the revisions and studies that have been released and have submitted comments to you. Accordingly, the Town appreciates the consideration you have taken to date regarding the jobs related scenarios.

On October 13, 2016, the Ross City Council reviewed a Staff Report on the August 2016 Draft Preferred Scenario projections and after consideration of this matter, the Town Council has directed the preparation of this letter with comments as follows:

Comments on Draft Preferred Scenario

The Household Projections

The latest draft projections show an increase in housing growth of 40 households since the 2013 projections. The 2013 projections for the Plan show a total of 860 total households for Ross. The housing projections for Ross in 2013 were high, but reasonable given the following the following:

- a. 2010 Census showed the Town having 798 households
- b. 2009-2014 Housing Element RHNA required the Town to plan for 27 Units
- c. 2015-2023 Housing Element RHNA required the Town to plan for 18 Units

Based on the existing households, and the two Housing Element cycles the projected increase in households would be 843 units. Although still a bit high given the physical and environmental constraints of the Town, it would not be unreasonable that by 2040 there could be an increase in 17 units for a maximum total of 860 households. The Town's concern with the 2016 projection relative to households is that while 860 units can be supported, the increase in 40 additional units

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is not reasonable, again due to the physical and environmental constraints of the Town. Furthermore, the increase cannot be supported as the projections exceed those identified in the Town's Housing Element and General Plan. Therefore, the Town is requesting that the Household projection numbers be reduced to 860 households which is consistent with the 2013 approved Plan.

The Jobs Projections

Although the 2040 jobs projection will be challenging to meet given the building environments limited capacity of new commercial growth and parking infrastructure, the Town accepts the projected number of 400 new jobs and has no further comment.

We appreciate the opportunity to review and comment on the Draft Preferred Scenario plan. We look forward to a response to our comments. Should you have any questions regarding the information in this letter please feel free to contact Heidi Scoble, our Planning Manager at (415) 453-1453 Ext. 121 or email at hscoble@townofross.org.

Sincerely,


For Kathleen Hoertkorn
Mayor

cc: Town Council
Town Manager
Town Attorney