

Good Evening Commissioners
November 11, 2019

Robert Kendrick 153 Will Dodge, Casita Developments LLC partner, and Kendrick Enterprise LLC developer.

There are people in our town tonight in fear of rising rents and having to relocate because they can't afford to live in Ashland anymore.

Starting six years ago our goal was to provide housing to these community members that are rent burdened because of escalating rents.

Now we are proposing 196 rental units that are all workforce affordable, that include Thirty 30 units which will be dedicated as affordable housing units and rent at \$554 per month. Our development offsite work consists of 3100 lineal feet of sidewalk, curb and parkway with landscaping beginning south of the animal clinic and terminating onto Schofield St which will connect the development to the city. The highway will come under the authority of the city after annexation and we would like to see the reduced speed limit sign moved north of our development. With that and our offsite improvements the traffic will calm considerably.

As far as I can determine there is no place in the city that can provide this type of development at these rental levels.

The Buildable Lands Inventory includes 312 units of R-2 to R-3 land in the city and 180 units of R-2 in the UGB, which is our land. The R-3 & R-2 land in the city would likely be developed to for sale units due to the high cost of land. The Ashland Triangle is intended to encourage hundreds of housing units but the development methodology of the Triangle is based on mixed use, and residential high density overlays with tax and building incentives. This development type will require a predominant amount of platform buildings which increase the cost 20-30%. The cost of land will likely experience a speculative increase too, and with the higher construction cost added those developments will not generate any workforce housing. To recover the investment a developer would have to look at higher rents or higher sales cost.

Our present workforce members and those rent burdened can't afford this. We have to protect these community assets who are the people who hold the history and knowledge of our town, those who provide services, teach your children, work in your offices, and stores, schools, and, the retired on fixed income.

Many live doubled up with others, some of these units are in reconstructed garages, and substandard dwellings. Many are scared of rent increases that will force them to leave town. If your supportive of retaining our community assets, then you will support this project. There are very little resources of development land that can accommodate this type of project.

Supporting the project is to support the workforce, the rent burdened and our town members. I encourage a unanimous vote for annexation that will be sent to the city council with your recommendation.

Also, if you have any remarkable ideas or questions I hope you bring them up before the meeting is closed and allow us the opportunity to comment on the ideas, and or questions. I will now defer the remainder of our time to my process representative Amy Gunter. And Kelly Sandow our traffic engineer for your questions.

Thank you
Robert Kendrick

City of Ashland Planning Exhibit

Exhibit # P-002
PA # PA-T3-2019-00001
Date 11/12/19
Staff RJK