



ECOS
ENVIRONMENTAL
♦ COUNCIL ♦
OF SACRAMENTO

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Planning and Design Commissioners
Mayor, and City Council Members
Sacramento City Hall
915 I Street
Sacramento, CA 95814

September 5, 2016

SUBJECT: 19J Project

Dear Mayor, City Council Members and Planning and Design Commissioners:

These comments are submitted on behalf of the Environmental Council of Sacramento (ECOS) on the **19J Project**. ECOS is a coalition of environmental and civic organizations with a combined membership of more than 12,000 citizens throughout the Sacramento Region. Our mission is to achieve regional and community sustainability and a healthy environment for existing and future residents

ECOS supports the 19J project particularly for its sustainability and "affordable by design" features. We find the urban design features, building scale and location to have an approach consistent with the intent of the City General Plan, despite its modest height increase beyond the Plan's approved limits. We recommend approval of the project, but strongly recommend that three conditions be applied to its approval.

1. A deed restriction shall be recorded whereby the rental cost of the 300 to 445 square foot units shall not exceed 30% of Sacramento's median income.
2. A deed restriction shall also be recorded stating that no units shall be sold for 15 years from the date of initial occupancy.
3. Approval of the project shall require that the project owner/operators submit an annual report to the Planning Department verifying compliance with conditions 1 & 2 above.

We believe that in order to maintain the integrity of the project, these conditions must be applied. Thank you for the opportunity to comment.

Sincerely,

Ron Maertz
Land Use Co-Chair, Environmental Council of Sacramento

cc: Nikky Mohanna nikky@mohannadevelopment.com

