

SAG Meeting June 13, 2017

I am David Gutzler. I have been a supporter of affordable housing for 10 years.

I have 2 recommendations. The first is about size and project management. I have seen plans for 6, 12, and 20 unit facilities. I struggle seeing how these small facilities help us reach the goal of 1300 units. Whether you build 12 or 48 units, the comprehensive project plan needs to be completed and managed. You have to duplicate the 12 units three times to equal the completed 48 units. There is a local report that suggests a minimum of 40 units in a facility.

My second recommendation begins with a question. Let me assume that there will be 14 projects. Are these 14 projects stand alone, independent projects? If this is the case, it means 14 different sets of drawings, 14 sets of materials to purchase, 14 construction schedules, and 14 different reviews and inspections. Is it possible to structure the builds so that 80% of the activities are common and the important time and efforts be spent on additions and exceptions. Standardization and economies of scale will save time, reduce costs, and maximize resources.

A couple of personal notes. I believe that priority should be given to situations where a church or a non-profit has land available now for a build. Also I favor a project of about 50 units over a larger facility due to a more reasonable impact on neighborhoods and support services.

Thank you for your time and consideration.

David Gutzler