

**DOWNTOWN PARKING PLAZA INITIATIVE
RESPONSES TO QUESTIONS**

- Q. If passed, what would the initiative measure do?
- A. If passed, the initiative measure would require voter approval before the City could change the uses of the Downtown Parking Plazas, which currently provide over 1,000 parking spaces.
- Q. Are there any exemptions from the initiative measure’s voter approval requirements?
- A. Yes, the measure would not apply to an affordable housing project on Parking Plazas 7 & 8.
- Q. If passed, would the Parking Plaza initiative subject the City to the builder’s remedy under State housing law?
- A. No. Only cities without a State-certified Housing Element are subject to builder's remedy. The City has a State-certified Housing Element.
- Q. Can the approved Housing Element be revoked if the initiative is placed on the ballot and passed?
- A. No. The City’s Housing Element is valid for an 8-year period, subject to periodic review by and submittal of annual progress reports to the State.
- Q. Would the Parking Plaza initiative subject the City to “no net loss” provisions under State housing law?
- A. No. No net loss applies if an agency lowers the density of a site in its Housing Element to below the assumptions in the Housing Element. The Initiative would generally require voter approval before changing the uses of the plazas but would not lower the density assumed for those sites in the Housing Element.
- Q. How many units did the City need to plan for in its Housing Element?
- A. 1,958
- Q. How many units are assumed or accounted for in the Housing Element?
- A. 2,598; this includes a surplus of 640 units

- Q. Would this ordinance cause the City to upzone other areas where housing has been identified (e.g. Rancho Shopping Center) and/or allow multi-family housing in residential R-1 zones?
- A. No. The initiative does not lower the density of the Parking Plazas so as to trigger no net loss provisions. Further, the City has a surplus of 640 units in its Housing Element to account for sites where density may be lowered.
- Q. What does the City's Housing Element say about the Downtown Parking Plazas?
- A. Program 1.H of the Housing Element calls for facilitating development of housing on at least one of the City's 10 Downtown Parking Plazas. It identifies Downtown Parking Plazas 7 & 8 as the potential locations for affordable housing. The City issued a request for proposals for affordable housing on Plazas 7 & 8 but did not accept any proposals from affordable housing developers.
- Q. Are the names of the persons who sign the initiative petition confidential?
- A. Yes. State law exempts initiative petitions from disclosure under the Public Records Act so the identity of signers will never be made public.