

WEBVTT

1

00:03:14.310 --> 00:03:14.640

Mitali Ganguly | Opticos Design: Thank you.

2

00:03:19.980 --> 00:03:20.130

Caroline Cochran | Opticos Design: gosh.

3

00:03:26.370 --> 00:03:27.870

Xenia Alygizou | Opticos Design: you're still recording.

4

00:03:32.730 --> 00:03:35.460

Xenia Alygizou | Opticos Design: It said recording in progress, late.

5

00:03:36.480 --> 00:03:36.930

Xenia Alygizou | Opticos Design: No, no.

6

00:03:37.980 --> 00:03:39.300

Mitali Ganguly | Opticos Design: of people in the waiting room.

7

00:03:39.330 --> 00:03:40.200

let's see.

8

00:03:41.460 --> 00:03:43.920

Mitali Ganguly | Opticos Design: Who are these people, they can just join you know if.

9

00:03:46.920 --> 00:03:51.240

Mitali Ganguly | Opticos Design: There are people who are not on the city's team who can join that's what I just realized.

10

00:03:57.900 --> 00:04:00.960

Mitali Ganguly | Opticos Design: I can message, the people in the waiting room okay.

11

00:04:03.780 --> 00:04:09.120

Caroline Cochran | Opticos Design: and Natalia are you able to stop the recording on your end until 530 i'm not a.

12

00:04:33.900 --> 00:04:45.180

Mitali Ganguly | Opticos Design: Alright, so good evening everyone welcome, and thank you for your time, we are just about to start our presentation this waiting a couple of more minutes to see if other people are joining.

13

00:05:14.850 --> 00:05:20.340

Mitali Ganguly | Opticos Design: Alright, so seeing that we have a sizable group just going to start us off hi everyone again.

14

00:05:21.030 --> 00:05:31.110

Mitali Ganguly | Opticos Design: Thank you for spending the time and for being part of the housing man, this is the first workshop and it's the first of four workshops and we hope to see you at all of them, hopefully in person, if not online.

15

00:05:31.590 --> 00:05:38.460

Mitali Ganguly | Opticos Design: So just before we launch into the main content here is just a snapshot of the main.

16

00:05:38.910 --> 00:05:48.060

Mitali Ganguly | Opticos Design: Things that will cover today the main topics, we do have a presentation we'll take a break for Q amp a and then being have breakout discussions in breakout rooms.

17

00:05:48.390 --> 00:05:57.630

Mitali Ganguly | Opticos Design: And we end up with like a fun exercise that we like to call the idea was so just starting us off, first of all a little bit of virtual housekeeping.

18

00:05:58.380 --> 00:06:04.230

Mitali Ganguly | Opticos Design: This is, as you know, it's a virtual meeting, and it is being recorded as you might have noticed when you enter.

19

00:06:04.680 --> 00:06:10.410

Mitali Ganguly | Opticos Design: So everyone will be muted on entry and we're also disabling video so that it's not distracting as more people join.

20

00:06:11.160 --> 00:06:16.440

Mitali Ganguly | Opticos Design: We will be having a presentation today and, as I said, this will take about 30 minutes.

21

00:06:16.770 --> 00:06:26.010

Mitali Ganguly | Opticos Design: And we will take a break, after that, to answer all your questions so be request that, if you do have questions, while the presentation is going on, please don't try to speak, then.

22

00:06:26.550 --> 00:06:32.850

Mitali Ganguly | Opticos Design: Please type your questions in the chat feature and send them to Q amp a so the Q amp a is a staff person who would be collecting.

23

00:06:33.210 --> 00:06:40.500

Mitali Ganguly | Opticos Design: All the chat questions and once a presentation is over in the break we'll be going through all the questions and responding to them live.

24

00:06:41.010 --> 00:06:51.270

Mitali Ganguly | Opticos Design: Or you can ask your questions live like by requesting to be unmuted during the break that will take after the presentation so for that, please just raise your hand under the reactions and.

25

00:06:51.750 --> 00:06:59.100

Mitali Ganguly | Opticos Design: lacking the taskbar in your zoom window and then we will call on you in the order that you've raised your hand and we are also.

26

00:06:59.760 --> 00:07:11.670

Mitali Ganguly | Opticos Design: able to provide Spanish interpretation for that you'll need to click on the interpretation button and choosing Spanish and if one could also just repeat what I said in Spanish, please.

27

00:07:18.180 --> 00:07:23.910

Mitali Ganguly | Opticos Design: want, if you could I don't know if we can hear you can you unmute and just repeat what I said, please.

28

00:07:27.870 --> 00:07:34.590

Mitali Ganguly | Opticos Design: All right, actually when we can't hear you because you are the interpreter my team can I please request that you unmute and just repeat what I said in Spanish.

29

00:07:43.860 --> 00:07:56.370

Mitali Ganguly | Opticos Design: Okay nevermind i'm just going to hope that people sort of understood that much in general, if you need interpretation, please do reach out to the group, and you can click on the interpretation button and she was a Spanish feed.

30

00:07:57.270 --> 00:07:58.710

Martin Galindez | Opticos Design: Italia, I may say now.

31

00:07:59.040 --> 00:07:59.640

Mitali Ganguly | Opticos Design: Yes, please.

32

00:08:00.090 --> 00:08:01.410

Martin Galindez | Opticos Design: wishes with the meeting.

33

00:08:02.100 --> 00:08:03.030

Mitali Ganguly | Opticos Design: Sorry yeah go ahead.

34

00:08:03.570 --> 00:08:18.120

Martin Galindez | Opticos Design: And wound up so neck, and this is a good representation business by your selection a la la parte inferior Lilliput a case interpretation elaborates on a CD stuff go number one Gonzales that Allah presentation and this one.

35

00:08:20.370 --> 00:08:29.910

Mitali Ganguly | Opticos Design: All right, thank you so to start us off before we jump into the main content we create a sub we had Jane and finch from the city to kind of address the group.

36

00:08:35.580 --> 00:08:37.170

Jaylen French: Right metallic can you hear me.

37

00:08:37.530 --> 00:08:38.910

Mitali Ganguly | Opticos Design: Yes, I can go ahead.

38

00:08:40.500 --> 00:08:41.580

Jaylen French: Thank you, thank you.

39

00:08:46.800 --> 00:08:53.220

Mitali Ganguly | Opticos Design: Okay, Linda was some feedback, so if you're if you've got Vodafone and the video on you may want to switch one of those off yeah.

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00:08:56.160 --> 00:08:58.470

Mitali Ganguly | Opticos Design: Right now, we can't hear you jalen sorry you're on mute.

41

00:09:18.240 --> 00:09:19.320

Jaylen French: Okay i'll try it this way.

42

00:09:20.430 --> 00:09:39.060

Jaylen French: Thank you metallic sorry for the pause there, we do want to thank everyone for joining this first housing plan workshop we're excited to undertake this important effort, not only in the city of modesto but really across the state and across the nation.

43

00:09:40.260 --> 00:09:48.810

Jaylen French: So to that end, the overall goal of this effort of the comprehensive housing plan is to identify barriers to housing production.

44

00:09:50.340 --> 00:09:57.270

Jaylen French: and opportunities for increased housing production and so under that you know kind of broad umbrella.

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00:09:57.780 --> 00:10:14.850

Jaylen French: will touch on things and look at things like affordability housing stock diversity housing choice which end up probably being solutions to the overall issue again it's to really increase housing production in the city.

46

00:10:16.560 --> 00:10:35.340

Jaylen French: So, coupled with this plan, the housing plan, we also have a couple other initiatives and efforts ongoing the city's updating its general plan, which is our 30 year vision into the future of what our city will become our vision for the city and.

47

00:10:36.390 --> 00:10:58.320

Jaylen French: So to that end, one of the major issues and one of the main elements of a general plan update is a housing element and so these plans will tie together nicely other things that we have going on we'll look at various areas of our city, starting with the southwest area.

48

00:10:59.640 --> 00:11:08.670

Jaylen French: Southwest area is adjacent to both highway 99 and the downtown and and by and large, is a really desirable place.

49

00:11:09.780 --> 00:11:21.780

Jaylen French: To be From that standpoint, so we'll look at ways to redevelop not only housing increase housing stock in that area, but other commercial and perhaps industrial.

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00:11:23.550 --> 00:11:35.220

Jaylen French: uses, we are continuing to work very diligently on our housing homelessness efforts and a lot of what comes from this plan will help.



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00:11:37.050 --> 00:11:46.110

Jaylen French: identify areas that we can improve in that that housing and homelessness and both of those plans will kind of work together.

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00:11:47.670 --> 00:12:00.720

Jaylen French: So we're very excited to have optic coast design as the team heading this in coordination with city staff, you may recognize off the coast from their work on our downtown master plan.

53

00:12:01.320 --> 00:12:15.690

Jaylen French: which was a very successful plan opposite coasts, has a kind of a housing arm to their firm and where the the quick clear, excuse me, where the clear sort of you know.

54

00:12:16.170 --> 00:12:31.560

Jaylen French: Best firm to move forward with this plan, through our selection process, so we look forward to working with them, and with the Community as we again tackle this statewide issue of lack of housing.

55

00:12:33.000 --> 00:12:43.440

Jaylen French: So with that brief introduction into the overall effort and what the city is hoping to accomplish i'll turn it back over to the opposite coasts team for the presentation.

56

00:12:45.660 --> 00:12:50.070

Mitali Ganguly | Opticos Design: Thank you, children and just a quick note because some people joined a bit late.

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00:12:50.490 --> 00:12:57.210

Mitali Ganguly | Opticos Design: So just you know, bringing everyone up to speed, we are going to have an approximately 30 minute presentation right now.

58

00:12:57.600 --> 00:13:05.100

Mitali Ganguly | Opticos Design: After that we'll take a break for Q amp a and just for answering any questions on what was presented, and after that we'll go into a breakout.

59

00:13:05.670 --> 00:13:14.370

Mitali Ganguly | Opticos Design: session, just to discuss some of these ideas and more deeply and then reconvene in the main room this meeting is being recorded, I think you would have gotten that notice so.

60

00:13:14.700 --> 00:13:22.860

Mitali Ganguly | Opticos Design: During the presentation requested, you know, try and ask questions which is by the audience has been muted, if you do have a question, please send it in the chat.

61

00:13:23.190 --> 00:13:36.780

Mitali Ganguly | Opticos Design: To Q amp a so that's the articles person who is accurate reporting all the questions will answer them in the break or you can wait till the break after the presentation and ask your questions live so now starting us off done, would you like to just start.

62

00:13:41.460 --> 00:13:56.010

Dan Parolek (he/him)-Opticos Design: So, good evening everybody, I want to just start out by taking about five minutes to just talk a little bit about why it's so important for cities to be thinking differently about housing.

63

00:13:56.700 --> 00:14:05.250

Dan Parolek (he/him)-Opticos Design: And what we're finding in our work, both with cities, large and small here in California, as well as across the country.

64

00:14:05.940 --> 00:14:14.520

Dan Parolek (he/him)-Opticos Design: Trying to tackle their housing challenges is that old solutions are really not enough to get the cities where they need to be in to position them.

65

00:14:15.120 --> 00:14:27.660

Dan Parolek (he/him)-Opticos Design: To deliver the types of choices that are desired, as well as needed by their households in their communities and matala, can you please slide share this lights.

66

00:14:29.250 --> 00:14:39.510

Dan Parolek (he/him)-Opticos Design: And so, one of the biggest reasons that it's really important for cities to think outside the box in terms of their planning and thinking about.

67

00:14:39.990 --> 00:14:50.490

Dan Parolek (he/him)-Opticos Design: The broad range of housing, the they need to be delivering is that there's been a tremendous shift over the course of the last couple decades in household demographics.

68

00:14:51.120 --> 00:14:58.890

Dan Parolek (he/him)-Opticos Design: And just as a few examples, a 30% of all households in in any city or region.

69

00:14:59.700 --> 00:15:09.420

Dan Parolek (he/him)-Opticos Design: Are single person households and you can imagine a third of all housing that we're delivering isn't designed and built specifically to the needs of a single person household.

70

00:15:10.080 --> 00:15:22.350

Dan Parolek (he/him)-Opticos Design: secondarily by 2025, and this is, these are national statistics that we will sort of translate down to local as well, but by 2025 up to 85% of households will not have children.

71

00:15:23.610 --> 00:15:31.470

Dan Parolek (he/him)-Opticos Design: And so you can imagine the impact that has on the types of housing choices and lifestyle choices that households want and then.

72

00:15:32.010 --> 00:15:39.540

Dan Parolek (he/him)-Opticos Design: By 2031 in five Americans will be over the age of 65, and this is a real reason why.

73

00:15:40.380 --> 00:15:53.790

Dan Parolek (he/him)-Opticos Design: organizations like a rp are actually really interested in this House in conversation as well and we're actually doing work with aarp to educate their membership across the country and, second, lastly, but.

74

00:15:54.990 --> 00:16:06.030

Dan Parolek (he/him)-Opticos Design: Not least, is that by between 2005 and 2015 that Latinos will Latino households will account for 60% of the nation's population growth, so a tremendous impact.

75

00:16:06.570 --> 00:16:23.640

Dan Parolek (he/him)-Opticos Design: On those households in terms of types of living that cities, need to be delivering and in terms of translating some of that specifically to modesto you know it's it's it's really interesting that there's it's been shown that modesto by.

76

00:16:24.660 --> 00:16:39.240

Dan Parolek (he/him)-Opticos Design: needs to deliver a little over 11,000 housing units and that's that's no small task, and so that in and of itself, just in terms of the volume means that right, the city needs to get really creative about sort of how.

77

00:16:40.260 --> 00:16:50.580

Dan Parolek (he/him)-Opticos Design: They can enable sort of themselves and the local development community to to achieve those numbers and what sorts of barriers need to be removed, and I think one one number that was shocking to me.

78

00:16:51.060 --> 00:17:04.740

Dan Parolek (he/him)-Opticos Design: As as we looked at these sort of local calibrations of some of those demographic shifts is that this one here in the upper right that shows that stanislaus county in 2015 will be 86%.

79

00:17:06.360 --> 00:17:09.600

Dan Parolek (he/him)-Opticos Design: over the age of 65 so that's a tremendous.

80

00:17:11.070 --> 00:17:18.960

Dan Parolek (he/him)-Opticos Design: sort of percentage of the households that are that are needing have a specific needs in terms of housing and lifestyle next slide please.

81

00:17:20.790 --> 00:17:28.410

Dan Parolek (he/him)-Opticos Design: So the other thing that we're seeing, and this is this is data that is confirmed by National Association of realtors every year by their survey is that.

82

00:17:28.800 --> 00:17:38.400

Dan Parolek (he/him)-Opticos Design: there's a growing demand for walkability and the two biggest market segments, the baby boomers and millennials more and more want.

83

00:17:38.790 --> 00:17:48.030

Dan Parolek (he/him)-Opticos Design: walkability in two thirds of millennial households in one third of baby Boomer households want walkability, so we need to be thinking about how.

84

00:17:48.570 --> 00:17:58.650

Dan Parolek (he/him)-Opticos Design: The City of Meta disco can meet this demand for walkability, whether it be in downtown core adjacent to downtown or other parts of the city as it evolves next slide please.

85

00:17:59.940 --> 00:18:08.460

Dan Parolek (he/him)-Opticos Design: And I think we're all aware that the affordability crisis is growing it's now touched pretty much every corner of the country.

86

00:18:09.300 --> 00:18:14.700

Dan Parolek (he/him)-Opticos Design: Just this statistic that in 2016 a third of all American households for housing costs burdened.

87

00:18:15.300 --> 00:18:21.840

Dan Parolek (he/him)-Opticos Design: And if you look at that for renters actually goes up to about 50% and those numbers actually maybe a little bit higher we'll.

88

00:18:22.350 --> 00:18:29.310

Dan Parolek (he/him)-Opticos Design: we'll look at those specific to Modesto bet right, this has become crisis level and cities are needing sort of to get creative about how to address this.

89

00:18:29.820 --> 00:18:39.300

Dan Parolek (he/him)-Opticos Design: I mean, historically, most of the cities have zoned large geographic areas of their cities to only allow single family homes.

90

00:18:39.780 --> 00:18:52.110

Dan Parolek (he/him)-Opticos Design: And so they're needing to get creative about well, how can we think more creatively about a broader range of housing choices that we need to deliver to to address these shift and in desires demands and needs next slide.

91

00:18:54.090 --> 00:19:04.650

Dan Parolek (he/him)-Opticos Design: And so, basically, you know a lot of the planning tools, the processes, the products that cities have been using kind of the date from.

92

00:19:05.070 --> 00:19:10.500

Dan Parolek (he/him)-Opticos Design: An era that this this camera on the Left dates from, and I think part of this is just.

93

00:19:10.890 --> 00:19:26.070

Dan Parolek (he/him)-Opticos Design: And the goal of this housing plan is to integrate a new operating system and to think outside the box to prepare prepare modesto to deliver 21st century living options and house household choices and really to build upon.

94

00:19:27.150 --> 00:19:39.240

Dan Parolek (he/him)-Opticos Design: The really great small town character and high quality of living that modesto already delivers but look to the future, to broaden those choices and to just continue to improve the quality of living in modesto.

95

00:19:42.630 --> 00:19:51.750

Mitali Ganguly | Opticos Design: Thank you, Dan so just speaking a bit more broadly about how this background that Dan provides ties into the project that they're involved in.

96

00:19:52.140 --> 00:19:55.020

Mitali Ganguly | Opticos Design: How will the housing plan respond to everything that we just saw.

97

00:19:55.560 --> 00:20:04.530

Mitali Ganguly | Opticos Design: So, putting it very bluntly, you know if this is a once in a generation opportunity that's how we are seeing it and that's how we hope you will respond to it as well.

98

00:20:04.980 --> 00:20:11.010



Mitali Ganguly | Opticos Design: This is a once in a generation opportunity for Modesto to expand its housing choices and to really make.

99

00:20:11.370 --> 00:20:18.990

Mitali Ganguly | Opticos Design: Affordability a prime point you know for its housing, and this is not just for Modesto our President, but for also its future resident.

100

00:20:19.620 --> 00:20:24.210

Mitali Ganguly | Opticos Design: And that's why the housing plan is going to be an important tool it's going to help the city.

101

00:20:24.660 --> 00:20:31.590

Mitali Ganguly | Opticos Design: And this is going to be led by Community input and feedback and the main focus of the housing plan is to literally focus on.

102

00:20:31.860 --> 00:20:43.650

Mitali Ganguly | Opticos Design: Where we can develop housing, how we can develop housing really take a deeper look at how to remove regulatory and other barriers to just make it more streamlined and more easy for housing to happen.

103

00:20:44.070 --> 00:20:58.920

Mitali Ganguly | Opticos Design: And, by boosting housing production, not only will we change the scenario of housing and increase housing choices, but we would also be providing higher levels of affordability and so the needs of a larger group of households in the city.

104

00:21:00.330 --> 00:21:07.140

Mitali Ganguly | Opticos Design: So, in terms of the main focus and the tasks that are included in the housing plan i'm just going to go over these a bit quickly.

105

00:21:07.590 --> 00:21:17.640

Mitali Ganguly | Opticos Design: The entire focus of the housing plan is to look at each of these focus areas and move sequentially through them, so that in the end we end up with a comprehensive report.

106

00:21:18.090 --> 00:21:27.180

Mitali Ganguly | Opticos Design: And this report would be informing directly the general plan and the housing element of the city so innovative, you will come up with a set of zoning and policy recommendations.

107

00:21:27.570 --> 00:21:38.190

Mitali Ganguly | Opticos Design: Based on assessment of actual opportunity sites and testing and also scenario modeling of baseline and other scenarios that will inform future land use choices and decisions.

108

00:21:38.760 --> 00:21:45.480

Mitali Ganguly | Opticos Design: So just going through these very quickly, the first task is outreach envisioning and we have already started this process.

109

00:21:45.810 --> 00:21:50.040

Mitali Ganguly | Opticos Design: The entire housing plan is an 11 month process and we will have for.

110

00:21:50.310 --> 00:22:03.480

Mitali Ganguly | Opticos Design: Public workshops at key milestones so the intent is that we do a certain portion of the work, and then we come to the audience, we come to all of you for feedback and then based on that we plan out next steps and we adjust our work along the way.

111

00:22:04.230 --> 00:22:13.920

Mitali Ganguly | Opticos Design: So this is all based on an outreach plan that is going to try our best to reach out to everyone in Modesto and not just focus on certain demographic groups or certain.

112

00:22:14.520 --> 00:22:20.160

Mitali Ganguly | Opticos Design: Like interest groups within the city, but try and really make this outreach broad and comprehensive.

113

00:22:21.060 --> 00:22:32.850

Mitali Ganguly | Opticos Design: In starting this off, we have had some stakeholder interviews and I'll summarize what we heard in those discussions as well, and this is the first off the for public workshops like I said and there's more information coming up on that aspect.

114

00:22:34.350 --> 00:22:41.970

Mitali Ganguly | Opticos Design: The second task is opportunity safe, this is something that people really started, and this is one of the most critical tasks within the housing nine school.

115

00:22:42.390 --> 00:22:48.690

Mitali Ganguly | Opticos Design: In this will be analyzing all of Modesto city wide and looking at different contexts and the importance of this is that.

116

00:22:49.050 --> 00:23:05.520

Mitali Ganguly | Opticos Design: housing needs a certain environment to be successful in and different types of housing, work best in different kinds of environments based on access based on like just the built environment, the lot sizes and shapes things like that, so we would be doing a comprehensive set of analysis.

117

00:23:06.750 --> 00:23:17.940

Mitali Ganguly | Opticos Design: On based on lot testing and lot dimensions and also looking at underlying context city bite and on the basis of this identify and analyze opportunity sites but actual physical test fits.

118

00:23:18.390 --> 00:23:34.020

Mitali Ganguly | Opticos Design: We would also be carrying out feasibility testing based on market analysis to get assumptions and you know quantitative figures and then another part of this study is also to look at actual sites, including the kotel site for victory would be looking at an adaptive you study.

119

00:23:35.580 --> 00:23:44.100

Mitali Ganguly | Opticos Design: The next two steps deal with again just making sure that what we are analyzing and what we are proposing for these opportunities sites is actually rooted in reality.

120

00:23:44.370 --> 00:23:56.940

Mitali Ganguly | Opticos Design: So we would also be looking at the underlying infrastructure and and utility capacity of these areas and assess what kind of transit improvements or even additional potential streets is needed to make this a reality.

121

00:23:57.510 --> 00:24:10.620

Mitali Ganguly | Opticos Design: They would also be an in depth analysis of the underlying regulations and the zoning code and other development standards, and we would recommend streamlining procedures, just to make again housing easier to happen.

122

00:24:13.110 --> 00:24:20.340

Mitali Ganguly | Opticos Design: And like we said in the beginning, one of the key focus areas and priority is not just on the city, but also off the housing plan.

123

00:24:20.640 --> 00:24:29.220

Mitali Ganguly | Opticos Design: is to make sure that the outcomes of benefit everyone in the desktop so the intent is to make sure that pro housing policies include affordable housing.

124

00:24:29.490 --> 00:24:40.020

Mitali Ganguly | Opticos Design: And a lot of our work will be to look at existing policies and programs trying to make sure that they can be improved upon and develop cohesive policies and strategy so that these barriers are.

125

00:24:40.650 --> 00:24:51.030

Mitali Ganguly | Opticos Design: removed, and we can actually get housing at all price points within the city Similarly, we would also be looking at the entitlement process and recommending improvements for streamlining that as well.

126

00:24:51.840 --> 00:25:01.710

Mitali Ganguly | Opticos Design: there's also an additional class that included and that the city agreed to include in the overall scope which is off creating a baseline and alternative scenarios.

127

00:25:02.010 --> 00:25:10.290

Mitali Ganguly | Opticos Design: And these would be citywide again, and they would be an effective tool for the city to just understand how the different ways in which they can meet.

128

00:25:10.590 --> 00:25:18.390

Mitali Ganguly | Opticos Design: Not just every now targets, but also understand what maybe the implications of focusing housing different concentrations in different parts of the city.

129

00:25:19.770 --> 00:25:29.460

Mitali Ganguly | Opticos Design: So these are some of the project milestones of vr in October we kicked off the project, I think it was July, I think it was August we've had a series of focus group meetings and.

130

00:25:30.030 --> 00:25:35.280

Mitali Ganguly | Opticos Design: We will be having our next workshop pretty soon in November and the day, it would be announced.

131

00:25:35.670 --> 00:25:43.320

Mitali Ganguly | Opticos Design: We have the next workshop after that workshop three in the tree will be coming to you with zoning and policy recommendations in early 2022.

132

00:25:43.740 --> 00:25:50.490

Mitali Ganguly | Opticos Design: And we would be coming to you with the main content of the draft housing plan in either March or April of next year as well.

133

00:25:51.120 --> 00:25:58.770

Mitali Ganguly | Opticos Design: So one request to the whole group and we will be following up with all of you on this as well, hopefully, is to subscribe to the project website.

134

00:25:59.160 --> 00:26:07.110

Mitali Ganguly | Opticos Design: There is a dedicated that page, which can be linked through the city's website, in which we will be posting the videos of presentations that they're on zoom.

135

00:26:07.710 --> 00:26:22.140

Mitali Ganguly | Opticos Design: and also all the content that we are showing you right now and including an ability or some kind of a forum for people to be able to fill out and actually post your comments on the work that has been done, so please do subscribe and stay connected with the rest of the process.

136

00:26:23.700 --> 00:26:34.290

Mitali Ganguly | Opticos Design: So, moving on to what we have heard so we had a series of focus group meetings, and we are some very simple questions, just to understand where people were and what they were thinking of in terms of housing.

137

00:26:34.620 --> 00:26:43.860

Mitali Ganguly | Opticos Design: So i'm not going to read out the questions there right there on the screen for you, but in general, it was about what kinds of housing, do you think will work in modesto where can this need housing cool.

138

00:26:44.310 --> 00:26:51.240

Mitali Ganguly | Opticos Design: What kinds of housing needed which are not currently available, and you know those which may be suitable for groups that.

139

00:26:51.600 --> 00:26:59.730

Mitali Ganguly | Opticos Design: Typically, housing, as not being provided for such as persons who are single person households or for Monday generational families.

140

00:27:00.480 --> 00:27:09.330

Mitali Ganguly | Opticos Design: Similarly, we also asked people if you know what their assessment was that modesto residents would be willing to have trade offs, for example.

141

00:27:09.750 --> 00:27:13.950

Mitali Ganguly | Opticos Design: How far are people willing to walk you know if you would rather trade in your car.

142

00:27:14.220 --> 00:27:24.840

Mitali Ganguly | Opticos Design: For a place which is closer to transit and amenities Similarly, the acid developer Community if there were any existing challenges to creating both affordable and market rate housing in modesto.

143

00:27:25.170 --> 00:27:33.270

Mitali Ganguly | Opticos Design: And this is all information for us to start understanding what the currency situation is and such as steps to try and improve it.

144

00:27:33.810 --> 00:27:45.510

Mitali Ganguly | Opticos Design: So the focus groups that we talked with included housing advocates interest groups neighborhood groups other social justice and environmental justice groups, as well as affordable housing and marquetry developers.

145

00:27:46.590 --> 00:27:54.630



Mitali Ganguly | Opticos Design: So what would be here now, this is obviously not the entirety of the conversation, and we will be posting excerpts of that on the website as well.

146

00:27:55.080 --> 00:28:03.420

Mitali Ganguly | Opticos Design: But, in general, these were the key topics that we heard repeated again and again and number one by far was that housing affordability, or rather.

147

00:28:03.810 --> 00:28:06.510

Mitali Ganguly | Opticos Design: On affordability and this is for both trying to an ownership.

148

00:28:07.020 --> 00:28:16.800

Mitali Ganguly | Opticos Design: We heard concerns about facts about the fact that the rates of home ownership it used to be really high in Modesto until about even 10 years back, are steadily decreasing.

149

00:28:17.310 --> 00:28:25.590

Mitali Ganguly | Opticos Design: The housing variety and again the price points at which housing is available is inadequate to meet the average median incomes for most people.

150

00:28:26.340 --> 00:28:35.280

Mitali Ganguly | Opticos Design: Their this particular concern on what seniors or retirees and other people who are on fixed incomes can do just to be able to afford housing within the city.

151

00:28:35.700 --> 00:28:42.060

Mitali Ganguly | Opticos Design: Similarly for unconventional route, such as larger families or even single person households that are very few housing options.

152

00:28:42.690 --> 00:28:50.940

Mitali Ganguly | Opticos Design: Then, similarly, and this is not just our desktop specific problem itself for all of California, the entitlement process takes very long it's unpredictable.

153

00:28:51.300 --> 00:28:59.910

Mitali Ganguly | Opticos Design: Similarly, the land and construction costs are very high, but there are also fees which are several developer central very high, and these are all things that we would be looking at.

154

00:29:00.390 --> 00:29:07.500

Mitali Ganguly | Opticos Design: And there are sites that are available, but for many of them, the infrastructure needs to be improved and, similarly, there are concerns about safety is.

155

00:29:10.260 --> 00:29:11.100

Mitali Ganguly | Opticos Design: Moving on to Dan.

156

00:29:12.000 --> 00:29:24.750

Dan Parolek (he/him)-Opticos Design: So when we do work like this and work with cities to address housing needs what we found in the most successful efforts and as we think about how.

157

00:29:25.260 --> 00:29:37.260

Dan Parolek (he/him)-Opticos Design: Households whether they're renters or buyers choose to live that where the housing is matters, just as much as the type of housing, so we think a lot about that next slide please.

158

00:29:37.980 --> 00:29:45.990

Dan Parolek (he/him)-Opticos Design: And that will really be a core foundation, and I just want to walk you through some initial thoughts related to that, but as as households look.

159

00:29:47.190 --> 00:29:54.090

Dan Parolek (he/him)-Opticos Design: to choose where to live there, often thinking about things like mobility options like is it a type of place where.

160

00:29:54.510 --> 00:30:00.900

Dan Parolek (he/him)-Opticos Design: i'll need to use my car to get everywhere, am I okay with that, or are there some mobility choices were at the jumping on a bus or the.

161

00:30:01.620 --> 00:30:09.840

Dan Parolek (he/him)-Opticos Design: The ace commuter train, you know what can I walk to are there sort of is there a CAFE a coffee shop, maybe even your job.

162

00:30:10.230 --> 00:30:15.300

Dan Parolek (he/him)-Opticos Design: Services amenities, that I can walk to and how important is that, to a household and that's part of.

163

00:30:15.750 --> 00:30:21.690

Dan Parolek (he/him)-Opticos Design: The decision making process, and then you know other communities might be or other households might be thinking about well.

164

00:30:21.990 --> 00:30:36.270

Dan Parolek (he/him)-Opticos Design: How sustainable is the the choice lifestyle choice that i'm making and it's all these different factors that households are looking at to determine where they want to live and what type of lifestyle, they would like and so, with that in mind.

165

00:30:37.500 --> 00:30:45.960

Dan Parolek (he/him)-Opticos Design: we've actually started thinking about the different context types in modesto and thinking about the different types of living, they deliver and.

166

00:30:46.470 --> 00:30:58.080

Dan Parolek (he/him)-Opticos Design: We just very generally speaking, have defined contexts by sort of the existing form and character if you're walking down a street in a particular area, what does it look and feel like.

167

00:30:59.400 --> 00:31:13.380

Dan Parolek (he/him)-Opticos Design: What sort of mobility options are available and then what kind of access, easy access, do you have to amenities sort of all the factors that determined how we define these contexts types for modesto next slide please.

168

00:31:16.410 --> 00:31:30.390

Dan Parolek (he/him)-Opticos Design: And so the first just to run you through the different context that we've defined as a preliminary pass and it's starting sort of at the outermost edge large percentage of the context in modesto currently are what we call suburban residential.

169

00:31:31.500 --> 00:31:38.640

Dan Parolek (he/him)-Opticos Design: And that's the darker yellow classification, the orange areas or what we're calling mixed use corridors.

170

00:31:39.720 --> 00:31:49.770

Dan Parolek (he/him)-Opticos Design: And then, as you move closer to downtown where you get the sort of lighter orange it's downtown adjacent neighborhoods those are neighborhoods that were built prior to the 1940s.

171

00:31:50.430 --> 00:32:00.540

Dan Parolek (he/him)-Opticos Design: And then sort of in that original one mile grid at that at the edge, we have an area that are called doubt, we are calling downtown transition.

172

00:32:00.900 --> 00:32:09.210

Dan Parolek (he/him)-Opticos Design: And then, right at the heart of downtown recalling the context the downtown core i'm going to walk you through each of these just really quickly to give you a sense of.

173

00:32:09.960 --> 00:32:22.410

Dan Parolek (he/him)-Opticos Design: The type of next slide please, yes, the types of housing choices and lifestyle that each of these deliver, and I think I think this one is probably the most straightforward sorry matala go back, please.

174

00:32:23.550 --> 00:32:25.110

Dan Parolek (he/him)-Opticos Design: The it's.

175

00:32:26.280 --> 00:32:36.000

Dan Parolek (he/him)-Opticos Design: it's the you know if you want a little bit more elbow room mostly single family detached houses, the type of environment that is mostly auto dependent.

176

00:32:36.630 --> 00:32:41.460

Dan Parolek (he/him)-Opticos Design: But a lot of sort of amenities that come along with that suburban lifestyle next slide please.

177

00:32:42.060 --> 00:32:51.630

Dan Parolek (he/him)-Opticos Design: In the end, you'll see this as we develop that the content and make our way through the housing planners were always tying those decisions to.

178

00:32:52.170 --> 00:32:56.490

Dan Parolek (he/him)-Opticos Design: sort of these potential household type sorry matala can you go back up up one.

179

00:32:57.480 --> 00:33:10.080

Dan Parolek (he/him)-Opticos Design: And so just for an example like that suburban residential context sort of thinking about a household with children, makes a lot of sense if they're if they would like that larger backyard space.

180

00:33:10.800 --> 00:33:19.140

Dan Parolek (he/him)-Opticos Design: sort of they want a large lot of suburban amenities, but they are okay as a trade off sort of meeting to get in their car to get most places next slide.

181

00:33:22.200 --> 00:33:35.250

Dan Parolek (he/him)-Opticos Design: The mixed use corridor, and this is really thinking about you know opportunities along your major core doors that may evolve and to integrate different housing choices, ranging from townhouses.

182

00:33:35.760 --> 00:33:46.890

Dan Parolek (he/him)-Opticos Design: Maybe multiplexes like a four plex courtyard apartments or even just a more conventional apartment building or condo building it's a slightly more compact lifestyle.

183

00:33:48.090 --> 00:33:59.640

Dan Parolek (he/him)-Opticos Design: But basically there's either existing or future mobility choices sort of at the fingertips along the corridors and some amenities within walking distance nearby next slide please.

184

00:34:00.660 --> 00:34:10.920

Dan Parolek (he/him)-Opticos Design: And so, just as an example, you think about sort of the couple on the far left maybe just choosing to live along this mixed use corridor because they're a little closer to their downtown jobs.

185

00:34:11.580 --> 00:34:25.320

Dan Parolek (he/him)-Opticos Design: there's less maintenance on a townhouse that they're choosing to live in and there are some walking and some amenities, such as a coffee shop or some restaurants within walking distance along that corridor next slide please.

186

00:34:27.720 --> 00:34:35.220

Dan Parolek (he/him)-Opticos Design: So the next context is the downtown adjacent neighborhoods and this particular.

187

00:34:36.180 --> 00:34:54.930

Dan Parolek (he/him)-Opticos Design: sort of context really delivers a lifestyle that and can include a broad range of housing choices, ranging from you know small lot bungalows to duplexes try plexus and for plexus and even cottage courts really the full spectrum and in and it's really you know.

188

00:34:56.340 --> 00:35:00.570

Dan Parolek (he/him)-Opticos Design: Really it's compact living, you might have a backyard, but it might be smaller.

189

00:35:00.930 --> 00:35:07.380

Dan Parolek (he/him)-Opticos Design: And it's a it's an easy walking you know 510 minute walk to downtown and all the amenities that are inherent in that downtown and so.

190

00:35:07.710 --> 00:35:14.910

Dan Parolek (he/him)-Opticos Design: Next slide please so part of the the trade off that households are making when they're choosing to live in this particular.

191

00:35:15.660 --> 00:35:32.070

Dan Parolek (he/him)-Opticos Design: type of context just for example is the retirees that you see in the Royal blue here, maybe they're downsizing from a from a larger suburban single family home they're not ready to be sort of at the thick of things in the core of downtown they still want.

192

00:35:33.300 --> 00:35:38.640

Dan Parolek (he/him)-Opticos Design: sort of a little bit of elbow room that are delivered by those broad range of housing choices, like a bungalow court.



193

00:35:39.060 --> 00:35:49.620

Dan Parolek (he/him)-Opticos Design: But they would like to be you know, a long walk from downtown so when they actually want to you know go grab dinner or lunch or meet up with friends that they can sort of a short walk to downtown next slide please.

194

00:35:51.480 --> 00:36:03.600

Dan Parolek (he/him)-Opticos Design: Then we broke the this sort of one mile grid of the downtown into two different contexts, because we felt that they could actually ultimately delivered two different lifestyle choices and.

195

00:36:05.550 --> 00:36:15.720

Dan Parolek (he/him)-Opticos Design: Basically, this is right at the edge of the downtown core it's it's sort of jumping up to three and four story what we call upper missing middle housing, where you.

196

00:36:16.050 --> 00:36:21.510

Dan Parolek (he/him)-Opticos Design: may not have a private backyard, but you likely have some sort of shared outdoor space at the rear of the lot.

197

00:36:21.990 --> 00:36:35.010

Dan Parolek (he/him)-Opticos Design: Of the households still don't have elevators you're still walking up a flight of stairs to get to your unit and these types are really sort of you know right around the corner from the the thick of the action and in downtown modesto next slide please.

198

00:36:36.180 --> 00:36:41.160

Dan Parolek (he/him)-Opticos Design: And so, just as an example of the type of household that might frequently choose this type of.

199

00:36:41.730 --> 00:36:51.360

Dan Parolek (he/him)-Opticos Design: lifestyle choice it's the single person household here in the blue Gray second from the right, where they may be looking for you know the strong sense of community that's delivered in these house.

200

00:36:51.840 --> 00:37:02.040

Dan Parolek (he/him)-Opticos Design: These housing types and these house this housing choices and they might just you know they're looking to they're okay with small the small meets their lifestyle and their household size.

201

00:37:02.520 --> 00:37:10.440

Dan Parolek (he/him)-Opticos Design: And they're just really happy to be you know, a couple of Blocks from their job or a couple of Blocks from our regional transportation network next slide please.

202

00:37:12.120 --> 00:37:21.030

Dan Parolek (he/him)-Opticos Design: And I think the downtown core is pretty straightforward, this is what we worked on with the downtown plan just really enjoyed that process but it's really delivering.

203

00:37:21.900 --> 00:37:31.410

Dan Parolek (he/him)-Opticos Design: sort of urban living might be in a larger double loaded court or apartment building or condo building and shared hallways elevators.

204

00:37:31.830 --> 00:37:43.860

Dan Parolek (he/him)-Opticos Design: And readers walk down the stairs to restaurants services and amenities, and just as for people who just really want to be in the thick of the action at any point in their lifestyle next slide please.

205

00:37:46.050 --> 00:37:52.170

Dan Parolek (he/him)-Opticos Design: So we're going to be, you know we're going to be talking a lot about these contexts types and so.

206

00:37:52.740 --> 00:38:01.440

Dan Parolek (he/him)-Opticos Design: just wanted to introduce them to you and we'll ask answer questions about them and continue to develop and evolve them as we make recommendations through the plan, but just a few other thoughts.

207

00:38:01.890 --> 00:38:11.100

Dan Parolek (he/him)-Opticos Design: To close my section out here next slide please, is that we just wanted to really briefly introduce a concept that we created called missing middle housing.

208

00:38:11.850 --> 00:38:17.280

Dan Parolek (he/him)-Opticos Design: And just a very basic level how we define this as their house scale buildings.

209

00:38:17.910 --> 00:38:27.360

Dan Parolek (he/him)-Opticos Design: With multiple units and walkable neighborhoods and there it's like a duplex a four plex of bungalow core townhouses it's it's housing types that exist.

210

00:38:28.110 --> 00:38:36.720

Dan Parolek (he/him)-Opticos Design: In that downtown adjacent neighborhoods sort of built prior to the 1940s, that we unfortunately stop delivering next slide please.

211

00:38:37.380 --> 00:38:47.970

Dan Parolek (he/him)-Opticos Design: And just as an example, you know this House scale is really important, so this is actually a building that looks and feels much like a single family house, but rather has.

212

00:38:48.480 --> 00:38:53.070

Dan Parolek (he/him)-Opticos Design: it's a building that has three units in it, so you really don't notice it it's delivering housing choices.

213

00:38:53.370 --> 00:38:58.290

Dan Parolek (he/him)-Opticos Design: High quality living in these missing middle housing types next slide plates and just give you a really quick.

214

00:38:58.650 --> 00:39:12.060

Dan Parolek (he/him)-Opticos Design: graphic overview, you know there's duplexes sometimes their steps sometimes they're side by side, other multiplex examples that and you'll notice that all of these are are right at two stories, which reinforces that how scale next slide please.

215

00:39:13.350 --> 00:39:21.810

Dan Parolek (he/him)-Opticos Design: Live work buildings which are great for those downtown transition areas that you debate small local businesses amenities courtyard apartment buildings.

216

00:39:22.500 --> 00:39:33.150

Dan Parolek (he/him)-Opticos Design: Strong history of these throughout the central Valley, that we can look at try plexus and for plexus pretty great and then townhouses next slide please.

217

00:39:34.080 --> 00:39:48.570

Dan Parolek (he/him)-Opticos Design: And then cottage court, this is one of the one of people's favorites and we really sort of put a lot of regulations in place and even just fees that make it really hard to deliver the small often single family detached cottages oriented around a green space next slide.

218

00:39:50.160 --> 00:39:58.680

Dan Parolek (he/him)-Opticos Design: And just in addition to that sort of as we think about those broad range of housing choices and then even sort of more urban choices we're also want to think about.

219

00:39:59.130 --> 00:40:04.110

Dan Parolek (he/him)-Opticos Design: sort of lifestyle alternatives that are becoming more and more popular that we're going to think about how.

220

00:40:04.860 --> 00:40:11.100

Dan Parolek (he/him)-Opticos Design: how and where the city should enable these to to meet the need and to meet the demand and sort of multi generational housing.

221

00:40:11.580 --> 00:40:15.990

Dan Parolek (he/him)-Opticos Design: As more and more households sort of want to live with multiple generations under one household.

222

00:40:16.620 --> 00:40:24.780

Dan Parolek (he/him)-Opticos Design: Co housing or members and want a really strong sense of community senior housing tiny homes and micro units and then.

223

00:40:25.110 --> 00:40:35.910

Dan Parolek (he/him)-Opticos Design: Just the US with all the State legislation that's passed recently and how to how to enable those as a really great housing choice and so we're really excited to you know just think really broadly about.

224

00:40:37.110 --> 00:40:51.420

Dan Parolek (he/him)-Opticos Design: Not just next slide please i'm not just where sorry not just what types of housing that modesto should be delivering in the future, but how the context and the different geographic areas of the city can inform.

225

00:40:52.110 --> 00:41:05.910

Dan Parolek (he/him)-Opticos Design: sort of where those should where those would make the most sense and how we can refine City policy planning and zoning to enable this broad range of choices to 21st century households.

226

00:41:12.090 --> 00:41:25.950

Mitali Ganguly | Opticos Design: Thank you for that Dan and right now is the time vendee be taking questions so i'm going to ask Caroline if there are questions in the chat that you'd like to kind of read out, and we can address them here.

227

00:41:26.430 --> 00:41:37.890

Mitali Ganguly | Opticos Design: And also, if anyone from the audience wants to ask a question live please use the raise hand feature, and we will call on you in the order that you raise your hand Thank you so Caroline it's all yours.

228

00:41:39.780 --> 00:41:42.900

Caroline Cochran | Opticos Design: All right, yes, we have a couple questions from the chat.

229

00:41:44.460 --> 00:42:06.930

Caroline Cochran | Opticos Design: There are a couple of aspects of our first question, the first is, is there any effort to avoid making modesto just like San Jose and related to that, how will services be provided things like water and how will transportation build, especially from east to west through the city.

230

00:42:14.580 --> 00:42:16.710

Mitali Ganguly | Opticos Design: Dan do you want to answer that are.

231

00:42:17.340 --> 00:42:20.010

Dan Parolek (he/him)-Opticos Design: recorded and then i'll jump in sort of supplement what.

232

00:42:20.940 --> 00:42:32.550

Mitali Ganguly | Opticos Design: Oh yeah sure so first of all, San Jose San Jose and despres modesto and both are wonderful in their own ways, but no we're not looking to create santana row in modesto Definitely not.

233

00:42:32.880 --> 00:42:45.630

Mitali Ganguly | Opticos Design: I mean modesto has a lot going for it has an inherent culture and a certain type of housing of its own, and we want to kind of reinforce what is already existing and just try and you know make that more viable and.

234

00:42:46.200 --> 00:42:50.790

Mitali Ganguly | Opticos Design: more affordable, you know for more and more distance so know San Jose in Modesto is what I would say.

235

00:42:51.150 --> 00:43:00.780

Mitali Ganguly | Opticos Design: In terms of infrastructure and services absolutely there's no point in us proposing or even thinking about it a student housing, especially on opportunity sites.

236

00:43:01.170 --> 00:43:10.440

Mitali Ganguly | Opticos Design: If they are not confident that that housing can be viable so as I had outlined in the beginning of the presentation by bicycle and part of our team our.

237

00:43:11.160 --> 00:43:19.770

Mitali Ganguly | Opticos Design: Engineering their role is to assess what is the existing level, and you know just the capacity of your abilities and infrastructure, including rule capacity.

238

00:43:20.340 --> 00:43:26.430

Mitali Ganguly | Opticos Design: Storm water sewage, etc, for the opportunity sites, so there would be a not just a question of.

239

00:43:26.910 --> 00:43:40.920

Mitali Ganguly | Opticos Design: Whether a site can physically accommodate additional housing, we would also be doing feasibility analysis of market conditions to try and make sure that what we propose or the performance standards as they might change and reflective of that.



240

00:43:42.060 --> 00:43:44.460

Mitali Ganguly | Opticos Design: Anything else factor down on the city want to add.

241

00:43:44.490 --> 00:43:45.090

Mitali Ganguly | Opticos Design: Yes, please.

242

00:43:45.300 --> 00:43:53.670

Dan Parolek (he/him)-Opticos Design: i'll just supplement by saying, like one of our core strengths and what we get excited about in working with different communities is sort of identifying what makes each of them unique.

243

00:43:54.150 --> 00:44:03.870

Dan Parolek (he/him)-Opticos Design: and making sure that the suggestions that we're recommending sort of reinforce and build upon that uniqueness and so like the next question I would ask, we.

244

00:44:04.320 --> 00:44:10.050

Dan Parolek (he/him)-Opticos Design: serve and responses like what is it specifically about San Jose don't you like or don't you feel is appropriate.

245

00:44:10.620 --> 00:44:16.950

Dan Parolek (he/him)-Opticos Design: To to apply to modesto I could think of a large number of characteristics and elements and program but.

246

00:44:17.580 --> 00:44:27.240

Dan Parolek (he/him)-Opticos Design: So yeah no absolutely building upon the unique characteristics of modesto and positioning modesto in a very different way sort of building upon that sort of small town.

247

00:44:27.750 --> 00:44:34.800

Dan Parolek (he/him)-Opticos Design: character as it evolves is a really important part of this process, as well as you know, of helpful plug into the the general plan update.

248

00:44:39.240 --> 00:44:41.100

Mitali Ganguly | Opticos Design: Carolina any other questions.

249

00:44:41.820 --> 00:44:55.440

Caroline Cochran | Opticos Design: Thank you, yes, one more question from the chat How does this plan compare with the general plan, which should take into account sb 1000 with environmental justice and disadvantaged communities.

250

00:44:57.120 --> 00:45:03.180

Mitali Ganguly | Opticos Design: Yes, and I would look to the city for giving a more detailed answer, but just in general.

251

00:45:03.660 --> 00:45:13.650

Mitali Ganguly | Opticos Design: The housing land report which will be a set of zoning and policy and process recommendations would directly inform the general plan, update and the housing element.

252

00:45:14.040 --> 00:45:29.490

Mitali Ganguly | Opticos Design: So the housing fan would be effectively implemented the recommendations will be implemented through these long term planning tools, so the city uses about SP 1000 I think it'd be best to someone from the city response, whoever wants to unmute and talk.

253

00:45:36.570 --> 00:45:38.070

Mitali Ganguly | Opticos Design: jalen and Mike on and you.

254

00:45:39.780 --> 00:45:45.450

Mitali Ganguly | Opticos Design: or Steve or anyone else city staff, I think you'd be best positioned to respond to this.

255

00:45:54.150 --> 00:45:54.720

Jaylen French: Okay.

256

00:45:57.240 --> 00:45:59.430

Jaylen French: So as as metallic mentioned.

257

00:46:00.480 --> 00:46:10.290

Jaylen French: The two plans will complement each other think sb 1000 is about environmental justice environmental justice will play a big role.

258

00:46:11.220 --> 00:46:26.250

Jaylen French: Not only in the general plan, but did facta in the housing plan, one of the things besides increasing production of housing, that we want to do, which will benefit housing choice and affordability.

259

00:46:27.960 --> 00:46:29.130

Jaylen French: is to look at.

260

00:46:30.420 --> 00:46:38.160

Jaylen French: You know well, basically housing choice, look at various options for all segments of our population.

261

00:46:39.510 --> 00:46:43.950

Jaylen French: Across demographics across socio economic spectrums.

262

00:46:45.330 --> 00:46:56.760

Jaylen French: And really providing housing for for all medicines future and existing so the two plans will work hand in hand, I wouldn't say they're they're different.

263

00:46:58.320 --> 00:47:06.180

Jaylen French: This plan solely is to look at how to increase housing production and provide more choice and better affordability.

264

00:47:06.780 --> 00:47:14.550

Jaylen French: The general plan is is broader of course it's it's bigger and scope it's really the full vision of the city and includes.

265

00:47:15.180 --> 00:47:30.390

Jaylen French: You know, things like the environment, economic development, transportation choices and really where and how our city is going to grow, so this will fit under and with the general plan nicely.

266

00:47:32.400 --> 00:47:39.510

Mitali Ganguly | Opticos Design: Thank you Jane and Caroline do we have any more questions in the chat or should we switch to even want to ask questions live.

267

00:47:41.250 --> 00:47:57.390

Caroline Cochran | Opticos Design: let's switch over to people who want to ask their questions live it looks like we've had five hands up, so we can go from top to bottom, and if there are more questions that filter in through the chat i'll ask those at the end so first let's go to pj pj if you want to unmute yourself.

268

00:48:01.980 --> 00:48:02.250

PJ: Hello.

269

00:48:04.230 --> 00:48:05.820

Mitali Ganguly | Opticos Design: I can hear you can hear you go ahead.

270

00:48:06.450 --> 00:48:12.630

PJ: Okay okay hi my name is pj and i'm a long time resident of modesto.

271

00:48:13.950 --> 00:48:31.110

PJ: i've been listening to Dan and speak about modesto and some of the decisions and things that you guys have planned and I have several questions pertaining to different subjects, but they're all about modesto and the housing and.

272

00:48:32.760 --> 00:48:51.810

PJ: Families families with just well, let me start now somebody said something about San Jose Why would we want to do that, but that's just modesto San Jose San Jose we want to keep that small town feel here, even though it is getting larger I was here for that, when we didn't have them all.

273

00:48:54.150 --> 00:49:01.470

PJ: modesto is kind of driving away some of the Youth because of the plans and stuff that they're making around town so.

274

00:49:01.800 --> 00:49:10.260

PJ: kids a certain age don't want to be here because there's nothing to do you were talking about housing and how we're going to make that percentage of our housing.

275

00:49:10.560 --> 00:49:21.540

PJ: And to draw people back to have that housing, that would be one of the points to get the kids to come back here to have things that they're interested in and not when I say kids.

276

00:49:22.140 --> 00:49:29.280

PJ: i'm a senior so anybody in their 20s and 30s is a child, well, not a child, but younger than me.

277

00:49:29.940 --> 00:49:37.710

PJ: And to get those people back and to get people that there was a time when people wanted to come back to MIT so to raise a family.

278

00:49:38.340 --> 00:49:50.640

PJ: To get those kids back with things to do, and to work here, there needs to be something that they can do and they're taking all those things away like there was one plan to take away.

279

00:49:51.870 --> 00:50:00.810

PJ: Some activities and stuff for kids of that age 20s 30s they're all going elsewhere to spend the money and they're not spending an image asco.

280

00:50:03.090 --> 00:50:07.950

PJ: And we'll see people raising families couples with.

281

00:50:09.000 --> 00:50:09.960

PJ: spouses.

282

00:50:11.250 --> 00:50:29.430

PJ: yeah there's all different kinds of people here myself i'm a weirdo I have my grandchildren, I have a daughter that's looking to get out as soon as she can finish education, so I understand about, and thank you so much for considering all kinds of family types.

283

00:50:30.510 --> 00:50:38.460

PJ: And I appreciate that and that all kinds of family types wants to live in different types of housing.

284

00:50:39.000 --> 00:50:43.200

PJ: I hear a lot about getting all these projects and they're wanting to build.

285

00:50:43.650 --> 00:50:53.400

PJ: modesto city sudden the Council seems to think that all we want are these multi unit places but that's what they want to spend them, you know they get these large sum so.

286

00:50:53.670 --> 00:51:10.950

PJ: They want to keep all the money and oh yeah, how can we fit as many people as we can't know not everybody wants to live in a rat box know some people want to live in houses, I myself have artistic grandson we need space to run and move, we need a yard, we were promised yard.

287

00:51:13.050 --> 00:51:20.070

PJ: You know, it just all different kind of lifestyle around here in modesto and one other thing i'd like to ask and put that to the end.

288

00:51:20.520 --> 00:51:29.520

PJ: These focus groups, how do you get on one I would love to be on one I don't seem to ever find that information or it's already over when I get to it.

289

00:51:30.000 --> 00:51:45.060

PJ: back to my list i'm living in certain areas in modesto that housing plans that they make are in where they can find partials of bland are out where a lot of people don't want to be.



290

00:51:46.170 --> 00:51:51.750

PJ: I mean you have the land that's good and that's Nice and you're going to do the housing that's good and that's nice but.

291

00:51:52.710 --> 00:52:04.950

PJ: Like me, I there's a certain part of town that I lived on my my father retired from the military i'd like to be back over on that side of town, I know that side of town, I know what i'm doing.

292

00:52:06.030 --> 00:52:12.900

PJ: I don't want to live someplace else when my doctors offices, where the heck over, on the other side that's not gonna work.

293

00:52:13.770 --> 00:52:26.490

PJ: Those kind of things in considerations, they don't really take into consideration is just Oh, we have the housing over here, this is where you have to go no because that's like all the way across town.

294

00:52:27.510 --> 00:52:27.900

Mitali Ganguly | Opticos Design: yeah.

295

00:52:28.740 --> 00:52:30.210

Mitali Ganguly | Opticos Design: So, and not.

296

00:52:30.750 --> 00:52:42.930

Mitali Ganguly | Opticos Design: To cut you short but if I completely hear you, these are excellent points, but just in the interest of time, if I could ask you to just wrap up a bit, and we will be hearing more in the breakout room, so please I hated.

297

00:52:43.470 --> 00:52:45.690

Mitali Ganguly | Opticos Design: Just there are some people that you can think.

298

00:52:45.960 --> 00:52:47.220

Mitali Ganguly | Opticos Design: About Thank you.

299

00:52:47.730 --> 00:52:55.230

PJ: i'm now wrapping up i'm not winning you guys professionals that worry about the pie charts and the percentages.

300

00:52:55.500 --> 00:53:07.380

PJ: i'm the one that down on the bottom living with the consequences of the decisions that everyone else makes and trying to make the best of the situations and that's my ask is to have.

301

00:53:07.770 --> 00:53:20.280

PJ: Multi housing and and modesto has a serious problem with colorism here so we're still dealing with that trying if we can't get a nice place if you're not.

302

00:53:21.480 --> 00:53:28.200

PJ: So yeah all these concerns what's my other page single family housing elder adults.

303

00:53:30.000 --> 00:53:30.840

PJ: And being rushed.

304

00:53:32.400 --> 00:53:33.270

Mitali Ganguly | Opticos Design: yeah why don't you.

305

00:53:33.780 --> 00:53:38.670

PJ: Like okay yeah I already wrote, all of them down but it's like yeah they're.

306

00:53:39.900 --> 00:53:50.850

PJ: watching on all the NGOs and they having an interest, and I really would like to be part of the folks group and, yes, and thank you for coming and and.

307

00:53:52.110 --> 00:53:59.670

PJ: Having the foresight to know that modesto needs building up because there are a lot of people here that need their help and assistance.

308

00:53:59.820 --> 00:54:00.750

PJ: Okay yeah.

309

00:54:00.780 --> 00:54:11.910

Mitali Ganguly | Opticos Design: Thank you so much appreciate your thoughts okay so next on my list, if I can just kind of jump to you is an excuse me if i'm spending this wrong but it's moto G stylists.

310

00:54:12.930 --> 00:54:15.600

Mitali Ganguly | Opticos Design: I can, I request you to unmute and speak needs.

311

00:54:27.480 --> 00:54:35.760

Mitali Ganguly | Opticos Design: i'm not sure if the person is still with us so i'm just going to skip down the list Sebastian Jones you have your hand up do you have a comment.

312

00:54:37.800 --> 00:54:38.880

SEBASTIAN JONES: yeah yes, can you hear me.

313

00:54:39.270 --> 00:54:39.930

Mitali Ganguly | Opticos Design: Yes, we can.

314

00:54:40.830 --> 00:54:42.150

SEBASTIAN JONES: Good afternoon, thank you.

315

00:54:43.290 --> 00:54:49.110

SEBASTIAN JONES: All to join does is a Community activist Sebastian Jones excuse my voice.

316

00:54:50.520 --> 00:54:54.930

SEBASTIAN JONES: Listen i'm representing South pedestrian West modesto.

317

00:54:55.980 --> 00:55:01.500

SEBASTIAN JONES: I noticed some of the buildings you was, like us, targeting downtown.

318

00:55:03.570 --> 00:55:05.250

SEBASTIAN JONES: I like to say this here.

319

00:55:06.360 --> 00:55:15.930

SEBASTIAN JONES: We have not had on South and West that's to any type of structure built low income.

320

00:55:17.880 --> 00:55:25.860

SEBASTIAN JONES: We need to build up and make a nice section like transcend the golf course we have.

321

00:55:27.390 --> 00:55:48.390

SEBASTIAN JONES: We need to go up not just single, we need to go under, multiple units like three stories has you know we're getting more people into down like from Afghanistan and Mexico will filling up right now, you cannot find a unit.

322

00:55:50.190 --> 00:55:53.100

SEBASTIAN JONES: I represent people that sleep in a car and go to work.

323

00:55:54.210 --> 00:56:07.020

SEBASTIAN JONES: Because they can't buy a house they can't go to the east side because they are not allowed on the east side because the income they can't go to the north side because their income.

324

00:56:08.760 --> 00:56:18.060

SEBASTIAN JONES: They actually stopped on bridge mode that's the cut out man, right here, he anything bad's bridge mo going East they're not going to get a unit over there.

325

00:56:19.020 --> 00:56:35.430

SEBASTIAN JONES: We modesto has left out West modesto South modesto have left us how, for many, many years we got a project or realm for a while, but some room basically probably need to be condemned.

326

00:56:36.930 --> 00:56:42.840

SEBASTIAN JONES: But they've been patching and patching spending millions of dollars, when we got other grounds.

327

00:56:44.160 --> 00:56:50.790

SEBASTIAN JONES: Like I said the golf course don't sell it to the investors, I need this city.

328

00:56:51.930 --> 00:56:52.200

SEBASTIAN JONES: To.

329

00:56:53.310 --> 00:56:56.640

SEBASTIAN JONES: The Board of Supervisors, and the Federal Government.

330

00:56:57.990 --> 00:57:16.650

SEBASTIAN JONES: To invest in the housing authority to invest at the golf course and let's build three stories up and one side will put a single, but a senior citizen that is enough grounds over here, make it look Nice, even though it's by the by the.

331

00:57:17.670 --> 00:57:26.940

SEBASTIAN JONES: baseball diamond, but I have seen units beautiful units surrounding the baseball diamond can they have low income.

332

00:57:29.040 --> 00:57:40.170

SEBASTIAN JONES: We need to quit thinking about having these investors come from La and porn a big money over there on the east side in the north side that is wrong.

333

00:57:40.920 --> 00:58:01.290

SEBASTIAN JONES: I have spoke at the City Council meeting many years and many times before they build again on the east side, let them build on the West and found a desk to put in some low income be told a build that higher income let's be fair about this year.

334

00:58:02.370 --> 00:58:16.140

SEBASTIAN JONES: No one's thinking about West side and you tell me what low income houses have they built home West in fact modesto in the last 1015 years.

335

00:58:17.310 --> 00:58:33.900

SEBASTIAN JONES: Wait you don't have it, you got people that are homeless, yes, I remember speaking years ago about buying apartments not appointment, but hotels take these rundown old jails and put some homeless people in okay they've done that.

336

00:58:35.100 --> 00:58:35.460

SEBASTIAN JONES: But.

337

00:58:36.750 --> 00:58:46.470

SEBASTIAN JONES: So what i'm what i'm trying to really say is kill investors when they come here and pay a million dollars to build.

338

00:58:48.510 --> 00:58:52.980

SEBASTIAN JONES: Tell them, they have to do some you and its own West itself but desktop.

339

00:58:56.250 --> 00:58:56.730

Mitali Ganguly | Opticos Design: Now okay.

340

00:58:57.090 --> 00:59:03.030

Mitali Ganguly | Opticos Design: Thank you for that, but again it's in the interest of time, I would request that everyone shot.

341

00:59:03.570 --> 00:59:03.930

SEBASTIAN JONES: Okay.



342

00:59:03.960 --> 00:59:05.190

SEBASTIAN JONES: Let me cut it short.

343

00:59:06.480 --> 00:59:10.170

SEBASTIAN JONES: This is i'm elitist out which in and i'm gonna shut it down.

344

00:59:11.280 --> 00:59:15.600

SEBASTIAN JONES: Remember, we have in other people's coming in and they're going to need housing.

345

00:59:16.650 --> 00:59:35.520

SEBASTIAN JONES: Some of these people are getting addicted out of a houses to make room for other people, because they have on a special project, and I do like that, thank you for your time and I hope, somebody from the city county or whatever to speaking with Mr Joel just trying to say thank you, no.

346

00:59:35.580 --> 00:59:37.350

Mitali Ganguly | Opticos Design: Thank you so much, I appreciate it.

347

00:59:38.490 --> 00:59:45.120

Mitali Ganguly | Opticos Design: Alright, so I think we have one more question and I just have a phone number right Caroline unless you see anyone else.

348

00:59:46.530 --> 00:59:47.100

Caroline Cochran | Opticos Design: that's right.

349

00:59:47.910 --> 00:59:58.080

Mitali Ganguly | Opticos Design: So the phone number 209345, can you please unmute and you know just slow yeah go ahead, please and try and stick to a couple of.

350

00:59:58.110 --> 01:00:00.210

Mitali Ganguly | Opticos Design: minutes, please Thank you yeah.

351

01:00:00.480 --> 01:00:07.440

12093456741: I love it does make a bubble, and I think one of the biggest problem that we're facing is the land.

352

01:00:08.790 --> 01:00:10.230

12093456741: issue regard to be.

353

01:00:11.280 --> 01:00:15.960

12093456741: The most so don't have too much land bank in this entire go right.

354

01:00:17.670 --> 01:00:30.330

12093456741: Through the increase unary showed in the, we need to have that be Community developers that make profit don't like evolutionary Sony, but this time for us to have inflationary Sony or.

355

01:00:31.740 --> 01:00:50.850

12093456741: To pay because it not doing enough houses for low income family, like Mr Jones say it was the biggest issue is the socio economic inequality that we don't have in this in the CD you know craft the choice, where you leave you have to leave with you now make.

356

01:00:53.010 --> 01:01:09.090

12093456741: It not a cloud in the majority is in the very poor poor area, so it was a Latino Mexican Mexican Mexican American is close to 40% and then my God the are poor, so you know how the the the.

357

01:01:10.500 --> 01:01:21.960

12093456741: consumer power to buy homes because you know have enough money not only that, but right now there's the renter thing over 35% or inkling.

358

01:01:22.800 --> 01:01:32.160

12093456741: It remind to pay the rent so you don't have enough money to even terrain, because during this very high a window have enough houses.

359

01:01:32.640 --> 01:01:42.000

12093456741: For the working people or the low income family is basically thinker mother, so I think the CD need to be have a better swooning.

360

01:01:42.600 --> 01:01:54.750

12093456741: In in the plenty committed to do a better job, plus the city council members are not really doing a job they supposed to do to improve the condition economic a better job.

361

01:01:55.740 --> 01:02:17.790

12093456741: More housing envy areas, the job related, so I think the CD is very behind his stuff regional allocation sounds information income families, it became almost three years behind, and we need more going to houses and be upon this in in town houses, whatever is.

362

01:02:19.230 --> 01:02:24.540

12093456741: Being credited entire in the family, not have enough money to it, even during Thank you.

363

01:02:25.620 --> 01:02:40.110

Mitali Ganguly | Opticos Design: Thank you megan I do have two more hands on I can see moto G stylist that's a name that I can see, you have a comment, we don't have a lot of time, so if you have a comment, would you please quickly Adams, can you unmute.

364

01:02:44.550 --> 01:02:48.720

Mitali Ganguly | Opticos Design: Now i'm not sure if that person is still here, I do have them Tony.

365

01:02:48.720 --> 01:02:50.340

Mitali Ganguly | Opticos Design: Tony yes go ahead.

366

01:02:50.910 --> 01:02:54.780

Caroline Cochran | Opticos Design: There are three brief written questions that have come in, in the past few minutes.

367

01:02:55.110 --> 01:02:58.650

Mitali Ganguly | Opticos Design: Okay, let me switch to those Caroline can you just take those up.

368

01:02:59.400 --> 01:03:12.300

Caroline Cochran | Opticos Design: Sure, so the first a couple people have asked kind of echoing some of the spoken comments how, how do we integrate low income folks into this plan and how will the plan.

369

01:03:13.560 --> 01:03:17.310

Caroline Cochran | Opticos Design: Address affordability and displacement.

370

01:03:18.750 --> 01:03:27.090

Mitali Ganguly | Opticos Design: So, again we did touch upon this earlier, the focus of the housing plan is to boost housing production and to streamline housing production.

371

01:03:27.480 --> 01:03:33.690

Mitali Ganguly | Opticos Design: At all income levels so we fully understand that one of the biggest concerns that people have heard is about housing affordability.

372

01:03:34.110 --> 01:03:37.980

Mitali Ganguly | Opticos Design: And so, even though that is not the primary or the only focus of the housing plan.

373

01:03:38.280 --> 01:03:52.290

Mitali Ganguly | Opticos Design: We are looking at all of housing, but that is inclusive of affordable housing of workforce housing of market rate housing, so the plan will provide zoning changes and recommendations for zoning and policy changes to directly address.

374

01:03:53.460 --> 01:03:54.330

Mitali Ganguly | Opticos Design: Affordable income.

375

01:03:55.980 --> 01:03:58.560

Mitali Ganguly | Opticos Design: affordable housing and moderate income housing this with.

376

01:04:01.020 --> 01:04:02.340

Mitali Ganguly | Opticos Design: Any other questions on that.

377

01:04:03.510 --> 01:04:11.460

Caroline Cochran | Opticos Design: Thank you, yes, the next question is, will this plan, include a specific list of housing opportunity sites say the top 100.

378

01:04:12.870 --> 01:04:19.620

Mitali Ganguly | Opticos Design: Maybe not 100 but yes, we will be looking at a specific opportunity side, some have been identified by the city as well.

379

01:04:19.950 --> 01:04:27.600

Mitali Ganguly | Opticos Design: we're also doing a citywide analysis to try and you know identify sites that would work and we don't have a concrete list as of now.

380

01:04:27.930 --> 01:04:35.760

Mitali Ganguly | Opticos Design: But if you would join us for the November bookshop you'd have much more to share at that at that bookshop maybe showing you our work and getting feedback.

381

01:04:36.090 --> 01:04:43.440

Mitali Ganguly | Opticos Design: On our findings, you know, both in terms of the design testing and also what the financial feasibility analysis is telling us of those sites.

382

01:04:44.040 --> 01:05:02.280

Dan Parolek (he/him)-Opticos Design: And one of the reasons we introduced the context types today is that we're going to be assessing and ideally selecting a number of opportunity sites within each of the different contexts that we introduced so that we're exploring, I guess, both from a.

383

01:05:03.720 --> 01:05:14.520

Dan Parolek (he/him)-Opticos Design: we're exploring feasibility, both economically, as well as just from a zoning and and and policy standpoint as well within each of those contexts so that's definitely that's an important part of this process.

384

01:05:17.010 --> 01:05:18.900

Mitali Ganguly | Opticos Design: Any other written questions.

385

01:05:19.140 --> 01:05:20.640

Caroline Cochran | Opticos Design: And thank you, yes and.

386

01:05:22.140 --> 01:05:29.520

Caroline Cochran | Opticos Design: One person asks why a year to create a plan and then years to implement why can't we fast track this as it's an emergency.

387

01:05:31.470 --> 01:05:42.600

Mitali Ganguly | Opticos Design: that's a great point and that's the point of frustration for driven so I fully understand, but you know housing this complicated it's expensive and what you're trying to do as part of the housing plan.

388

01:05:42.990 --> 01:05:55.140

Mitali Ganguly | Opticos Design: is to just try and introduce this to make this easier make this faster and make it frankly clearer, you know if there's a very clear cut entitlement process then that alone is a big incentive.

389

01:05:55.560 --> 01:06:05.310

Mitali Ganguly | Opticos Design: And, especially if there is a very clear set of zoning and policy standards for specific sites, then, that alone is a big incentive for a developer to come and actually propose something.

390

01:06:05.640 --> 01:06:13.590

Mitali Ganguly | Opticos Design: So the within the purview of the plan they're doing what we can and we will try and do our best job in creating something that is implementable but.

391

01:06:14.250 --> 01:06:22.530

Mitali Ganguly | Opticos Design: You know, we can't really force the market to speed up housing that's just something that hopefully will happen sooner than 10 years for sure.



392

01:06:22.890 --> 01:06:39.000

Dan Parolek (he/him)-Opticos Design: yeah and I think we just want to I think a year yeah the housing conditions are are getting worse and worse, but we want to make sure we're being thoughtful about sort of what types of housing and broad range of housing, the city can enable so.

393

01:06:40.260 --> 01:06:45.960

Dan Parolek (he/him)-Opticos Design: Taking the year to be thoughtful about it because it's not just housing for housing sake, but its housing to meet all the.

394

01:06:46.860 --> 01:06:54.600

Dan Parolek (he/him)-Opticos Design: The desires and goals of the Community, as well as sort of the demand and need city wide and so being thoughtful about.

395

01:06:55.110 --> 01:07:09.510

Dan Parolek (he/him)-Opticos Design: sort of identifying what types and where and then specifically like what specific ultimately which zoning standards need to be changed to incentivize and remove the barriers for that housing and so.

396

01:07:11.370 --> 01:07:16.590

Dan Parolek (he/him)-Opticos Design: Hopefully, at the end of the year of a lot of that wall, you know there'll be some clear clear goals.

397

01:07:17.730 --> 01:07:24.300

Mitali Ganguly | Opticos Design: yeah and it's a year long process, but you know I would really the class that everybody who's at this workshop, first of all thank you for attending.

398

01:07:24.630 --> 01:07:30.150

Mitali Ganguly | Opticos Design: But he wants you to also remain connected through the rest of the workshops and to continue to give us.

399

01:07:30.930 --> 01:07:41.940

Mitali Ganguly | Opticos Design: Like not just feedback but also hold us to our word and to make sure that what you're producing is what meets your expectations, so please, I will be sharing the way to subscribe to the husband plan that said.

400

01:07:42.270 --> 01:07:50.610

Mitali Ganguly | Opticos Design: That is the simplest way for you to be able to keep in touch with the work on the plan to receive email updates to get notifications about upcoming workshops.

401

01:07:50.910 --> 01:08:09.120

Mitali Ganguly | Opticos Design: and basically just be able to give us continuous and consistent feedback on the plan as we do our work, so if there are no more questions I do see Tony Madrigal who has his hand up Tony if you just would like to unmute and in the interest of time, if you could just be pre please.

402

01:08:13.380 --> 01:08:27.060

Tony Madrigal: say yes, thank you, I just following up on the question that I asked about 100 plus or minus opportunity sites, you said no, no, no, it will have a list of 100 I just I want to get an idea of.

403

01:08:28.170 --> 01:08:39.360

Tony Madrigal: You know the have a ballpark idea of how many actual you know parcel sites you're going to be recommending for specific types of housing, the reason I ask is because.

404

01:08:40.200 --> 01:08:49.890

Tony Madrigal: My constituents they they hold me accountable in one of the things that's easy to beat up elected officials about is when we hire consultants so.

405

01:08:50.490 --> 01:08:57.570

Tony Madrigal: I don't want them to say oh you pay another consultant, just to make a play on housing to give you suggestions on the kind of have.

406

01:08:58.530 --> 01:09:15.480

Tony Madrigal: I want to be able to say actually no, they also include a list of I don't know 45 at specific sites in Modesto that are ready to go for this type of housing and hopefully that'll be a nice comeback, if you will, to Nice answer, if you will, to.

407

01:09:17.010 --> 01:09:19.800

Tony Madrigal: criticism at same time concern about.

408

01:09:20.880 --> 01:09:29.100

Tony Madrigal: The impact of this Modesto housing plan in this once in a generation is, as it was explained, you see what I'm getting it.

409

01:09:29.460 --> 01:09:30.810

Mitali Ganguly | Opticos Design: Absolutely Tony we just.

410

01:09:31.080 --> 01:09:41.040

Mitali Ganguly | Opticos Design: go through this process, every time our level best I just don't want to pin down on a number who knows it may be more than hundred we just don't know right now, but we will come back to you with some solid analysis.

411

01:09:41.340 --> 01:09:42.000

Mitali Ganguly | Opticos Design: And there.

412

01:09:43.320 --> 01:09:55.140

Tony Madrigal: Will there be an online say tool like maybe like like an online tool It just shows all the different zoning of properties that are available for development and but as to hit hit.

413

01:09:55.980 --> 01:10:04.260

Mitali Ganguly | Opticos Design: I tried something to be discussed with the city and i'm sure GIs has so many wonderful things that it can do, but let's discuss that further yeah.

414

01:10:04.560 --> 01:10:14.010

Dan Parolek (he/him)-Opticos Design: And what I will say is that, even if let's just say let's just say we study 20 sites i'm just picking that number out of thin air, but the reality is is we've picked those.

415

01:10:14.550 --> 01:10:26.040

Dan Parolek (he/him)-Opticos Design: Specific sites and lots because it's a common lot size that exists throughout the city and so that solution in that range of types that we study for that one specific lot.

416

01:10:26.460 --> 01:10:34.590

Dan Parolek (he/him)-Opticos Design: Can likely be extrapolated to like we would have a number two 1000 lots of that exact same size in in the same context, in the city so.

417

01:10:35.130 --> 01:10:45.990

Dan Parolek (he/him)-Opticos Design: Even if we're not studying 1000 lots, we can say hey we're studying this specific lot size in it occurs, this many times throughout the city, so it can be extrapolated those solutions to.

418

01:10:46.470 --> 01:10:58.170

Dan Parolek (he/him)-Opticos Design: To you know that broad range of conditions that that that is common in that that's that partly informs how we pick those sites to make sure it's just not a unique.

419

01:10:58.980 --> 01:11:07.290

Dan Parolek (he/him)-Opticos Design: site that only happens once in a city that can't we can't learn from to extrapolate those findings to other other lots in the city.

420

01:11:09.030 --> 01:11:14.760

Mitali Ganguly | Opticos Design: yeah and just a quick note I got a direct message from someone who is asking a question that might be best.

421

01:11:15.360 --> 01:11:23.940

Mitali Ganguly | Opticos Design: answered by the city which is about if the if the Committee has decided is the threshold for affordable income, you know, considering that there are.

422

01:11:24.570 --> 01:11:27.780

Mitali Ganguly | Opticos Design: Many people who are say, single mothers in the city and who cannot.

423

01:11:28.710 --> 01:11:39.360

Mitali Ganguly | Opticos Design: You know, afford much more than a certain amount so in terms of actual tangible numbers but for affordability, that is, strictly not part of the plan scope but jalen i'm curious if you just want to.

424

01:11:40.140 --> 01:11:45.840

Mitali Ganguly | Opticos Design: quickly cover that and then we move on to the next segment of the presentation to jaden if you just want to quickly address that.

425

01:11:54.060 --> 01:12:03.720

Jaylen French's phone\_City of Modesto: So various agencies use different numbers for affordability and you know 80% below the average median income or 60% or 50%.

426

01:12:05.100 --> 01:12:13.050

Jaylen French's phone\_City of Modesto: You know I think and and really to the question point is we're looking for broad affordability and.

427

01:12:14.040 --> 01:12:29.070

Jaylen French's phone\_City of Modesto: People at higher incomes need affordable housing, just as people at lower incomes need affordable housing and you know affordability is really affected by availability of housing and with the overall goal.

428

01:12:30.090 --> 01:12:44.580

Jaylen French's phone\_City of Modesto: of increasing housing production that's going to increase supply therefore lower demand, which will drive affordability, but we want affordability at every income level.

429

01:12:45.720 --> 01:12:49.020

Jaylen French's phone\_City of Modesto: And so I don't think we're going to use a number, I think that.

430

01:12:50.190 --> 01:13:00.960

Jaylen French's phone\_City of Modesto: You know kind of pigeonholes us a little bit I think what we want to see is is broad affordability for a broad group of of the public.

431

01:13:02.820 --> 01:13:11.340

Mitali Ganguly | Opticos Design: All right, thank you and with that I just like to kind of stop the q&a right now, because we're running a bit behind schedule and.

432

01:13:12.090 --> 01:13:19.350

Mitali Ganguly | Opticos Design: What are you going to do next, and i'm sorry i'm just responding to a quick message is that i'm hoping people can still see my screen.

433

01:13:20.280 --> 01:13:24.990

Mitali Ganguly | Opticos Design: Can I just get a general yes indication from anyone, because I can make it Okay, thank you, Dan.

434

01:13:25.380 --> 01:13:31.860

Mitali Ganguly | Opticos Design: So the next part of the presentation is what we call an idea one and we'll be going into breakout rooms.

435

01:13:32.250 --> 01:13:38.370

Mitali Ganguly | Opticos Design: So for this first of all, what can we expect this segment, which will be the breakout discussions will not be recorded.

436

01:13:38.760 --> 01:13:46.050

Mitali Ganguly | Opticos Design: These are supposed to be candid discussions and everyone in the audience would be randomly assigned to different breakout rooms.

437

01:13:46.320 --> 01:13:52.800

Mitali Ganguly | Opticos Design: You don't need to do anything, this is done by one after the TEAM members you just have to accept and you'll be taken to a breakout room.

438

01:13:53.580 --> 01:13:58.710

Mitali Ganguly | Opticos Design: So, within each breakout room will have a moderator and a note taker this is from the design team.

439

01:13:59.100 --> 01:14:08.880

Mitali Ganguly | Opticos Design: This is just imagine that you're sitting around a table or in this case it's a screen, but together we have a conversation will show you some of the same accidents that are included in the presentation.

440

01:14:09.240 --> 01:14:17.460



Mitali Ganguly | Opticos Design: And we want to hear from you, everyone will be unmuted it's like a small group discussion, but if you prefer, you can also use the chat function that is also there.

441

01:14:17.880 --> 01:14:31.710

Mitali Ganguly | Opticos Design: And one request before we head in there, we have roughly about 25 minutes or 30 minutes to go and discuss in the breakout room, so please let's make sure that everyone gets a chance to share their feedback and to share their opinions and.

442

01:14:31.710 --> 01:14:35.400

Mitali Ganguly | Opticos Design: thoughts and in case you need translation, please let us know.

443

01:14:36.450 --> 01:14:46.680

Mitali Ganguly | Opticos Design: You know, by using the raise hand feature again so that we can make sure that our Spanish speaking person can be assigned to the to the breakout room where you are being.

444

01:14:47.520 --> 01:14:57.900

Mitali Ganguly | Opticos Design: asked to go before we do that, just a quick thing about the fun part of this, you know as we go into the breakout rooms, we want to start what we call an idea of one.

445

01:14:58.230 --> 01:15:08.580

Mitali Ganguly | Opticos Design: And, and this is just a fun exercise should should just take a couple of minutes, but while we will be allocated to the breakout rooms i'd like to encourage everyone to start thinking about it so.

446

01:15:09.270 --> 01:15:14.880

Mitali Ganguly | Opticos Design: Think of a word or a short phrase just to describe your vision like not too long, just a short phrase.

447

01:15:15.300 --> 01:15:25.200

Mitali Ganguly | Opticos Design: about what housing can look like in modesto this could be for the next 10 2050 years like pretend that you went away and then you came back after that time, what would you like to see.

448

01:15:25.620 --> 01:15:34.800

Mitali Ganguly | Opticos Design: So, think of your one word trays whatever it may be, and we all kind of saw get allocated to the breakout rooms now all right.

449

01:15:35.040 --> 01:15:47.070

Mitali Ganguly | Opticos Design: After the breakout rooms, we will reconvene here and we'll share we get a reporting back from each breakout group as to what was discussed in their space all right, so can, if you just want to take over now.

450

01:15:50.130 --> 01:15:53.520

Cal Kurtz | Opticos Design: Short, I will be sending everybody to their breakout rooms now.

451

01:17:58.380 --> 01:18:00.180

Mitali Ganguly | Opticos Design: just waiting for everyone to get back.

452

01:18:01.980 --> 01:18:03.630

Mitali Ganguly | Opticos Design: Thank you for that discussion.

453

01:18:06.600 --> 01:18:19.080

Mitali Ganguly | Opticos Design: And what we'd like is for all the groups to now summarize what we discussed in the breakout rooms, so the way this may work is that I can sort of screen share.

454

01:18:19.650 --> 01:18:34.710

Mitali Ganguly | Opticos Design: And pan over to each of the each of the breakout group spaces within the console board, so let me just do that just give me a few minutes and then i'll call upon each moderator to you know just give us a quick two to three minute.

455

01:18:35.820 --> 01:18:37.680

Mitali Ganguly | Opticos Design: overview of what was discussed.

456

01:18:38.820 --> 01:18:43.140

Mitali Ganguly | Opticos Design: So can I can check with the group, if you can see the concert before.

457

01:18:44.280 --> 01:18:44.730

Caroline Cochran | Opticos Design: Yes.

458

01:18:45.330 --> 01:18:58.710

Mitali Ganguly | Opticos Design: Thank you so much all right so i'm just going to move over to breakout Room one so Dan you are the moderator for this group do you want me to zoom into any portion.

459

01:18:58.740 --> 01:19:03.180

Dan Parolek (he/him)-Opticos Design: Or do you just want to go up to the top to the idea wall, but I think just a couple of big.

460

01:19:03.330 --> 01:19:15.630

Dan Parolek (he/him)-Opticos Design: picture thoughts that kept coming up is just making sure that there's housing choices for everyone in all parts of modesto at different price ranges and.

461

01:19:17.010 --> 01:19:18.540

Dan Parolek (he/him)-Opticos Design: Some good conversation about.

462

01:19:20.640 --> 01:19:36.900

Dan Parolek (he/him)-Opticos Design: What sort of infrastructure improvements might be needed or a smart to invest in from the city standpoint to you know accommodate not just housing, but one of them was better better Internet access, better broadband so but I think.

463

01:19:41.640 --> 01:19:42.510

Dan Parolek (he/him)-Opticos Design: I think you know.

464

01:19:42.630 --> 01:19:43.860

Dan Parolek (he/him)-Opticos Design: some thoughts about.

465

01:19:43.920 --> 01:19:46.740

Dan Parolek (he/him)-Opticos Design: You know less single family more missing middle.

466

01:19:47.850 --> 01:19:54.480

Dan Parolek (he/him)-Opticos Design: And I think that you know, in terms of like favorite neighborhoods are seem to be kind of a pretty broad.

467

01:19:55.560 --> 01:20:01.500

Dan Parolek (he/him)-Opticos Design: sort of range of neighborhoods and sub parts of Sub areas of neighborhoods that community life so.

468

01:20:03.780 --> 01:20:04.290

Dan Parolek (he/him)-Opticos Design: I think that's.

469

01:20:04.650 --> 01:20:05.520

Dan Parolek (he/him)-Opticos Design: good enough summary.

470

01:20:05.880 --> 01:20:11.910

Mitali Ganguly | Opticos Design: Right yeah and we do have just in general, like for the entire group, we have been taking notes, as you saw.

471

01:20:12.450 --> 01:20:22.740

Mitali Ganguly | Opticos Design: The note takers in each of these groups, so we will be taking a closer look at all these comments and kind of trying to discern competing patterns and we'll report back to you on on what we heard.

472

01:20:23.280 --> 01:20:30.000

Mitali Ganguly | Opticos Design: So yeah, this is a great summary Thank you and I do see a couple more comments, such as using larger buildings.

473

01:20:30.420 --> 01:20:41.580

Mitali Ganguly | Opticos Design: And even about just having a diversity of housing okay that's great so who was who was in breakout Room three can you just forgetting with Articles moderator was that you Tony.

474

01:20:44.490 --> 01:20:45.810

Tony Perez, Opticos Design: Yes, that was me.

475

01:20:46.140 --> 01:20:55.350

Mitali Ganguly | Opticos Design: yeah So do you like you can even talk about the idea of all even though that's something that you shared at the end, otherwise just feel free to just you know just generally talk about the conversation.

476

01:20:55.740 --> 01:21:12.360

Tony Perez, Opticos Design: yeah the main conversation was about and we went around and asked everybody to give their thoughts in you know just individually, and so we had we had a good time doing that and everybody the common thing was everybody liked where they live, right now in town.

477

01:21:13.740 --> 01:21:14.190

Tony Perez, Opticos Design: and

478

01:21:15.210 --> 01:21:15.960

Tony Perez, Opticos Design: People.

479

01:21:17.130 --> 01:21:22.830

Tony Perez, Opticos Design: People there, there was there were a lot of comments about the variety of.

480

01:21:24.210 --> 01:21:31.590

Tony Perez, Opticos Design: people that live in the areas where they live, there was a lot of discussion about the College area college neighborhood I think it was called.

481

01:21:32.760 --> 01:21:33.540

Tony Perez, Opticos Design: There was.

482

01:21:34.920 --> 01:21:50.040

Tony Perez, Opticos Design: There was one person in our group that was really in in in favor of living in a very intense situation at downtown relatively intense they talked about just coming back from Europe and loving it.

483

01:21:51.420 --> 01:22:00.630

Tony Perez, Opticos Design: There was a lot of interest in the housing choices that were were presented tonight by Dan there was a lot of interest, specifically about live work.

484

01:22:01.740 --> 01:22:02.520

Tony Perez, Opticos Design: There was.

485

01:22:03.540 --> 01:22:17.490

Tony Perez, Opticos Design: Support for more housing choices, clearly, but there was also there were a few few comments that raised the the parallel issue of jobs and in schools.

486

01:22:18.660 --> 01:22:27.150

Tony Perez, Opticos Design: The schools, we dug into that a little more, and it was that not that all schools are having a hard time but enough of them are not.

487

01:22:27.720 --> 01:22:39.030

Tony Perez, Opticos Design: attractive enough to potential parents and their kids that they might think of of leaving for that reason, so they made the point that the schools and job.

488

01:22:39.840 --> 01:22:52.800

Tony Perez, Opticos Design: job growth and job opportunity would would really play a big role in providing income and stability to to afford housing in the future.

489

01:22:54.600 --> 01:22:55.170

Tony Perez, Opticos Design: And then.

490

01:22:56.730 --> 01:23:03.390

Tony Perez, Opticos Design: yeah that's that's that's a it's an overview any anybody's welcome to add to that, but that's an overview of it.



491

01:23:04.710 --> 01:23:19.140

Mitali Ganguly | Opticos Design: All right, thank you, Tony that's really helpful, so I was in group three so i'm just going to kind of summarize what we talked about, we did have people who voiced a lot of concern about just again housing affordability and the fact that.

492

01:23:20.160 --> 01:23:26.130

Mitali Ganguly | Opticos Design: Many people in their opinion would be more than happy to sort of downsize or to look at alternate housing.

493

01:23:26.940 --> 01:23:34.680

Mitali Ganguly | Opticos Design: options, but one of the issues to consider is that say, for example in downtown you know people are very receptive and.

494

01:23:34.980 --> 01:23:48.930

Mitali Ganguly | Opticos Design: You know, there is there seems to be a lot of appetite for smaller units and multifamily buildings, people do appreciate the walk of aspect of it, but the reality also is at the same time, that there are not that many jobs in downtown many people, especially younger people.

495

01:23:50.130 --> 01:23:56.910

Mitali Ganguly | Opticos Design: still have to commute at times even to the bay area so that's why the car becomes a necessity, in many cases.

496

01:23:57.210 --> 01:24:05.250

Mitali Ganguly | Opticos Design: Now again we're designing for the teacher, so they all agree that this might change, but this was one of the things that came up as a team in our group discussion.

497

01:24:06.150 --> 01:24:13.680

Mitali Ganguly | Opticos Design: At the same time, there was a lot of support for just a different context types that we discussed in our presentation and the fact that.

498

01:24:14.160 --> 01:24:22.410

Mitali Ganguly | Opticos Design: Just a variety of housing can be introduced to in many of these different areas cradle seems to be something that everyone is willing to embrace.

499

01:24:22.710 --> 01:24:30.270

Mitali Ganguly | Opticos Design: and high intensity housing in different formats, is something that we heard a lot of support for Similarly, there were concerns about.

500

01:24:31.230 --> 01:24:40.260

Mitali Ganguly | Opticos Design: Access to amenities access to other like open space, even if it's an open space on the rooftop by the fact that there is some open space, I think that we must consider.

501

01:24:40.710 --> 01:24:50.220

Mitali Ganguly | Opticos Design: We also heard about specific sites within the city like a person in my group has been involved with planning the golf course site, which is in.

502

01:24:51.150 --> 01:24:57.510

Mitali Ganguly | Opticos Design: modesto and you know they're familiar with some of the concerns that came up as part of that process, so it is.

503

01:24:57.990 --> 01:25:07.380

Mitali Ganguly | Opticos Design: One of the things of concern is again access to schools access to amenities, and access to open space as well, and these can all be provided, along with a variety of housing.

504

01:25:07.980 --> 01:25:14.430

Mitali Ganguly | Opticos Design: became to know about carpenter road as in another potential corridor for us to analyze and look at.

505

01:25:14.970 --> 01:25:23.370

Mitali Ganguly | Opticos Design: Similarly, in terms of walkability We also asked our entire crew as to whether they saw themselves living in modesto for a long time.

506

01:25:23.730 --> 01:25:36.210

Mitali Ganguly | Opticos Design: And our group already had people who've been here for several decades, and they all said that unless the wi fi situation becomes much worse, you know they're all actively considering staying in modesto.

507

01:25:36.660 --> 01:25:39.720

Mitali Ganguly | Opticos Design: A person in our group actually lives in downtown and.

508

01:25:40.530 --> 01:25:56.880

Mitali Ganguly | Opticos Design: You know she was very clear about just all the benefits of living in a place like that have a walkable lifestyle i've just been able to do everything very easily without needing to worry about parking so Those are some of the general themes that be heard in breakout Room three.

509

01:25:58.080 --> 01:26:02.400

Mitali Ganguly | Opticos Design: So, moving on to breakout room for I believe this was Caroline Am I right.

510

01:26:03.570 --> 01:26:04.230

Caroline Cochran | Opticos Design: Yes.

511

01:26:04.380 --> 01:26:05.880

Caroline Cochran | Opticos Design: Yes, our group.

512

01:26:07.980 --> 01:26:13.950

Caroline Cochran | Opticos Design: was very concerned about the members of the Modesto community who are struggling with housing affordability.

513

01:26:15.030 --> 01:26:26.370

Caroline Cochran | Opticos Design: And although both of the Community Members who shared themselves lived in single family homes in suburban residential areas of town.

514

01:26:27.450 --> 01:26:30.420

Caroline Cochran | Opticos Design: They were interested in.

515

01:26:31.680 --> 01:26:46.440

Caroline Cochran | Opticos Design: kind of providing more housing options for the people who need it most, and are very eager, as we all are to get to the concrete answers about housing barriers and potential housing incentives so we talked a little bit about.

516

01:26:47.850 --> 01:26:58.290

Caroline Cochran | Opticos Design: kind of the plan process and how we're going to get to the answers of why developers aren't building multifamily housing and why single family housing.

517

01:26:58.740 --> 01:27:09.630

Caroline Cochran | Opticos Design: seems to be the only thing getting built in Modesto and also why the volume of housing production in Modesto seems to be falling behind either even some other neighboring communities.

518

01:27:10.860 --> 01:27:21.840

Caroline Cochran | Opticos Design: We spoke about specific demographic groups that are particularly housing insecure, such as immigrants and farmworkers.

519

01:27:23.310 --> 01:27:33.720

Caroline Cochran | Opticos Design: And spoke a little bit about some of the alternative housing options that were presented, including tiny homes so.

520

01:27:34.890 --> 01:27:51.420

Caroline Cochran | Opticos Design: The Community members shared that although there they've been happy with where they live, now kind of as they age, they can imagine wanting a more walkable environment and maybe a senior housing area.

521

01:27:52.350 --> 01:28:09.870

Caroline Cochran | Opticos Design: And also there's a lot of interest in tiny homes and it's an interesting precedent to study of a tiny home community in Fresno just down the road and if I missed anything people from our group feel free to chime in.

522

01:28:15.750 --> 01:28:24.180

Mitali Ganguly | Opticos Design: Alright, so that was very comprehensive so just moving on was that the group or do we have another one that was a try, we managed to fit everyone in.

523

01:28:24.750 --> 01:28:33.300

Mitali Ganguly | Opticos Design: All right, thank you Thank you everyone for your comments and I would actually request the city to respond to a question that we just had about.

524

01:28:33.750 --> 01:28:47.700

Mitali Ganguly | Opticos Design: The homelessness situation that is not strictly part of the housing plan scope but obviously it's an area of concern, so if the city wants to just talk about like what's the best way to address that and how that is being addressed by the city right now.

525

01:28:50.280 --> 01:28:55.170

Jaylen French's phone\_City of Modesto: Excellent how are you I just missed the last page something about homework now.

526

01:28:56.010 --> 01:29:12.570

Mitali Ganguly | Opticos Design: yeah we had a question about you know the homeless situation in Modesto and if that's not directly a part of the housing plan like what is the city thinking about that you know and like what's the best for them to address questions and concerns about homelessness.

527

01:29:13.770 --> 01:29:14.040

Mitali Ganguly | Opticos Design: That we.

528

01:29:15.240 --> 01:29:17.190

Mitali Ganguly | Opticos Design: Added and bacon this topic we discussed.

529

01:29:17.250 --> 01:29:19.020

Mitali Ganguly | Opticos Design: Was the was the question to us.

530

01:29:20.910 --> 01:29:42.300

Jaylen French's phone\_City of Modesto: yeah it won't specifically be referenced in this House, although certainly improving affordability of housing will decrease homelessness just you know, in general terms, we are making significant strides with the county and other partners on the homelessness effort.

531

01:29:43.530 --> 01:29:51.630

Jaylen French's phone\_City of Modesto: last couple of years we've improved the shelter space availability we're working on.

532

01:29:53.880 --> 01:30:04.500

Jaylen French's phone\_City of Modesto: Truly affordable kind of supportive housing Kansas house and other efforts, the city has created an initiative we call camp to home.

533

01:30:05.310 --> 01:30:17.460

Jaylen French's phone\_City of Modesto: Which is really working backwards, so if the only way to solve homelessness is to provide permanent housing, what do individuals need for permanent housing, they need, you know permanent jobs.

534

01:30:18.900 --> 01:30:24.060

Jaylen French's phone\_City of Modesto: How did they get permanent jobs they need job training they need soft skills they need other things.

535

01:30:25.350 --> 01:30:40.590

Jaylen French's phone\_City of Modesto: And so we kind of have worked backwards from that so from the point that we see someone who is living on the street, we collect better data we understand about who they are, and what their needs are we get them into a shelter or some other.

536

01:30:42.060 --> 01:31:00.270

Jaylen French's phone\_City of Modesto: facility that we can wrap some support around them, then we get them into training then eventually on the line to permit a job and how thing So these are just a couple of the efforts that the city continue to work on it is a top priority, alongside housing.

537

01:31:01.590 --> 01:31:12.900

Jaylen French's phone\_City of Modesto: So won't be directly in this plan, but there are plenty of other avenues and venues, by which to provide comments or suggestions on the homelessness issue.

538

01:31:14.370 --> 01:31:24.930

Mitali Ganguly | Opticos Design: All right now that's that's wonderful Thank you and, again, you know, this is just a starting the conversation we'll keep plugging away on all these related topics as we work further on the housing plan.



539

01:31:25.470 --> 01:31:34.950

Mitali Ganguly | Opticos Design: And before we leave this comes aboard I think it might be fun to take a look at the idea of on and apologies to my team if you're not quite ready, but that is ever going there.

540

01:31:35.490 --> 01:31:45.150

Mitali Ganguly | Opticos Design: So this is basically what the idea of all looks like right now, so you know, like in each of these breakout rooms people express their.

541

01:31:45.720 --> 01:31:57.180

Mitali Ganguly | Opticos Design: Their thoughts, or rather their vision for the future of housing in modesto and we have just collected, all of these and sort of categorized it under different topics so let's take a closer look i'm just going to zoom in.

542

01:31:58.290 --> 01:32:09.600

Mitali Ganguly | Opticos Design: Affordability yeah so that's definitely an issue and i'm not going to read all of this out, but i'm just going to ban through so this is everything that we have heard about affordable housing.

543

01:32:10.860 --> 01:32:21.570

Mitali Ganguly | Opticos Design: Including exclusionary zoning at different incomes, including single bedroom units and other types that can really serve a variety of household needs.

544

01:32:22.320 --> 01:32:32.220

Mitali Ganguly | Opticos Design: Alright, so moving on to variety and housing, this was also a common theme, and I can see lots of post, it notes on that people value housing variety.

545

01:32:32.790 --> 01:32:49.560

Mitali Ganguly | Opticos Design: Multi unit homes small units a diversity of housing options, including multi generational we also have comments which are supportive of more missing middle lesson, the family and not just affordable, but family friendly housing I think that's great.

546

01:32:51.090 --> 01:33:01.560

Mitali Ganguly | Opticos Design: Okay, another topic seems to be higher affordable density more housing and more build up especially around corridors and the downtown core So yes, higher density more affordable.

547

01:33:02.610 --> 01:33:05.100

Mitali Ganguly | Opticos Design: Even aspirational like santana row.

548

01:33:06.180 --> 01:33:09.420

Mitali Ganguly | Opticos Design: density higher density dense walkable downtown.

549

01:33:10.710 --> 01:33:17.490

Mitali Ganguly | Opticos Design: and building in and building up so we, you know that that sentiment is echoed in several of these notes.

550

01:33:18.210 --> 01:33:23.520

Dan Parolek (he/him)-Opticos Design: are totally, can I just mentioned, the I think the piece that came up a number of times in our discussion.

551

01:33:24.000 --> 01:33:32.130

Dan Parolek (he/him)-Opticos Design: In relation to the more compact development pattern is just the sustainability sustainable aspect of that so I just wanted to add that as well.

552

01:33:32.850 --> 01:33:42.120

Mitali Ganguly | Opticos Design: yeah, in fact, we had a person in our chat room also who commented on that that you know, we need to kind of think about more walkable more livable options which just you know, have a softer footprint.

553

01:33:42.870 --> 01:33:49.080

Mitali Ganguly | Opticos Design: So sustainability is definitely a growing concern, especially as we see the impacts of climate change really close to hand.

554

01:33:50.190 --> 01:34:03.720

Mitali Ganguly | Opticos Design: Also, just circling back on this, not just walkability safety cleaner air so alternate transportation options public transportation and safety walkable mixed use live work kind of arrangements.

555

01:34:04.200 --> 01:34:11.190

Mitali Ganguly | Opticos Design: Alright, so thank you, so this is this is just a quick summary of what was discussed in the rooms and we just put this all together.

556

01:34:11.520 --> 01:34:29.820

Mitali Ganguly | Opticos Design: And after this workshop we'd be going in and, obviously, looking at all of this in a lot more detail and be not leaving right now, let me just share my screen just one more time to be able to show you a couple of things go.

557

01:34:34.740 --> 01:34:41.730

Mitali Ganguly | Opticos Design: Alright again just checking that can people see next steps on my screen just requesting the group, please yes.

558

01:34:42.270 --> 01:34:51.630

Mitali Ganguly | Opticos Design: Thank you so much, thank you so in terms of next steps, so thank you first of all for your participation, this has been a great start to just engaging with all of you.

559

01:34:51.990 --> 01:35:00.750

Mitali Ganguly | Opticos Design: As part of our work on the housing plan and what's next I think that's a that's The next thing to look forward to enter the which is not not too long.

560

01:35:01.380 --> 01:35:05.220

Mitali Ganguly | Opticos Design: away now it's in November that's when our second book shop is.

561

01:35:05.700 --> 01:35:14.760

Mitali Ganguly | Opticos Design: And, as I mentioned early on that we have already started doing some citywide analysis looking at different contexts, looking at the variety of housing types are infected.

562

01:35:15.120 --> 01:35:20.340

Mitali Ganguly | Opticos Design: And we will be doing a deeper dive between the between now and mid to the third week of November.

563

01:35:20.730 --> 01:35:28.590

Mitali Ganguly | Opticos Design: In which we would be analyzing these opportunities Satan actual desperate of building prototypes and also looking at financial feasibility for these.

564

01:35:29.040 --> 01:35:37.380

Mitali Ganguly | Opticos Design: So please do join us, there are two more workshops coming up, and both in early 2022 so we look forward to having you there.

565

01:35:38.040 --> 01:35:46.560

Mitali Ganguly | Opticos Design: And not just today but we would love to hear from you on a consistent basis, please do remain connected with the housing plan.

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01:35:46.950 --> 01:35:53.490

Mitali Ganguly | Opticos Design: And it's less than a year it's a 1011 month process, so we really hope for your support and this this on the screen is.

567

01:35:53.910 --> 01:36:01.350

Mitali Ganguly | Opticos Design: The best way to stay in touch with the plan, which is to go to the housing plan website, the link is on the screen and we'll be sharing it after this as well.

568

01:36:01.740 --> 01:36:08.430

Mitali Ganguly | Opticos Design: And you can just go on to the website and subscribe, once you subscribe you'll be getting regular emails and updates of everything.

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01:36:08.730 --> 01:36:15.060

Mitali Ganguly | Opticos Design: In terms of the work deliverables that we produce and also information about upcoming events so it's a great way to remain connected.

570

01:36:15.630 --> 01:36:19.260

Mitali Ganguly | Opticos Design: If you want to reach out to in person, the best person to contact from the city.

571

01:36:19.920 --> 01:36:36.930

Mitali Ganguly | Opticos Design: Is the project managers Cindy and she's a senior Nana and on the screen, you can see her contact information as well, so i'm going to stop sharing my screen now and we can just all be can be in this group and sorry my mouse is not responding Okay, now that work.

572

01:36:38.790 --> 01:36:49.800

Mitali Ganguly | Opticos Design: Alright, so just wanted to say a general Thank you to the whole group and Dan do you have any kind of parting comments or jalen anyone else just wants to summarize before we leave.

573

01:36:52.650 --> 01:37:03.930

Dan Parolek (he/him)-Opticos Design: I just want to reiterate the thanks to everybody for participating, and please do spread the word to your networks, about the plan, because the more people.

574

01:37:05.220 --> 01:37:07.620

Dan Parolek (he/him)-Opticos Design: We can have participate, the better and.

575

01:37:09.420 --> 01:37:16.980

Dan Parolek (he/him)-Opticos Design: appreciate, we appreciate your time tonight and hope you'll come back and bring three or four of your your good friends to participate in the next one.

576

01:37:19.110 --> 01:37:24.810

Mitali Ganguly | Opticos Design: Oh yes, please do spread the word and anyone from the city if you'd like to say something before we close out.

577

01:37:27.510 --> 01:37:28.200

Jaylen French's phone\_City of Modesto: yeah thank.

578

01:37:29.340 --> 01:37:44.730

Jaylen French's phone\_City of Modesto: You both have said it very well, we appreciate off to code for their support in this important effort we appreciate the public and interested parties participating, I agree with dan's comment, the more opinions comments thoughts.

579

01:37:45.810 --> 01:38:00.750

Jaylen French's phone\_City of Modesto: That we get the better This plan will be, overall, the more kind of issues, we can highlight and identify so looking forward to to carrying this out and really getting some solid recommendations and solutions moving forward to address this issue.

580

01:38:02.850 --> 01:38:04.500

Mitali Ganguly | Opticos Design: All right, so that being said, we have.

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01:38:05.040 --> 01:38:16.380

Mitali Ganguly | Opticos Design: About 10 minutes over time, so thank you for your patience and we hope to see you at the next workshop so again, please do go to the website and to stay in touch and we will see you in November, hopefully in person, but if not on zoom.

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01:38:16.590 --> 01:38:19.740

Mitali Ganguly | Opticos Design: But we'll definitely see you, so thank you Thank you again and have a good evening.

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01:38:21.000 --> 01:38:21.330

Thank you.