

From: **William Muetzenberg** [REDACTED]
Date: Tue, Feb 2, 2021 at 4:35 PM
Subject: Special Workshop Public Comment - Item #2
To: <publiccomment@cityoftracy.org>

Good evening Mayor and Council,

My name is William Muetzenberg. As a resident of Tracy, I strongly urge our Council to consider proposals that will enhance the viability of our city's future and that means determining the future of the city's Growth Management Ordinance. While I understand the intention, I believe it constricts our ability to offer a housing stock that meets the needs of all residents.

Currently, we are limited in the number of RGAs allocated to developers on an average of 600 allotments per year. While this may sound good, equal in importance is the type of housing being permitted. Our city has long been a sought destination for those leaving the Bay Area, but with COVID-19, I fear that we will see an explosion of people moving out here and there is not enough housing to meet this demand.

How we allocate our RGAs has an impact on our quality of life. Our current policies lead to congestion, long commute times, and a stagnant economy. If we want to see these things reduced, we must consider alternative housing opportunities, especially when placed near bus stops, train stations, and jobs-rich developments.

I strongly urge we consider policies that prioritize our RGAs for developments that will reduce traffic, so we don't need to spend money widening roads; lead to greater use of public transit so that we spend less time in traffic and more time at home; and attract developments that enhance our economy.

These policy proposals are not easy, but Tracy is ready for a change that propels us forward. That strengthens our small town feel while smartly preparing for our growing population.

Thank you.

William Muetzenberg
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