

- The 2021 buildable lands report and the land capacity analysis overstates the availability of land available to meet the next 20 years of growth in the Monroe area.
- I did a deep dive into the Buildable Lands Data and looked at each of the parcels identified as having additional capacity .
- CITY OF MORNOE MAP – UGA areas yellow, UGA expansion blue.
- I focused in on each UGA as a neighborhood to show you the current land use, where the BLR projects additional capacity, and then briefly summarized why these areas can't produce the additional housing that's suggested.
- Reasons like:
  - growth that has already occurred
  - critical areas and setbacks limit development
  - growth is projected on lots that already have homes on them in areas served by septic systems. (People already live in these homes, and they won't likely redevelop to higher densities in the outlying areas of Monroe because they are on septic - they won't extend sewer because it's cost prohibitive for small lot projects)
  - the BLR and land capacity analysis relies too heavily on single, small lots being redeveloped. In cases where lots are close to each other, assemblage of these small lots into something more viable is super challenging.
- The 2021 BLR and land capacity suggests there is 371 unit capacity after removing the 2 large plats that have been completed. After my review, I believe the land capacity is more like 263 housing units (and that is still being generous).
- Going back to the overall map of Monroe, you have 2 UGA expansion proposals before you. Ours is the MON 2 site where there is 1 habitable home on 22 acres, everyone is in agreement to go into the UGA and annex into the City of Monroe. The DEIS says this lot can produce 70 some lots. I suspect it could be more if it were a master planned community with mixed densities
- The other is proposal 22-099. Staff can speak to the value of that proposal.
- We are in a housing crisis and we need housing that is going to impact the market in the short term... we don't have another 10 years to revisit this.

- In the high interest rate market we have today (and considering that 80% of homeowners have rates below 5%), we need to rely on large builders to make big investments in housing instead of relying on mom and pops and single parcel small scale builds. Large builders need large parcels to work with.
- Move to adopt Alternative 3 – high growth strategy and expand the UGA in areas that make sense (like MON2)
- As a real estate agent, I've had the privilege of working with folks who buy and build in rural areas. They want homes with elbow room, and a yard for the kids and pets to play in. They can't find that in the cities, and I don't expect that to change... unless the UGA's are expanded in rural cities, and more single-family homes are built.