

## Rebuttal to Argument Against Measure N1

Albany, like many cities, is constantly updating its building and fire codes as technologies improve and conditions change. It would be an expensive, bureaucratic nightmare to hold an election every time these standards need to be updated.

Yet that is precisely where we find ourselves with Albany's outdated residential parking requirements. Our city needs to be able to update our standards through our democratic planning and zoning process without holding elections for what are often focused technical changes.

Albany citizens love our "small town ambiance", but this is best protected by zoning and building standards, not unrealistic and archaic parking requirements.

Albany, along with the rest of the Bay Area, has undergone continuing population growth. Stagnant housing production has helped lead to rapidly rising home prices and rents, making life less affordable for many residents. The long-term solution is to expand our housing stock. Albany's rigid, bureaucratic process for changing parking standards is a roadblock to building new housing in zones where it is already allowed and badly needed.

Passage of Measure N1 will not change current parking requirements, but it will allow proposed changes to go through the rigorous vetting process of Albany's Planning and Zoning Commission and City Council. It will eliminate the need for a direct election for every change in parking standards. Please vote YES on Measure N1 and allow Albany to reconsider, and adjust when necessary, its parking requirements.

Peter Maass, Mayor

Michael Barnes, Albany City Council Member

Val Menotti, Albany Planning and Zoning Commissioner