

**DOCKETED**

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## **Mixed Use**

I've been involved in the development of numerous large mixed-use developments in Northern California. I applaud the CEC's proposal to explore ways to reduce carbon emissions from mixed use projects. I have the following comments: 1) If the proposed funding triggers prevailing wage requirements it will eliminate a significant percentage of potential qualified applicants; 2) you should discuss the affordable housing criteria with groups that build affordable housing to determine whether your criteria will discourage them from participating; 3) requiring these mixed use projects meet all your proposed requirements (mixed use development/50% affordable housing/minimum 130 residential units/limited to certain geographic areas) will make it difficult to have an economically viable development; and 4) you should consider expanding the geographical areas where these projects could be located.

I look forward to further conversations to improve the goals of the mixed use RFP.