

Bill Peake

Candidate for: Pacific Grove Mayor

Email: billpeakepg@gmail.com

Occupation: Mayor Pacific Grove

Years in the Area: 12

Education: PhD Mechanical Engineering UC Berkeley

HOUSING POLICY

What is your position on affordable housing? Please be specific with regards to policies you support or oppose

I support the creation of affordable housing. There are many policies for affordable housing that I could support depending on how they are written. For example: zoning changes, objective design standards and inclusionary housing ordinance. See all the ideas being proposed in the Pacific Grove Welcome Home Initiative and more at www.cityofpacificgrove.org/our_city/departments/community_development/housing/index.php

Do you support modifying city policies or regulations to make it easier and cheaper to build housing? If so, what specific policy changes do you support?

Yes. See answer above.

Do you support requiring that “inclusionary housing” units be made permanently affordable, even upon resale? If not, please explain.

Yes

Do you support requiring developers of hospitality, commercial and industrial projects that significantly increase demand for already scarce housing resources to pay housing impact fees to finance workforce housing or to build such housing themselves?

No because of the need for job creation and already existing obstacles to do that.

How should local governments finance affordable housing?

Federal and state grants and inclusionary housing fees

Throughout Monterey County, local governments have approved ~21,000 single family homes that haven't been built, and another ~13,000 are proposed. The median home price in Monterey County is ~\$850,000. Do you support adding more single family homes to the unbuilt pipeline or zoning for more affordable apartments, condominiums, and townhouses?

I support zoning for more affordable apartments, condominiums, and townhouses.

What other housing policies do you support or oppose?

See top answer

WATER POLICY

What specific proposals do you support to ensure your community can meet its water demands without increasing the overdraft of the County's groundwater aquifers or violating the SWRCB's Cease and Desist Order regarding taking water from the Carmel River?

Expand recycled wastewater supply and desalination

For Peninsula Candidates:

Do you support expansion of Pure Water Monterey as an alternative to building the desalination plant approved by the CPUC in 2018 but now stalled before the Coastal Commission? Why or why not? On what estimate of water demand is your position based, the estimate made by MPWMD or by Cal-Am? If you support the Cal-Am desalination project, how large should it be? Who should pay for the excess capacity from the desalination project until demand materializes for its water, Cal-Am shareholders, business ratepayers, or residential ratepayers?

I support expansion of recycled wastewater supply and desalination. There are too many uncertainties to be confident of any water demand forecast. But it is predictable that additional water supplies are/will be needed for housing and the economy. New water users probably should shoulder a majority of the financial burden for additional water supplies.

GROWTH POLICIES

Do you support the creation of "urban growth boundaries" or expansion of the existing boundary as a way to prevent urban sprawl, and to insure that future growth is compact, efficient, and protective of the environment? If not, what measures would you support to prevent urban sprawl? If yes, will you sponsor an urban growth boundary in the upcoming year, and make it one of your top three priorities?

No position as this is not an issue for Pacific Grove.

Poorly planned, non-infill commercial developments and hotels create more trips and additional vehicle miles traveled on already overcrowded roads and highways. Both residents and visitors pay the price of delay and increased pollution. What specific traffic congestion relief solutions do you support?

I support additional public transportation where useful; efficient roadways, e.g. use of roundabouts; car/van pooling programs, and expanded roadways where critical to relieve congestion.

TRANSPORTATION POLICIES

Do you support roundabouts on Highway 68 and other roads? What other transportation policies or practices have you seen that local governments should incorporate?

See answer above

CANDIDATE PRIORITIES

If you are elected, what will be your top three priorities?

Affordable housing, protection of environment and bolstering the local economy. My web site provides more details at <https://peakeformayor2022.com/>

What land use policies would you champion for the community?

Those that encourage affordable housing and address climate change

CANDIDATE QUALIFICATIONS

What accomplishments in your career or public service are you most proud of?

Encouragement of respectful dialogue, increased transparency, and promotion of accountability. See my website <https://peakeformayor2022.com> for a more complete list of accomplishments.

Experience

Mayor since 2018