



Apr 20, 2023

**City of South San Francisco
400 Grand Ave
South San Francisco, CA 9408**

Re: Proposed Housing Development at 1477 Huntington Ave

**By email: PCcomments@ssf.net
Cc: swoodruff@meyersnave.com; all-cc@ssf.net**

Dear South San Francisco Planning Commission:

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Planning Commission of its obligation to abide by all relevant state housing laws when evaluating the proposed housing development at 1477 Huntington Avenue. The Housing Accountability Act (Gov. Code § 65589.5) requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will bring increased tax revenue and new customers to local businesses, and it will reduce displacement of existing residents. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas with access to public transportation, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development at 1477 Huntington Avenue is a step in the right direction. CalHDF urges the Planning Commission to approve it, consistent with its obligations under state law.

CalHDF, formerly known as the California Renters Legal Advocacy and Education Fund, or “CaRLA,” is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Dylan Casey', with a long horizontal stroke extending to the right.

Dylan Casey
CalHDF Executive Director

A handwritten signature in blue ink, appearing to be 'Courtney Welch', with a stylized, cursive script.

Courtney Welch
CalHDF Director of Planning and Investigation