



To Whom It May Concern:

The Bay Area Housing Advocacy Coalition (BayHAC) is proud to announce its endorsement of AGI-KASA Partners' proposed project at South San Francisco's PUC site. After an extensive presentation from the project team, our Project Review Committee determined the proposal would help address crises caused by our housing shortage through creation of well-designed new homes, located near transit. The Committee would also like to highlight the various difficulties associated with maximizing the potential of the site to serve the community with housing.

Across the Bay Area, long-time residents and newcomers alike face an acute housing shortage, which has driven up prices and dragged down affordability. AGI-KASA Partners' proposed 800 new homes would transform the currently empty PUC site into desperately needed homes for people. In addition, the team's proposal for 20% subsidized affordable homes in a stand-alone building would bring even deeper levels of affordability to the community. While the 800 homes are significant, BayHAC would like to see this site's potential maximized to include 1,000 homes, moving us further toward ending our housing shortage.

Given that exhaust from personal automobiles account for approximately 25% of carbon emissions in California, encouraging transit ridership is paramount in achieving our regional sustainability goals. This project places homes within a half mile of the BART station, getting residents out of their cars, and decreasing vehicle miles traveled. Placing homes near transit, as this project does, is a primary sustainability feature as well as a transportation feature. With this in mind, BayHAC would like to see the project decrease the number of parking spaces. Parking drives up housing costs and increases congestion, undermining the project's proximity to transit.

While it is clear the proposal helps achieve regional goals, the project team is committed to the strongest community benefits package land valuation will allow for. A properly backed project would implement approximately 3 acres of open space improvements (both on the property as well as beyond the property boundaries) that would be accessible to the public. Improvements would include upgrades to Centennial Way, an outdoor plaza near a new Market Hall, new landscaped bike and pedestrian connections between Mission Road and El Camino, new recreation areas for kids and adults along Colma Creek, and new landscaping around and throughout the site. These would be provided alongside a childcare center serving 75-100 local families, makerspaces to further activate local commerce, and \$17 million in impact fees to be reinvested in the city.

The team has also laid out a vision with flexibility in the design. Flex zoning in some units would allow the site to be responsive to local demand for either makerspace retail or housing. This is evidence of a design built on the community's needs. The project team has also made an ongoing good-faith effort to engage the community and receive input. Our Committee would like to specifically commend their implementation of the "coUrbanize" platform to provide an accessible forum for transparent community interaction.

Ultimately, BayHAC is proud to support this project proposal, which will create a significant number of well-designed, well-located homes, thereby achieving both the region's goals and those of local residents.

Sincerely,

A handwritten signature in blue ink, reading "Todd David".

Todd David, *Executive Director*
Bay Area Housing Advocacy Coalition