

November 13, 2019

SENT VIA EMAIL

Mayor Karyl Matsumoto and City Councilmembers
400 Grand Ave.
South San Francisco, CA 94080

RE: Support – AGI-KASA's PUC Site Development

Dear Mayor Matsumoto and City Councilmembers,

The Bay Area Council endorses the mixed-use development proposed on the PUC site.

As housing production remains shockingly low, the Bay Area continues to outpace regional job and population growth. ABAG projects that the Bay Area will need 823,000 new units of housing by 2040. Only 8 percent of this growth has occurred by 2015, highlighting the need for a focused effort to expand housing production to meet the needs of our broad range of household types. Without adequate housing supply at all income levels, we will continue to see our region's low and middle income residents displaced. Every city needs to do their part to address the region's housing shortage. We're glad to see the progress made so far in South San Francisco. With an assigned RHNA of 1,864 housing units for its current housing element period, 2015 through 2023. To date, the City has issued permits for the construction of 515 homes. However, it's evident that South San Francisco's current Housing Element relies heavily on housing development in the El Camino Real/Chestnut Area Plan to meet its target of 1,677 homes. To date, only 172 units have been approved in Area Plan, or 10% of the planned housing. Other than the PUC site application, there are no pending applications for housing in the ECR/C Area Plan that the Bay Area Council is aware of.

There is a significant need for additional housing in the City, especially at affordable levels. For this and other reasons described below, the Bay Area Council strongly supports this proposed mixed-use housing development:

- **Affordability Levels** - The proposal sets aside 20% of the homes for deed restricted, affordable housing at a range of income levels. This amounts to 158 opportunities for households that the City has failed to deliver to low-income individuals and families for many years. The affordable housing project sponsor, BRIDGE Housing, is a well-respected developer and partner that will provide beautiful, quality homes and services for those who need it most.



- **Zoning and Plan Compliant** – The plan falls within the El Camino Real/Chestnut Avenue Area Plan approved in 2011. Approved development standards allow for projects up to 160' in height and 180 units per acre. The area plan includes CEQA clearance for up to 1,215 units.
- **Transit-Oriented Development** – The project is located within a half a mile of the South San Francisco BART station. Proximity to public transportation will encourage residents and workers to leverage existing infrastructure, reducing use of car travel and decreasing the environmental impacts of suburban sprawl.
- **Labor** – Although not a requirement of the project, AGI-KASA intend to enlist labor and pay prevailing wage, providing quality, well-paying jobs for local and regional workers throughout the construction of this development.
- **Community Benefits** – The various benefits are especially laudable: on-site childcare with subsidized tuitions, three acres of open space and parks that include landscaped bike and pedestrian connections to El Camino and BART, and a 13,000 square foot market hall.

The Council applauds AGI-KASA for introducing this well-planned project with ample community benefits. The project sponsor has demonstrated a strong commitment to engage, work with, and respond to the community. Most notably, the proposal has been revised several times from the allowed height of 160' to only 85', thereby forgoing hundreds of housing units that are allowed under current zoning. Although the Council would prefer the maximum allowable number of units be produced as part of this project, we strongly support the project as proposed, and urge that no additional compromises are made that will result in the reduction of much-needed homes. We urge you to welcome these homes into your community, and help provide housing for current and future generations in South San Francisco. Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Matt Regan'.

Matt Regan
Senior Vice President
Bay Area Council