



To Whom It May Concern:

The Bay Area Housing Advocacy Coalition (BayHAC) is pleased to announce its endorsement of Sares Regis Group's proposed project at Hayward Park Caltrain Park and Ride Lot, 401 Concar in San Mateo. After an extensive presentation from the project team, our Project Review Committee determined the proposal would help to alleviate some of the pressure of the housing affordability and availability crises by creating well-designed new homes centered around local and regional transit.

Across the Bay Area, long-time residents and newcomers alike face an acute housing shortage, which has driven up prices and dragged down affordability. Sares Regis Group's proposed 189 new rental apartments would transform currently underutilized 210-stall parking lots into desperately needed homes for people from mixed income levels. In addition, the project team has elected to include 16 Very Low Income homes, 2 over the required amount. In addition, the project addresses the lack of missing middle housing opportunities in the Bay Area by providing 12 Moderate Income homes.

Given that personal automobiles account for approximately 25% of California's greenhouse gas emissions, encouraging transit ridership is paramount in achieving our regional sustainability goals. This project places homes within walking distance of the Hayward Park Caltrain station, encouraging walking, biking, and transit ridership, to decrease vehicle miles traveled. Because of this, the project's location is its most impactful sustainability feature. Additionally, the project is flexible in its vision, as it has created an area for a bus stop and drop off zone to encourage alternatives to single-occupancy vehicle travel to the station. With this excellent access to transit in mind, the committee ideally would like to see a lower proposed parking ratio than the current 1.2:1. We acknowledge that a lower parking ratio is aspirational due to the realities of financing and neighborhood demands, but we encourage the team to continue to be open to potential opportunities to reduce the parking further.

The project implements several strong community benefits. The project will provide additional estimated contributions of \$3,800,000 to City Parks and \$800,000 to local schools, and an estimated \$7,100,000 in total development fees will help boost San Mateo's economy. Further, the project has elected to pay prevailing wages for construction, which is not required in San Mateo. Moreover, the project acts as a gateway to the Hayward Park Station with proposed 14-foot sidewalks, a grand plaza, and includes public art in its design to encourage walkability in the public form.

The project team has also made an ongoing good-faith effort to engage the community and receive input. Our committee would like to commend the project team for seeking endorsements from SAMCEDA, San Mateo Chamber of Commerce, Greenbelt Alliance, and Silicon Valley Leadership Group.

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 that reads "Todd David".

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