



To Whom it May Concern:

The Bay Area Housing Advocacy Coalition (BayHAC) is pleased to endorse Madison Park and Van Meter Williams Pollack's project at 921 98th Avenue in Oakland. After a detailed presentation, the Committee determined the project meets our high standards in addressing the regional housing crisis.

The Committee gave high marks to this project and especially commends the project sponsors for taking on an innovative and bold land use development. The project would replace a former site of a yeast factory that is now an empty lot with 399 units of diverse housing options, 2,500 square feet of ground floor commercial space and 517 parking spaces. The site is served by AC Transit and located along BART tracks, with the nearest BART station just over a mile away. The Committee acknowledges that this reality results in a higher parking to dwelling ratio. As the city moves to improve public transportation options, the Committee hopes that final plans for the development incorporate alternative uses for these spaces in the future, which include the potential of adding Accessory Dwelling Units (ADUs) as an affordable housing option for our low and moderate income community.

The Committee encourages the Madison Park team to continue pursuing GreenPoint certification and to aim for sustainable, efficient buildings that meet Oakland's environmental standards.

Given the difficulty of designing adjacent to a railroad, BayHAC applauds the design guidelines and references for the development. The design is well considered and appropriate. The addition of open, walkable space and colorful artwork designed by a local East Oakland artist make it an inviting place for both the residents and outward community. The Committee encourages the developer to focus on introducing community spaces and local businesses so that the outward community feels even more included and welcomed in the property.

Overall, we appreciate the project team's commitment to alleviating the impact on the nearby community. These types of large projects are vital in combating the regional housing shortage, and undertaking strategies that lessen the effect on neighbors helps move the process along. The team has demonstrated continued community involvement by being receptive to neighbors' input, by welcoming local East Oakland artists to design colorful facades and walkways, and by being exceptional neighbors and cleaning up a problematic dumping site.

Ultimately, BayHAC is proud to endorse this project proposal, which will provide well-designed homes that help alleviate our housing shortage.

Sincerely,

A handwritten signature in blue ink that reads "Todd David".

Todd David, *Executive Director*
Bay Area Housing Advocacy Coalition (BayHAC)