



Oakland Planning Commission
1 Frank H. Ogawa Plaza
Oakland, CA 94612
January 29th, 2021

RE: Support for 6501 Shattuck Avenue

Dear Planning Commissioners,

The Housing Action Coalition (HAC) is pleased to support the proposed project at 6501 Shattuck Avenue in Oakland. After the project team's presentation, we are confident that this project will help alleviate our region's affordability and displacement crisis, by creating 18 new homes on a currently vacant site. The location was previously a gas station, and the project team has worked hard on site mitigation and restoration. Furthermore, the site is located within walking distance to transit and community-serving retail, which will help reduce car dependency among its residents.

The project greatly improves upon the current land-use by converting an old gas station to new homes in a well located area. While HAC wishes that the site was striving for maximum density allowed on-site, we are appreciative of the project team's overall responsiveness to neighbor and planning staff requests. Ideally, we would like the ground floor to be higher, helping to make the retail more viable, but it will still activate the street corner and provide more walkable amenities to an already vibrant neighborhood.

Given the walkability and proximity to transit, we wish the project would decrease the parking to dwelling units ratio, and improve the bike storage. However, we understand the financing and feasibility concerns relating to decreasing the parking spaces.

Overall, the project is well designed and well-located, which makes it an ideal urban infill project. We are pleased that the project team will hire locally for the general contractor, and encourage the project team to engage with the Alameda County Building Trades and NorCal Carpenters during the general contractor selection process.

This project--and others like it--will help address the inequitable housing shortage, mitigate greenhouse gas emissions, and further ensure a welcoming Bay Area where everyone can thrive. Ultimately, we are proud to support 6501 Shattuck Avenue.

Sincerely,

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

Todd David
Housing Action Coalition, Executive Director



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