



To Whom It May Concern:

The Housing Action Coalition is pleased to endorse Double AA Corporation's proposed project at 170 San Bruno Avenue in San Bruno. After a detailed presentation by the project team, HAC's Project Review Committee determined that this project meets our standards for addressing the regional housing shortage and decreasing car commute times by creating 46 transit-oriented homes.

The proposed development is located on a vacant lot directly across the street from a Caltrain station. The project would add 46 homes, 15% of which would be below market rate (BMR), meeting the city's requirements. In addition to providing a diverse mix of affordability levels, the project will also provide community space in the form of two new commercial ground floor spaces.

While we wish the setback requirements allowed for more density, we commend the project team for utilizing the current requirements to create a welcoming community space in front of the building. The open plaza will help with pedestrian circulation and bring foot traffic to the commercial spaces on the ground floor. Additionally, we wish the project was able to achieve the maximum height of 65 feet, but appreciate the team's effort to work with local residents and mitigate the building's impact on the surrounding community. We encourage the project team to work with the city to use the state density bonus to help increase the number of homes on-site.

This project will integrate solar panels and thermal glass to help prevent heat loss and retain cool air. We applaud the team's use of an on-site water recycling system that will recycle collected greywater for irrigation.

The project will utilize a 3 level car stacking mechanism to provide 57 parking spaces. It will also provide 57 bicycle spaces and 3 spaces for car sharing to help encourage alternative modes of transportation. Due to the site's proximity to the Caltrain station, we would prefer to see less vehicular parking, but understand the financial and logistical realities facing the project team. We appreciate the project team's work with the community to come to agreements on the parking present on the site

We encourage the project team to work with local trade unions during the general contractor selection process.

Ultimately, HAC is proud to endorse this proposed project as it will create well-designed homes at varying affordability levels nearby transit.

Sincerely,

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

Todd David, *Executive Director*