



To Whom It May Concern:

The Bay Area Housing Advocacy Coalition (BayHAC) is proud to announce its endorsement of the proposed project at 1951 Shattuck Avenue, Berkeley, CA. After an extensive presentation from the project team, Grosvenor Americas, our Project Review Committee determined the project helps address both the local and regional crisis caused by our housing shortage through the creation of 156 well-designed new homes located near 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. While no single project can solve this shortage, 1951 Shattuck's 156 new rental units go a long way toward creating enough quality homes for Bay Area residents. In addition, nearly \$6 Million of in-lieu fees will help create even more subsidized affordable homes near the project site.

Given that emissions from personal automobiles account for approximately 25% of carbon emissions in California, encouraging transit ridership is paramount in achieving our regional sustainability goals. The increased access to transit this project provides is a primary sustainability feature, resulting in reduced vehicle miles traveled. The project is exceptionally well-located to help achieve this goal, being less than two blocks from the Downtown Berkeley BART station, as well as steps from bus stops at the corner of Shattuck Ave. and University Ave. With this level of accessibility to transit, the Committee was disappointed to see plans for nearly double the minimum number of parking stalls required, and would have preferred the minimum. Additionally, the project team plans to achieve a Greenpoint Silver rating to ensure a responsible project overall.

While it is clear the proposal helps achieve regional goals, the project team made sure it will also serve the local community through exemplary urban design. The proposal honors its surroundings in massing, height, and articulation, synthesizing various features of nearby buildings. It also implements pedestrian-friendly street improvements, such as a pick-up/drop-off zone to mitigate congestion, bulbouts at intersections, and replacement of non-ADA compliant ramps at the southeast corner of the project site to ensure accessibility.

Beyond design, the project implements several strong community benefits, headlined by the estimated contribution of \$5.77 Million to help build affordable housing near the project site. The project team also engaged in a good faith community outreach program to local stakeholders. The team has executed a letter of intent with the Alameda Building Trades Council to utilize union labor via a project labor agreement during construction.

Ultimately, BayHAC is proud to support this project proposal because it creates needed homes for Bay Area residents, contributes to our shared sustainability goals, and contributes significant community benefits.

Sincerely,

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

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