

April 29, 2024

To Whom It May Concern,

The Housing Action Coalition is pleased to support Brookfield Properties' project at the Stonestown Galleria in San Francisco that will transform 27 acres of surface level parking into a vibrant community space providing abundant housing, retail, and office space. We are especially pleased to see denser housing and taller developments come to a part of the city that has not built nearly enough housing in decades, and excited that this project will activate underutilized land and serve as a community hub.

Land Use. The project will innovatively transform the current Stonestown Mall by developing the existing underutilized surface level parking into housing, retail space, and office space. This will include a wide variety of homes ranging from townhomes to dense multi-story buildings with a mix of rental, for-sale, market rate, and affordable housing options. In addition to creating 3,500 much-needed new homes, the project includes making substantial enhancements to the surrounding streets to improve traffic flow, biking safety, and walkability.

Density. The project would add 3,500 new homes, ranging from townhomes to taller residential buildings up to 18 stories. We are excited to see the density increase after earlier iterations, and are especially enthused by the added housing stock to an area of the city that is almost entirely made up of low-density housing options.

Affordability. The project will have 20% as designated below market rate through a combination of on-site and in-lieu fees, which exceeds San Francisco's requirements. We are excited at the project's commitment to producing below-market-rate housing at a range of income levels, and the inclusion of both rental and ownership opportunities. Additionally, nearly 200 BMR homes will be designated as senior housing, with priority given to veterans. With up to three parcels being donated to affordable housing, the project has clearly made affordability a priority, which is especially impressive in light of current economic and financing conditions.

Parking and Alternative Transportation. We're glad to see the elimination and reutilization of 27 acres of surface level parking, as this is an extremely inefficient use of space. The project site is near a Muni stop, several SFMTA bus lines, a Samtrans bus line, and an SFSU shuttle service, and there will be 4,250 residential and retail parking spaces in multi-story above and below ground parking garages. There will also be 1,130 bicycle parking spaces throughout and marked improvements made for the ease and safety of pedestrians and bikers.

Urban Design. The development will feature a diversity of residential, retail, and office spaces, along with several retail strips, parks, and recreation areas for the community to enjoy. We're excited about the possibilities for creating practical and enjoyable public spaces, and we encourage the project team to continue their conversations with neighbors throughout the development process.

Environmental Features. The project team intends for residential buildings to meet LEED Silver standards and for non-residential buildings to meet LEED Gold standards. They also emphasize water sustainability by ensuring that all residential units are water efficient and exploring ways to use non-potable water for flushing, irrigation, and cooling. We encourage the project team to continue pursuing ways to enhance sustainability for a development of this size.

Community Benefits. The project has a robust community benefits package, including a senior center and childcare facility, over \$50 million in fees to SFMTA, and a project labor agreement. Furthermore, the project will create new open space, safer bicycle and pedestrian infrastructure, and improvements to the nearby Rolph Nichol Park. The project's benefits for new residents and the general public hopes to make Stonestown a prime location to congregate for work, shopping, entertainment, recreation, and leisure. In addition to bringing new affordable homes to the neighborhood, the project will include public art, activate public spaces, enhanced streetscape, and public realm improvements.

Community Input. The project team has been spearheading a multi-year process of gathering community input, speaking with nearby organizations and other stakeholders, and keeping open lines of communication with the City of San Francisco. As such, they have listened extensively and worked diligently to address many of the issues (traffic, safety, building heights, etc.) raised by community members.

All in all, we applaud the project team for their ambitious and thoughtful efforts to effectively create a new neighborhood that will help alleviate San Francisco's housing shortage and affordability crisis and serve the needs of residents across the city and beyond.

Sincerely,



Corey Smith, *Executive Director*
Housing Action Coalition (HAC)