



October 16, 2018

Mr. Ron Munekawa
Chief Planner
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403

RE: Passages at San Mateo - SUPPORT

Dear Mr. Munekawa;

The Bay Area Council is a business-sponsored, public policy advocacy organization for the nine-county Bay Area Region. The Council proactively advocates for a strong economy, a vital business environment, and a better quality of life for everyone who lives here. Our focus is to enhance the region and seek solutions for our most challenging issues including housing needed for our growing population and expanding workforce.

California is currently experiencing an unprecedented housing crisis that, without significant intervention, will only get worse. The California Department of Housing and Community Development estimates the state needs to build 180,000 new units of housing annually by 2025 to meet projected growth, over 100,000 more units than we are currently building annually.

The Association of Bay Area Governments (ABAG) reports that between 2010 and 2015 the region added over 500,000 jobs, but only 65,000 housing units. That's 1 unit of housing for every 8 jobs created. During that same period San Mateo County added over 50,000 jobs and permitted just 2,100 homes; a ratio of 25:1!

This enormous mismatch is causing a huge affordability crisis, dislocation and traffic gridlock on our roads caused by hundreds of thousands of Bay Area residents being forced out to the fringes of our region to find affordable housing. Recent MTC data shows that over 200,000 people are commuting into our region from more affordable communities primarily in the northern San Joaquin Valley, adding greatly to our traffic and our GHG production.

As a solution to this problem, The Bay Area Council is a major proponent of Transit Oriented Development (TOD) and urges more TOD projects like Passages at San Mateo. This project will add a total of 961 sorely needed new homes in San Mateo, 109 of which will be below market rate. It will also include a mobility hub to assist residents with alternative modes of transit, a child care facility which is much needed in the community, and numerous bike and pedestrian improvements that will benefit the whole community,

As a mixed-use and transit-oriented development, Passages at San Mateo represents much of what Bay Area Council members look for in development projects and it will provide much needed housing density adjacent to job centers, public transportation, while offering ample



community benefits, and prioritizes environmental sustainability. This is why the Bay Area Council supports this project.

We urge the City of San Mateo to support this much needed project.

Sincerely,

A handwritten signature in black ink, reading 'Matt Regan', enclosed within a thin black rectangular border.

Matt Regan
Senior Vice President, Public Policy
Bay Area Council

CC: City of San Mateo Planning Commission