

From: aldeivnian@gmail.com [mailto:aldeivnian@gmail.com] **On Behalf Of** Adina Levin
Sent: Tuesday, July 12, 2016 10:24 AM
To: Michele Tate; Sally Cadigan; megmccgrawscherer@gmail.com; lucycalder10@gmail.com;
juliana_h_l@yahoo.com
Cc: Cogan, Jim C; Chow, Deanna M; Murphy, Justin I C
Subject: General Plan Housing Comments

Dear Housing Commissioners and staff,

Following are several comments that I would encourage you to include in comments to City Council regarding the ConnectMenlo EIR and plan.

1) Jobs and Housing - Phasing

The ConnectMenlo EIR shows that adding jobs near housing reduces Vehicle Miles Travelled, since some people are likely to take advantage of the opportunity for a shorter commute, if the opportunity is available.

To ensure that the community gets the benefits of this reduction, it would be helpful to implement phasing in the plan, allowing buildout of the commercial space with triggers to ensure that corresponding housing has been built.

2) More housing in other locations in city

The EIR shows that housing near jobs reduces VMT, but the overall scenarios studied in the plan result in worsening the jobs/housing balance. To address this concern, consider increasing housing in other locations in the city.

3) Potential transportation mitigation with a higher share of BMR housing

Data shows that lower-income residents tend to drive less than wealthier residents. Therefore, it would be helpful to assess how much additional transportation impact mitigation would be gained by increasing the share of BMR housing.

4) BMR funding

As a policy matter for the plan, please investigate options for additional funding for BMR housing. It would be better to have a higher percentage of BMR housing, however, if the full obligation is put on market rate developers, this could result in an unwelcome outcome of reducing the overall amount of housing that is built. Even market rate housing has a protective anti-displacement effect, since if a well-off Facebook employee moves into a new market-rate unit, they will not be outbidding existing residents from older housing.

Therefore, the City should explore sources of funding and tools such as Community Land Trusts, rehab programs, and other mechanisms to be able to increase the amount of BMR housing without risking the reduction of the overall amount of housing in the plan.

Thank you for your consideration,

- Adina
Adina Levin
650-646-4344