

Ibarra, Angel

From: Swiecki, John
Sent: Wednesday, July 27, 2016 3:57 PM
To: Ibarra, Angel
Subject: FW: SUPPORT Brisbane Bayalnds

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Comm. Dev. Dept. Brisbane

For the commission

From: Tim Colen
Sent: Wednesday, July 27, 2016 3:38 PM
To: Johnson, Kenneth; Swiecki, John
Subject: SUPPORT Brisbane Bayalnds

Dear Members of the Planning Commission,

The San Francisco Housing Action Coalition (SFHAC) is a 17-yr-old nonprofit with over 300 member organizations and individuals that advocate for increased housing production to address our City's unprecedented housing affordability and displacement crises.

Among other things, SFHAC's work involves trying to win the public's and the City's elected official's acceptance of thoughtful, incremental increases in height and density in exchange for more affordable housing. While it is still difficult for many folks to accept this, there is growing awareness in San Francisco that there are really no other realistic solutions that make economic or environmental sense.

There is a second realization that is gaining consensus. That is, our housing problems are not confined to one city alone, but are regional manifestations with similar causes, in this case, a severe shortage of new housing across the Bay Area. That is why SFHAC respectfully requests that you seize the opportunity presented by the Brisbane Baylands mixed-use project to your benefit and the region's.

What we have learned from our work is that successful cities across the country are converting old industrial land to new uses that create vibrant, desirable communities. They do this by planning projects that mix neighborhood-serving retail, offices, open space with multifamily housing and investments in transportation that reduce the need for private auto use.

The challenges the region faces have reached a point where Bay Area cities should no longer approve large commercial or office projects that do not include housing for the workers they are intended to attract. Especially when the project's location includes a regionally important transit node. A city that pursues this short-sighted path could be compared to one that builds a large factory with an enormous smoke stack that disperses its pollution elsewhere. What would this city answer to the protests from surrounding communities who complain about having to bear the cost of a problem they did not create?

Similarly, it does not make sense to express anguish over global climate change, bemoan the lack of affordable housing for our children, or frustration over our clogged freeways, yet persist in the very policies that have led us to these crises. Our times demand new ways of thinking.

The choices you make with regard to future use of this important site will be felt far outside of Brisbane for many years to come. We believe that the Brisbane Baylands proposal is an unusual opportunity that comes along very rarely and and SFHAC urges you to not squander it.

Please consider a balanced mixed-use plan for the Baylands that includes significant amounts of transit-oriented housing.

Sincerely,
Tim Colen

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The San Francisco Housing Action Coalition advocates for the creation of well-designed, well-located housing, at all levels of affordability, to meet the needs of San Franciscans, present and future.