



To Whom it May Concern:

The Housing Action Coalition (HAC) is pleased to endorse Hines and Habitat for Humanity's project at 1111-1227 Arguello Street in Redwood City. After a detailed presentation from project sponsors, the Committee determined the project meets our high standards in addressing the regional affordability and displacement crisis.

The development is envisioned as a mixed-use project with 33 units of standalone 100% affordable, family-sized, for-sale housing, in addition to childcare, and office buildings. The project site is less than a ½ mile from the Redwood City Caltrain station, the SamTrans Transit Center, and the SamTrans ECR bus. Additionally, it is within walking distance to Downtown Redwood City, Mezes Park, and various commercial corridors. While the high bike parking is great, the Committee encourages the project sponsors to consider less than the current 1:1 car parking ratio due to the project's proximity to public transportation. HAC commends the project team for providing affordable housing options and childcare services for our low-income community, and encourages the sponsors to consider less office space and more housing to fully realize the land use potential and to further alleviate the housing crisis.

Beyond the environmental benefits that derive solely from the project's location, the building itself has multiple environmentally friendly features. The office buildings will be built with mass timber, achieve LEED Gold and WELL certification and be 100% electric. The housing units will target green-point rating and also be all electric. Additionally, the developer is looking at using reclaimed water for drought tolerant landscaping. HAC is confident that the project sponsors will comply with Redwood City's green building measures and sustainability goals.

HAC applauds the adaptive reuse of existing historical homes for childcare purposes. The site will be anchored by a 2,850 sf play area that will bridge the open space between the office building and the childcare facility. Additionally, the committee commends the proposal for a new 5,000 sf park at the corner of Arguello Street and Brewster Avenue, which has been a vacant lot for many decades. Creating and providing open space is an essential component of healthy and livable communities.

Overall, we appreciate the project team's commitment to alleviating the impact on the nearby community. These types of projects are vital in combating the regional affordability and displacement crisis, and undertaking strategies that lessen the effect on neighbors helps move the process along. Providing 33 below market rate homes helps realize homeownership opportunities for many low-income families. Furthermore, proposing a new park within walking distance helps build strong communities. These are all phenomenal benefits, and HAC encourages the project team to continue engaging with the community.

Ultimately, HAC is proud to endorse this project proposal, which will provide well-designed affordable homes in a transit-friendly area.

Sincerely,

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

Todd David, *Executive Director*  
Housing Action Coalition (HAC)