



**Housing Leadership Council
of San Mateo County**

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Brisbane Planning Commission
50 Park Place
Brisbane, CA 94005

Dear Planning Commissioners,

Housing Leadership Council of San Mateo County works with communities and their leaders to produce and preserve quality affordable homes. San Mateo County has housing crisis. In the last three years the county has added 40,000 jobs and only 3,000 homes. For every high paying engineering job there are four service jobs created. The people most hurt by our irresponsible land use decisions are our most vulnerable residents. For this reason, HLC supports the Baylands proposal that includes 4,434 housing units and urge the commission to implement a fee on all commercial development to create affordable housing.

Housing Leadership Council's 80 membership organizations include nonprofits, business groups, real estate firms, labor unions, educators, environmentalists, and other concerned community members. We endorsed the Universal Paragon Specific Plan because it will result in a planned transit hub, commercial and office development, the inclusion of a mix of market-rate and affordable housing units, quality design at efficient densities. We support impact fees on commercial development because it is essential that communities like Brisbane mitigate the impact that creating new jobs has on our region's housing crisis.

HLC believes this plan, with appropriate impact fees on the commercial development, will result in a high-quality development that will truly serve the residents of Brisbane. The plan will help Brisbane to grow in ways that enhance and support the existing community, while creating a positive future. Housing costs have outstripped income growth in San Mateo County. This proposed residential development is greatly needed to help meet the existing need as well as projected future need based on population and job growth. Providing a significant component of housing to accommodate people who will work nearby or who want to stay and/or retire in Brisbane is good for the community.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Evelyn Stivers". The signature is fluid and cursive, with a long horizontal stroke at the end.

Evelyn Stivers
Interim Executive Director