



BUILDING SUSTAINING LEADING

BRIDGE PROPERTY
MANAGEMENT COMPANY

BRIDGE HOUSING CORPORATION

BAY AREA SENIOR SERVICES, INC.

BRIDGE ECONOMIC
DEVELOPMENT CORPORATION

July 26, 2016

Anne Richman
Bay Area Metro Center
375 Beale Street, Suite 800
San Francisco, CA 94105-2066

RE: AHSC Regional Priorities FY2015-16

Dear Ms. Richman:

We appreciate the tremendous effort that you and your staff at MTC are making to encourage impactful housing developments and transit improvements in Bay Area cities. However, we hope you will reconsider your recent decision not to include Potrero Block X in your list of projects recommended for AHSC funding.

We understand that the decision to recommend projects for funding was based largely on whether the project was located in a "Disadvantaged Community" or a "Community of Concern." While we concur that policies that seek to provide stability and keep existing residents in place within low-income neighborhoods are important, we believe it is equally important to provide affordable housing in high-cost neighborhoods to encourage diversity and increase access to amenities for lower-income residents. Such an approach accords with the recent Supreme Court ruling on fair housing and the potential for unintended "disparate impacts" when concentrating funding within certain geographic areas. Focusing new affordable housing within poorer neighborhoods may help to prevent displacement of existing populations. However, such policies do not directly encourage the creation of economically diverse neighborhoods, which we see as a critical step toward reducing poverty indicators such as poor education achievement, lack of job access, environmental toxin exposure, etc.

Potrero Block X, as the first building in the Potrero Master Plan development provides a perfect opportunity to both keep existing residents in place and deconcentrate poverty. The project will provide new replacement housing for public housing residents, along with new housing for low-income families, within a high-quality neighborhood with access to a multitude of amenities and opportunities. Given these project attributes, we hope that you will reconsider your Regional Priority Projects for FY 2015-16, and recommend Block X for AHSC funding.



Thank you for your efforts to make the AHSC program more effectively serve the Bay Area. Should you have any questions, do not hesitate to contact Dan Adams at (415) 989-1111 or dadams@bridgehousing.com.

Sincerely,



Cynthia Parker
President & CEO
BRIDGE Housing Corporation

CITY OF OAKLAND



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July 26, 2016

Ann Richman
Metropolitan Transportation Commission
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via email: arichman@mtc.ca.gov

cc: Doug Johnson

via email: djohnson@mtc.ca.gov

Re: MTC Programming and Allocations Committee on July 27, 2016, Agenda Item 5a

Dear Ms. Richman,

I write to you regarding the July 13, 2016 agenda report on the subject of Regional Priorities for the FY2015-16 Affordable Housing and Sustainable Communities (AHSC) Program. City of Oakland staff respectfully submits this request for you to reconsider MTC recommendations to the Strategic Growth Council (SGC) on the region's AHSC Program applicants. Specifically, the City of Oakland requests that "Putting Down Routes/LAMMPs (PDR)," an ICP project, be added to that list.

First, technically, regarding MTC's prioritization of this development, the City of Oakland requests an adjustment to how the PDR project was evaluated and would like it to be reconsidered. Roughly half of the LAMMPs proposed AHSC funded project's mileage of bicycle and pedestrian infrastructure is located in an MTC Community of Concern. Given this, City staff request that "DAC/CoC" status of the project be changed from Y/N to Y/Y. Although the staff report says that both these elements in this category are weighed equally, this more accurately reflects the benefit of this project to two key populations that MTC seeks to support.

City of Oakland staff has reviewed MTC's policy on prioritizing projects to be recommended to SGC and appreciate the emphasis on projects that include an affordable housing component. The affordable housing component of the PDR application was removed due to the fact that it received sufficient funds from the City's NOFA (awarded after the concept application was submitted) that would allow the developer to begin construction. Even though the affordable


housing component of this proposed ICP is no longer seeking AHSC funding, the LAMMPs active transportation component of PDR will provide significant benefits to the residents of this project. The LAMMPs transit improvements will add infrastructure increasing the safety of pedestrians and bicyclists. Additionally, the active transportation components will provide improved access to key destinations that these residents might benefit from including Mills

College (potentially offering educational and/or employment opportunities) and Eastmont Mall (containing multiple social service agencies, health care providers to low income communities and a grocery store among other amenities). Finally, the PRD AHSC funding proposal will provide 3 years of bus passes to residents, a key resource for residents of the affordable housing development. So, although this project does not contain an affordable housing component, it will significantly benefit the affordable housing development that was originally proposed as a part of the ICP application.

Finally, to justify this request, MTC staff have made a goal of recommending to SGC projects with an AHSC total ask amount of roughly 60% of the estimated \$320m total pot of funding. Given that the PRD project AHSC funding request is a little under \$2.2m it would mean that the AHSC total recommended projects would be 61% of the estimated \$320m total pot of funding and remains within MTC's stated criteria for recommending projects.

I appreciate the MTC's Programming and Allocations Committee consideration of this request and I look forward to your response.

Sincerely,



Michael J. Neary, P.E.

MJN/ms/clv