

To: City Planning

CC: D2

Subject: Request for additional Public Participation for Housing Action Package 2.0 and Preliminary comments.

On April 4, 2023, the City Planning Department released Housing Action Package 2.0 (HAP 2.0) code revisions with a goal to increase affordable housing. The Peninsula Community Planning Board supports the need and development of additional housing. We have concerns and questions with the proposed HAP 2.0 Amendments. The Planning Department proposes to present the HAP 2.0 Land Code Amendments to the full City Council this summer. The potential opt-in of SB 10 to irrevocably rezone a single family parcel for higher density has the potential to significantly change our community. We invite the Planning Department to provide a presentation to the Peninsula Community Planning Board and thereby increase public participation and gather feedback.

In order to help meet The City's goal of 108,000 additional housing units by the year 2029, we request that the planning department share estimates of housing increases of the different building initiatives for our community to better understand the potential impacts.

We also request an estimate of the number of new housing units anticipated within a half-mile, and between a half-mile and mile of transit service that includes the new ADU regulations and HAP 2.0 Amendments. Of concern is the recently adopted Sustainable Development Area (SDA) that promotes higher densities up to a mile from transit and outside the State standard of half-mile from transit. We are concerned this could diminish the incentive of greater density near transit. Behavioral research<sup>1</sup> suggests that many factors influence the success of expanding transit catchment areas and we would like to better understand how The City can help improve the perceived walkability<sup>2</sup> of our community towards this end.

Without a more transparent analysis and review of potential options, the PCPB cannot support the adoption of the proposed amendments at this time, and are concerned about whether extending SDAs beyond the state guidelines can succeed in meeting The City's goals.

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<sup>1</sup>[Park, S., Deakin, E., & Jang, K. \(2015\). Can good walkability expand the size of transit-oriented developments?. \*Transportation Research Record\*, 2519\(1\)](#)

<sup>2</sup>[Gan, Z., Yang, M., Zeng, Q., & Timmermans, H. J. \(2021\). Associations between built environment, perceived walkability/bikeability and metro transfer patterns. \*Transportation Research Part A: Policy and Practice\*, 153](#)