



**SIERRA
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Sierra Club Loma Prieta Chapter

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March 4, 2016

Felix AuYeung
Director of Business Development
MidPen Housing Corporation

Dear Mr. AuYeung,

The Sierra Club has long supported the mission of MidPen Housing and we have on many occasions been supportive of several of your eminently worthy individual projects. The Sustainable Land Use Committee's comments support land use efficient projects within a half mile of a transit hub and looks for restoration of ecological services outside.

The Sierra Club is aware that your organization is serious about participating in a high density affordable housing project located in Moss Beach at 1 Sierra Street - the general description is 147 units on 11 acres. In response to concerns from Club members who live in the area we have visited the site and our initial impression is that there could hardly be a much worse location for affordable housing in the urbanized Mid-Coast.

The location inefficiency will add transportation as a cost burden on affordable need residents already struggling with the inadequacy of our wage regimes. It is equally remote in both directions from supermarkets, shopping, general services and medical practices. Food and service deserts are an inequitable cost and safety burden given the awful walkability score (a measure of land use efficiency).

The interface with Highway #1 is dangerous and very difficult to remedy. The lack of employment opportunities would also be inequitable. As to impacts, both the Level of Service (LOS) and the Vehicle Miles Travelled (VMT) calculations would be significant.

As matters stand it is difficult for us to conceive of mitigations that would realistically overcome these deficiencies and therefore we must sympathize with the concerns of the neighbors. We are taking this occasion to seriously inquire of MidPen if you are fully aware of these deficiencies and have some plan to overcome them. We look forward to your reply and discussing this issue with you.

Regards,

A handwritten signature in black ink, appearing to read "Gladwyn d'Souza". The signature is fluid and cursive, with a large initial 'G'.

Gladwyn d'Souza
co-Chair, Sustainable Land Use Committee,
Loma Prieta Chapter, Sierra Club
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CC: James Eggers, Director
Sierra Club, Loma Prieta Chapter
Ken King, Coastal Issues Committee