



June 3, 2022

Belvedere Council
450 San Rafael Ave.
Belvedere, CA 94920

RE: Support for Mallard Pointe Development

Dear Mayor Wilkinson and Members of the City Council,

The Bay Area Council is an employer sponsored public policy and advocacy organization dedicated to solving our region's most challenging issues and improving the quality of life for everyone who calls this region home. On behalf of our 350+ members, I write in support of the proposed Mallard Pointe development by Mallard Pointe 1951.

California is experiencing an unprecedented housing crisis that will worsen without significant intervention. The California Department of Housing and Community Development estimates that the state must plan for 2.5 million new units of housing by 2030 to address the state's housing affordability crisis – an estimated 312,500 units annually and over 200,000 more units than we are currently permitting. This shortage continues to disproportionately impact low-income communities and communities of color that are being priced out of Bay Area communities by the lack of housing options. To combat this, every county and city must do its part to produce more housing at all levels of affordability.

The Bay Area remains challenged by some of the highest housing costs in the country driven in large part by the shortage of new homes being built across our region. The proposed Mallard Pointe development is a great opportunity to transform an existing dilapidated housing site threatened by sea level rise to build 42 homes, including 12 affordable units and a 23-unit apartment complex. This project alone will account for more than 12 percent of Belvedere's total 2023-2031 Regional Housing Needs Allocation (RHNA) of 100 below market-rate units and will make a significant step in improving housing availability in the city.

The site is a prime location for housing due to its proximity to the Golden Gate Ferry terminal and local public transit as well as nearby shopping, parks, and City Hall. We are also impressed with Mallard Pointe 1951's involvement with the Belvedere community, receiving feedback early on through over 200 stakeholder meetings to incorporate input from neighbors and community stakeholders into their proposal. This includes making accommodations for young families and seniors, as well as widening sidewalks and incorporating other traffic calming measures to make the setting pedestrian friendly.

This site is an excellent candidate for housing development and meets all accepted smart growth standards. The project is a clear example of sustainable and inclusive growth for future generations, and we encourage you to support it.

Sincerely,

A handwritten signature in black ink that reads "Matt Regan".

Matt Regan
Senior Vice President, Bay Area Council