



JPB Board of Directors
Meeting of March 5, 2020

Correspondence as of February 7, 2020

| # | <u>Subject</u> | <u>Number</u> |
|---|-------------------------------------------|---------------|
| 1 | TOD (Transit Oriented Development) Policy | 14 |

From: [Karen Camacho](#)
To: [Board \(@caltrain.com\)](#)
Subject: Comment Letter re: Caltrain's Transit-Oriented Development Policy
Date: Wednesday, February 5, 2020 9:36:09 AM
Attachments: [Letter re Caltrain TOD Policy February 5, 2020.pdf](#)

Dear Caltrain Board of Directors,

Attached please find a comment letter regarding the Transit-Oriented Development Policy that is slated for discussion at your February 6th meeting, signed by the organizations listed below.

Thank you for your consideration.

Bay Area Housing Advocacy Coalition
California YIMBY
Center for Independence of Individuals with Disabilities
Community Legal Services in East Palo Alto
Eden Housing
Friends of Caltrain
Golden Gate Regional Center
Housing Choices
Housing for All Burlingame
Housing Leadership Council of San Mateo County
MidPen Housing
Peninsula for Everyone
Save the Bay
Silicon Valley Bicycle Coalition
SV@Home
TransForm

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Karen Camacho

Organizer

Housing Leadership Council of San Mateo County

2905 S El Camino Real

San Mateo, CA 94403

(650) 242-1764 ext. 6

Pronouns: she/her/hers

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February 5, 2020

Board of Directors
Caltrain Joint Powers Board
P.O. Box 3006
San Carlos, CA 94070

Re: Caltrain's Transit-Oriented Development Policy

Dear Board of Directors:

The undersigned organizations are writing to convey our position on the proposed Caltrain Transit-Oriented Development (TOD) Policy that is slated for discussion at your February 6th meeting.

We applaud the Caltrain Work Program-Legislative-Planning (WPLP) Committee for recommending that the Board increase the required inclusionary percentage to 30%. Our ability to build an adequate number of affordable homes will dictate how resilient and diverse our communities are and will be in the future. This high bar will help us meet the great need for deeply affordable homes.

As of now, the TOD Policy states that “[o]ver time, it is possible that additional sites may be identified as available for TOD, through the RCUP process, as individual capital projects are planned, designed and delivered.” It also states that “[t]he TOD Policy applies to properties that

are owned by the JPB in fee simple and are available for development independent from a capital project as identified by the RCUP.”

Because public funds were used to purchase all of Caltrain’s land, we believe that **this ambitious affordable housing policy should be extended to all Caltrain-owned sites**, regardless of if they are being considered for a capital project. Obviously, Caltrain’s main mission is to run a railroad, but the Board cannot deny the agency’s influence on our community. Caltrain is more than a people-mover -- it is a valuable community asset which, at its highest potential, knits our jobs, homes, schools and families together.

Furthermore, we urge you to truly prioritize affordable homes. This means that you enshrine in policy a **requirement that Caltrain staff negotiate with affordable housing developers first, prior to any other parties**. It also means that you enact a policy that prioritizes proposals that produce the most affordable units at the deepest level of affordability, and the greatest number of homes overall. If we are going to build affordable homes at the scale that is necessary to truly address the need, it is going to be along the Caltrain corridor. The opportunities to build more homes are vast, but on our Peninsula they are finite. We need to make the most of the parcels we have.

Thank you for the opportunity to comment, and for your commitment to a public transit that serves our community.

Sincerely,

Evelyn Stivers, Executive Director
Housing Leadership Council of San Mateo County

Jan Stokley, Executive Director
Housing Choices

Linda Mandolini, President
Eden Housing

Benjamin McMullan
Center for Independence of Individuals with Disabilities

Cynthia Cornell, Founder
Housing for All Burlingame

Michael Lane, Deputy Director
SV@Home

Matthew O. Franklin, President and CEO
MidPen Housing

Chris Lepe, Regional Policy Director
TransForm

Jonathan Erwin-Frank, Housing Attorney
Community Legal Services in East Palo Alto

Shiloh Ballard, Executive Director
Silicon Valley Bicycle Coalition

Kelsey Banes, Jordan Grimes, and Adina Levin
Peninsula for Everyone

Eric Zigman, Executive Director
Golden Gate Regional Center

Adina Levin, Executive Director & Co-Founder
Friends of Caltrain

Cheryl Brown, Political Director
Save the Bay

Corey Smith, Deputy Director
Bay Area Housing Advocacy Coalition

Aaron Eckhouse, Regional Organizing Director
California YIMBY

From: [Adam Loraine](#)
To: [Board \(@caltrain.com\)](#)
Cc: [kcamacho@hlcsmc.org](#); [khodayamamoto@greenbelt.org](#)
Subject: I support a systemwide TOD Policy
Date: Wednesday, February 5, 2020 8:50:45 PM

Dear Caltrain Board of Directors,

My name is Adam Loraine. I am a resident of San Mateo and have been so for more than 20 years.

I am excited about the proposed TOD Policy, which would require developers to build 30% affordable homes, and include density and height minimums for development. This is a good start, but I would like to also see:

- A system-wide policy that applies to all Caltrain-owned sites.
- A requirement that Caltrain staff negotiate with affordable housing developers first, prior to any other parties.
- A requirement to prioritize proposals that produce the most affordable units at the deepest levels of affordability.

In the current environment of high land prices and limited supply of land, it is expensive to build affordable homes. As the region's housing affordability crisis continues to worsen, it affects the well-being and financial security of low- and moderate-income residents. In addition, jobs in the region have continued to increase far faster than housing supply. The lack of affordable homes has led to ever-lengthening commutes, with resultant increases in traffic congestion, air pollution, and greenhouse gas emissions. These interrelated challenges call for bold, innovative solutions.

Please consider a system-wide TOD policy that benefits our community!

Sincerely,

Adam Loraine
39 N Humboldt St, San Mateo, CA 94401-2923

From: [Vince Rocha](#)
To: [Board \(@caltrain.com\)](#)
Cc: [Fromson, Casey](#)
Subject: Silicon Valley Leadership Group Letter on Caltrain TOD Policy
Date: Wednesday, February 5, 2020 9:38:39 PM
Attachments: [Caltrain TOD Letter from SVLG 2.6.20.pdf](#)

Hello,

Please see the attached letter from the Silicon Valley Leadership Group on Caltrain's proposed TOD policy.

Regards,

Vince Rocha
Sr. Director Housing and Community Development
[Silicon Valley Leadership Group](#)
(408) 910-4616
vrocha@svlg.org



2001 Gateway Place, Suite 101E
San Jose, California 95110
(408)501-7864 svlg.org

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Caltrain Joint Powers Board
1250 San Carlos Avenue
San Carlos CA 94070

Dear Chair and Board Members:

RE: Caltrain Transit-Oriented Development (TOD) Policy

The Silicon Valley Leadership Group supports the adoption of the Caltrain Transit Oriented Development (TOD) Policy because it is consistent with our goals and values as an organization. We have long advocated for policies that result in more transit-oriented development, moderate-income housing, and streamlined local development process in addition to increased funding for low-income affordable housing.

Caltrain is a successful rail service critical to the economic vitality and mobility needs of Silicon Valley. The Leadership Group continues to fully support Caltrain's transit mission while recognizing the unique TOD opportunities along the corridor. The proposed TOD policy works towards our shared housing goals and simultaneously prioritizes the Joint Powers Board's mission to operate Caltrain passenger rail service and manage the Caltrain corridor and its assets in support of current and future rail operations.

At a time when the Bay Area is in a dire housing crisis, high-density housing development near our public transportation infrastructure is an effective solution for helping to ease housing woes, increase transit ridership, and reduce greenhouse gas emissions. We respectfully request that this Board support the staff recommendations and adopt a TOD policy that reduces vehicle miles traveled, increases affordable housing opportunity, and includes equitable outcomes.

The Silicon Valley Leadership Group was founded in 1978 by David Packard, Co-Founder of Hewlett Packard. Today, the Leadership Group is driven by more than 350 member companies to proactively tackle issues to improve our communities and strengthen our economy, with a focus on education, energy, the environment, health care, housing, tax policy, tech & innovation policy and transportation.

Thank you for consideration of our comments.

Sincerely,

Vince Rocha
Sr. Director, Housing & Community Development
Silicon Valley Leadership Group

From: [Lisa Nash](#)
To: [Board \(@caltrain.com\)](#)
Cc: [kcamacho@hlcsmc.org](#); [khodayamamoto@greenbelt.org](#)
Subject: I support a systemwide TOD Policy
Date: Thursday, February 6, 2020 6:10:21 AM

Dear Caltrain Board of Directors,

My name is Lisa Diaz Nash and I am a resident of San Mateo.

I am excited about the proposed TOD Policy, which would require developers to build 30% affordable homes, and include density and height minimums for development. This is a good start, but I would like to also see:

- - A system-wide policy that applies to all Caltrain-owned sites.
- - A requirement that Caltrain staff negotiate with affordable housing developers first, prior to any other parties.
- - A requirement to prioritize proposals that produce the most affordable units at the deepest levels of affordability.

San Mateo is currently developing our General Plan 2040 and the creation of affordable housing is a high priority for us. In the current environment of high land prices and limited supply of land, it is expensive to build affordable homes. As the region's housing affordability crisis continues to worsen, it affects the well-being and financial security of low- and moderate-income residents. In addition, jobs in the region have continued to increase far faster than housing supply. The lack of affordable homes has led to ever-lengthening commutes, with resultant increases in traffic congestion, air pollution, and greenhouse gas emissions. These interrelated challenges call for bold, innovative solutions.

Please consider a system-wide TOD policy that benefits our community!

Thank you for your serious consideration and commitment to help the Peninsula thrive,

Lisa Diaz Nash
450 Parrott Drive
San Mateo, CA 94402

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Vice President, [San Mateo Library](#) Board
Vice Chair, [San Mateo Measure S Citizens Oversight Committee](#)

Board Director, [San Mateo Neighborhood Watch](#)
Board Director, [Baywood Owners Improvement Association \(BOIA\)](#)
Co-Captain, [Sister District Project CA Peninsula](#)
Board Chair [Atma Connect](#)
650.224.4498

From: [Rodney Nickens Jr](#)
To: [Board \(@caltrain.com\)](#)
Cc: [Karen Camacho](#); [Leora Tanjuatco](#); khodayamamoto@greenbelt.org; [Pedro Galvao](#)
Subject: NPH Support Letter for Caltrain TOD Policy
Date: Thursday, February 6, 2020 2:01:42 PM
Attachments: [Caltrain TOD Policy Support Letter 2-4-20.pdf](#)

Good Afternoon Caltrain Board Members,

I am the Policy Manager at the Non-Profit Housing Association of Northern California (NPH) and I coordinate our regional affordable housing policy advocacy initiatives with a focus on implementing the 3Ps into regional transit-oriented development and public land policies.

I would like to share with you the attached support letter from NPH expressing our strong support for a system-wide TOD policy at Caltrain that prioritizes affordable housing on public land.

We appreciate your consideration of this request.

Best Regards,

Rodney

Rodney K. Nickens Jr., J.D., M.A. (he/him/his)

Policy Manager

Non-Profit Housing Association of Northern California (NPH)

369 Pine Street, Suite 350, San Francisco, CA 94104

Tel: 415-989-8160 Ext. 22 | Cell: 202-735-8973 | www.nonprofithousing.org

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Housing Authority of the
County of Contra Costa

February 4, 2020

Board of Directors
Caltrain Joint Powers Board
P.O. Box 3006
San Carlos, CA 94070

Re: TOD System-Wide Policy

Dear Board of Directors:

The Non-Profit Housing Association of Northern California (NPH) writes to you to convey our position on the proposed Caltrain Transit-Oriented Development (TOD) Policy that is slated for discussion at your February 6th meeting. Specifically, NPH that requests that Caltrain: 1) extend its Affordable Housing Policy to all Caltrain-owned sites regardless of whether they are being used for capital projects 2) that affordable housing developers be given first right of refusal for all public land especially developers proposing the greatest number of units at the deepest level of affordability 3) that Caltrain adopt the highest affordability standards for Caltrain sites as possible while ensuring that development can still proceed

NPH is a membership organization made up of 750 affordable housing developers, advocates, community leaders, and businesses working since 1979 to make the Bay Area a place where everyone has an affordable and safe home. NPH has been the collective voice of those who support, build and finance affordable housing.

We applaud the Work Program Legislative Planning committee for recommending that the Board increase the required inclusionary percentage. Our ability to build an adequate number of affordable homes will dictate how resilient and diverse our communities are and will be in the future. **A TOD policy that incorporates an inclusionary requirement at the highest level of affordability will help us meet the great need for deeply affordable homes.**

Because public funds were used to purchase all of Caltrain's land, we believe that this ambitious affordable housing policy should be extended to all Caltrain-owned sites, regardless of if they are being considered for a capital project. Obviously, Caltrain's main mission is to run a railroad, but the Board cannot deny the agency's influence on our community. Caltrain is more than a people-mover -- it is a valuable community asset which, at its highest potential, knits our jobs, homes, schools and families together.

Furthermore, we respectfully urge you to truly prioritize affordable homes on public land. We recommend that you enshrine in policy a requirement that Caltrain staff negotiate with affordable housing developers first, prior to any other parties. Furthermore, we recommend that you adopt a policy that prioritizes proposals that produce the most affordable units at the deepest level of affordability.

If we are going to build affordable homes at the scale that is necessary to truly address our regional need in the Peninsula, it is going to be along the Caltrain corridor. The opportunities to build more homes are vast, but on our Peninsula they are finite. We must make the most of the limited parcels we have.

Thank you for the opportunity to comment, and for your commitment to a public transit system that serves our community.

Sincerely,



Executive Director
Non-Profit Housing Association of Northern California (NPH)

From: [Juan Salazar](#)
To: [Board \(@caltrain.com\)](#)
Subject: Support Letter-Adoption of Transit Oriented Development Policy
Date: Thursday, February 6, 2020 4:08:56 PM
Attachments: [Facebook-Caltrain JPB-Support Letter.pdf](#)

Greetings,

Please find attached letter of support for proposed updates to the proposed Caltrain Transit-Oriented Development (TOD) Policy.

Juan Salazar
Director of Local Policy
and Community Engagement
facebook | public policy
1 Hacker Way | Menlo Park CA | 94025
m: 650.339.9135 | jmsalazar@fb.com

February 5, 2020

Board of Directors
Caltrain Joint Powers Board
P.O. Box 3006
San Carlos, CA 94070

Re: TOD system-wide policy

Dear Board of Directors:

Facebook is writing to you to convey our position on the proposed Caltrain Transit-Oriented Development (TOD) Policy that is slated for discussion at your February 6th meeting.

We are supportive of the policy's strategic objectives of "Encourage transit-supportive development" by including transit-supportive uses and maximizing the density of development; "Support environmental sustainability and alternatives to private vehicle travel", and "Provide affordable housing."

Facebook is committed to responding to the urgency of the housing crisis in California. That's why we are committing \$1 billion to help address housing affordability in our backyard and across the state. Our investment will go toward creating up to 20,000 new housing units to help essential workers such as teachers, nurses and first responders live closer to the communities that rely on them. It is critical that households of all incomes have access to affordable homes located in reasonable walk distance to mass transit corridors. This responsive placement of affordable housing integrated with mass transit corridors will ensure that our communities remain resilient and diverse now and in the future. Furthermore, in your TOD programs and policies, we urge you to consider prioritization of delivery of more homes for all to market.

Thank you for the opportunity to comment and for your commitment to a public transit that serves our community.

Sincerely,



Juan Salazar
Facebook