

**SUMMARY  
AUGUST 25, 2016 COMMUNITY MEETING  
SHOREBREEZE EXPANSION**

**Input from the neighbors is summarized in the bullet points below. The chronological order of the comments has been altered to combine input from different neighbors on the same general subject.**

*[Direct responses from Mid-Pen representatives are included, in parenthesis].*

- I like the overall design for the development, as long as the privacy as neighbors is protected.
- We appreciate Mid-Pen's commitment to affordable housing. We have researched your organization and found that Mid-Pen has a very high rating, especially for Section 8 housing.
- Why not reserve the new units for seniors?
- If the new units are occupied by seniors, there will be less traffic impact resulting from the additional residents.

*[We believe there is a strong need and many requests for new housing for families which is why we did not want to limit the new units to seniors, but the new units will be open to senior applicants as well]*

- We are worried about increased traffic. We are already being impacted by the heavy business traffic in our neighborhood, especially on Wright Avenue.
- I am concerned about the overall negative impact of the Shoreline Corridor Study on our entire area, and this project will add to that negative impact.
- I am concerned about insufficient parking on the overall property in light of the large number of new units being added.

*[We believe the plans include sufficient new spaces, particularly because existing parking spaces on the property are not being fully utilized by the current residents]*

- Will there be a sufficient number of parking spaces set aside for the disabled?

*[Yes. The requirement is that 5% of the spaces be designated as handicap parking, and we will provide that percentage]*

- Since there will be structures with second and third floors, will there be an elevator to accommodate residents with disabilities?

*[Yes, there will be an elevator]*

- Will the structures have sound buffering? We are already being affected by noise from the current configuration of the property. There is particularly noise coming from the current location of the basketball court and the adjacent dumpster storage area at the very end of the parking lot. Why not move both of these to the middle of the planned new area?

*[We can look at making this type of change to the plans. Neighbors with concerns about the impact of conditions on the current property can contact our local management at the property. We will respond to neighbors who contact us and take appropriate action. The email address is [shorebreeze@midpen-housing.org](mailto:shorebreeze@midpen-housing.org)]*

- We are currently being impacted by light pollution from the present configuration of the property, for example the security lights near the dumpster storage area and the stairwells shone into our homes. There should be design elements to mitigate the light pollution impact, such as different types of lighting or lamps

*[We can look at this issue. There are different types of lighting fixtures that can potentially be used]*

- There should be more design elements to mitigate sound, such as different sidewalk materials.

*[Given the age of the building, the materials we are planning to use will represent a significant improvement versus the materials in the current structure]*

- Removing any of the current trees will increase the noise pollution, particularly from the CalTrain station. What kind of new trees will you plant? Please plant as many new trees as possible, but make sure they are the right type of “good neighbor” native trees. We hope you can keep the redwoods at this end of the property, but please remove the silk oak trees currently there because they are a nuisance.

*[We are planning significant planting of new trees and will include your concerns in those plans]*

- Can you include secure bike lockers in the development?

*[We are already looking at including these since it is a City requirement.]*

- It will be very important to mitigate the impact of your construction activities when you begin the actual work on the new units. Will you have a fence or barrier to deal with sound and dust and will you restrict construction hours? We are also concerned about protecting our privacy, removing trash and demolition materials, guarding against damage to our structures and property, and protecting the security of the construction site.

*[We have mitigation factors for all these concerns, such as dust and debris removal, already addressed in our construction plans. There will be adequate covered fencing to reduce noise and dust and provide security. Construction activities will be limited to normal hours, and only on week days.]*

- Can you notify us of the actual construction schedule, maybe set up a website with updates on the activity?

*[We think this is a good suggestion and will look into a website or some other way to keep you informed about the construction activities. We will hold additional community meetings for further input on the plans and implementation as the project moves towards final completion].*

- Will the higher density affordable housing decrease the value of our properties?

*[There are several studies which have shown that affordable housing does not harm the value of surrounding properties as long as the affordable housing property is well managed and well maintained.]*