

May 6, 2013

MTC, Plan Bay Area Public Comment
101 Eighth Street
Oakland CA 94607

Currently the Draft Environmental Impact Report (DEIR) and PlanBayArea has failed with regard to public safety and is developer oriented and not public safety oriented. Public safety is essential to everyone.

Developers advocate for “Best Practices” of management for multi-family dwellings of 40 units or more. Why? Because, it is more “viable” or profitable for them. Profitability cannot have dominion over public safety.

Adequate public safety should include ALL units, not just those of 40 units or more.

Because of budget cuts, many cities and counties do not have a full complement of law enforcement personnel. This is true of staffing of code enforcement officials as well. So my question is “Are we going to build even more units and stretch our current law enforcement personnel even further?”

The developers are being allowed to compromise public safety wherever they decide to build. For example, the California Tax Allocation Committee (CTAC) allows nonprofit developers to have a 55 year tax exemption and they are not held accountable for keeping their complexes free of crime.

What we have seen in Novato, CTAC will request security cameras, security gates and part-time security guards and then the developer is deemed “in compliance” regardless. Clearly, this is not enough.

There are two things we must accomplish. First, we must have best practices for all affordable units, regardless whether they are clustered in groups or 40 or not. Two, there must be public safety impact fees imposed to compensate for the stress placed upon the current infrastructure by projects of 40 units or more.

It is important to be PEOPLE oriented, not DEVELOPER oriented. Developers need to pay their fair share of the infrastructure and that is not being considered in the DEIR

In addition, public comment is ignored by PlanBayArea and ABAG and MTC. What major revisions if any will PlanBayArea implement after “hearing” public comment?

The people’s voices need to be heard, listened to and acted on . Public safety must be addressed and implemented in the final Environmental Impact Report and in the

OneBayArea Plan. I look forward to your response addressing these specific issues.

I recommend voting for "No Project" as the DEIR is flawed and needs to address this issue among many others.

Sincerely,

Toni Shroyer