



THE CITY OF SAN DIEGO

TODD GLORIA

MAYOR

October 4, 2021

Nathan Fletcher, Chair  
MTS Board of Directors  
1255 Imperial Avenue, Suite 1000  
San Diego, CA 92101

RE: Letter of Support for Palm Avenue Trolley Station Transit Oriented Development – Palm City Village

Dear Chair Fletcher:

As Mayor of the City of San Diego and member of the MTS Board of Directors, I am writing to express my support for the Palm Avenue Trolley Station Transit Oriented Development project (“Palm City Village”). Regretfully, I am unable to attend the October 14 Board of Directors meeting where this item will be discussed and am working with my alternate.

This development proposes a mixed-use, mixed-income, transit-oriented development at the current Palm Avenue Trolley Station, which will deliver 390 homes for over 1,400 San Diegans. The vast majority of homes will be reserved for very low-income residents making less than 60% of area median income (AMI), while nearly a quarter of the units will be rent-restricted to residents between 80% to 110% of AMI. This addresses a vital need for low and middle-income housing in San Diego, while also incorporating a commitment to use union labor on the project, consistent with MTS development policy and supporting our local construction workforce with high quality jobs.

I understand concerns have been raised related to the proposed reduction in public parking; however, I urge the Board to prioritize housing over any modifications to the project that could reduce the number of proposed homes in order to preserve more parking. The City of San Diego has deliberately worked to reduce parking requirements next to high-quality transit to reduce vehicle emissions in support of our Climate Action Plan, and to reduce the costs of building more homes.

The parking reduction will occur in multiple phases over the development of the project and I commit to working with neighboring cities and regional agencies on other first and last mile solutions to help riders access the station. I expect the development team to continue this collaboration with MTS staff and engage with the community throughout the development process.

I urge you and our fellow board members to support this project in a form that maximizes the development of new homes as we work to solve the region's housing shortage and prioritize access to the MTS transit network, such as the Blue Line at Palm Avenue, through the promotion of walkable and livable communities.

Sincerely,



TODD GLORIA  
Mayor  
City of San Diego

cc: MTS Board of Directors