

**From:** [Gregg Dieguez](#)  
**To:** [Planning Commission](#); [Michael Schaller](#); [PLANNING PlanningProjects](#); [mueller@smcgov.org](mailto:mueller@smcgov.org)  
**Cc:** [Michael O'Neill](#)  
**Subject:** Cypress Point DEIR Public Comment to the Planning Commission  
**Date:** Wednesday, September 13, 2023 12:07:40 AM

---

**CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

---

*Gregg Dieguez, Chair of the Midcoast Community Council, writing only as an individual....*

I'm sure you will receive many valid comments about the threats to health and safety and sustainability which the Cypress Point Midpen development will cause in the Midcoast. And I will not dispute the validity of most of those comments, having lost a friend, killed bicycling on Hwy 1 last fall in Moss Beach, where all this extra Cypress Point-caused traffic will jam up.

I'd like to talk instead about the elephant in the room, which is the Social Justice aspect of this project. As we know, the level of wealth and income disparity in this country has never been greater since we started measuring it with the advent of the Income Tax in 1913. People cannot afford housing, throughout the country, and especially here. *And people cannot afford housing because they do not make enough money.*

People do not make enough money because the drive for corporate profit motivates off-shoring jobs for cheaper labor elsewhere, promotes automation to eliminate workers with benefits, and exploits immigrant labor when they cannot get rid of the workers by other means. People do not make enough money because Capital dominates Labor since about 1970, when the income and wealth gap started growing again. Capital owns the businesses, gets favorable tax breaks, and buys the votes of our officials through campaign financing.

You have heard about NIMBY's blocking housing, and YIMBY's calling for more housing. But you may not have heard about "Lemmings". Those are the people who say *"Let Me Make My Money Growing"* - LMMMMG's - "Lemmings". They have no concern for the sustainability of the communities in which they profit. "Lemmings" are callous to the increased costs and risks to health and safety caused by their real estate profiteering. One look at the stormwater mismanagement at Midpen's Moonridge project makes that clear.

"Lemmings" are the wealthy investors and corporations who get the 9% Real Estate Tax Credit from investments in affordable housing, such as MidPen. MidPen states it is a "non-profit", but that is deceptive. MidPen is a Pass-Thru-Profiteer, with over \$1.5 billion in managed assets, who syndicates its projects to wealthy investors, and creates Corporate Rental Housing. Residents will have no equity in these MidPen rentals. The Affordable Housing Industrial Complex is providing high returns to wealthy investors who can use the tax credits, and is perpetuating "Rent Slavery" instead of offering home ownership. This very successful and diabolical compact between a social program and tax incentives has been one of the reasons Wealth Inequality has grown since 1970.

So as you consider whether to burden Moss Beach and the Midcoast with a harmful horde of unmitigated Cypress Point risks and costs, using our tax dollars to enrich the already wealthy, be aware that this housing is not some righteous crusade - it is driven by profiteering Capital. Projects like these will widen, not reduce, the yawning chasm of Wealth Inequality in the U.S. There will be no Equity In Housing, until there is Equity In Housing, FOR THE RESIDENTS.

I ask the Planning Commission to bear in mind the continuing societal damage done by this increasing concentration of wealth, while it also considers the tangible harms stemming from the project, and to

insist that whatever is approved fully protects the Midcoast from further risks and costs - in perpetuity.  
But do not be deceived into thinking this project is advancing Social Justice.

Gregg A. Dieguez

[Midcoast Community Council](#) Chair *(writing as an individual)*

Founder: MIT Club of Northern Calif. [Energy & Environment Program](#)

[Recent Articles](#)

P.O. Box 370404

Montara, CA 94037

650-544-0714