City of San Mateo Housing Element
Online Survey Results
October 11, 2021 – January 16, 2022

Let's Talk Housing
CITY OF SAN MATEO

This is a summary report of the results of the "Housing Needs in San Mateo – Housing Element 2023-31" online survey conducted by the City between October 11, 2021 and January 16, 2022. A total of 594 surveys were completed online by community members.

Survey outreach and promotion methods included:

- Direct emails by city to Housing Element interest list
- City-wide eblasts
- Facebook promotion
- Announcements at public meetings
- Print mailer sent citywide

One of the major impacts of the COVID pandemic has been the barriers for community members to meet in-person and share viewpoints. This survey is one of many tools that was used to solicit opinions from the community since summer of 2021. Other forms of community engagement were conducted and information about these efforts will be made available on the Housing Element website. This survey was not designed to meet the standards to be considered scientifically significant, but rather to be a convenient way to gather comments since it is short and easily accessible to people with access to the internet. It has limitations in that there is little background information to provide context to complex issues, and short responses may not fully provide the perspectives intended by the participants, and it is not as accessible for those who do not have access to a computer or who are not comfortable using this technology.

The information in this report should be considered with a similar weight as other qualitative forms of feedback that have always been part of the city's decision-making process, such as comments made at City Council meeting or emails sent to the city expressing an opinion. Generally speaking, the respondents were more represented by older, white, and homeowners as compared to the City's population at large.

This report includes three sections:

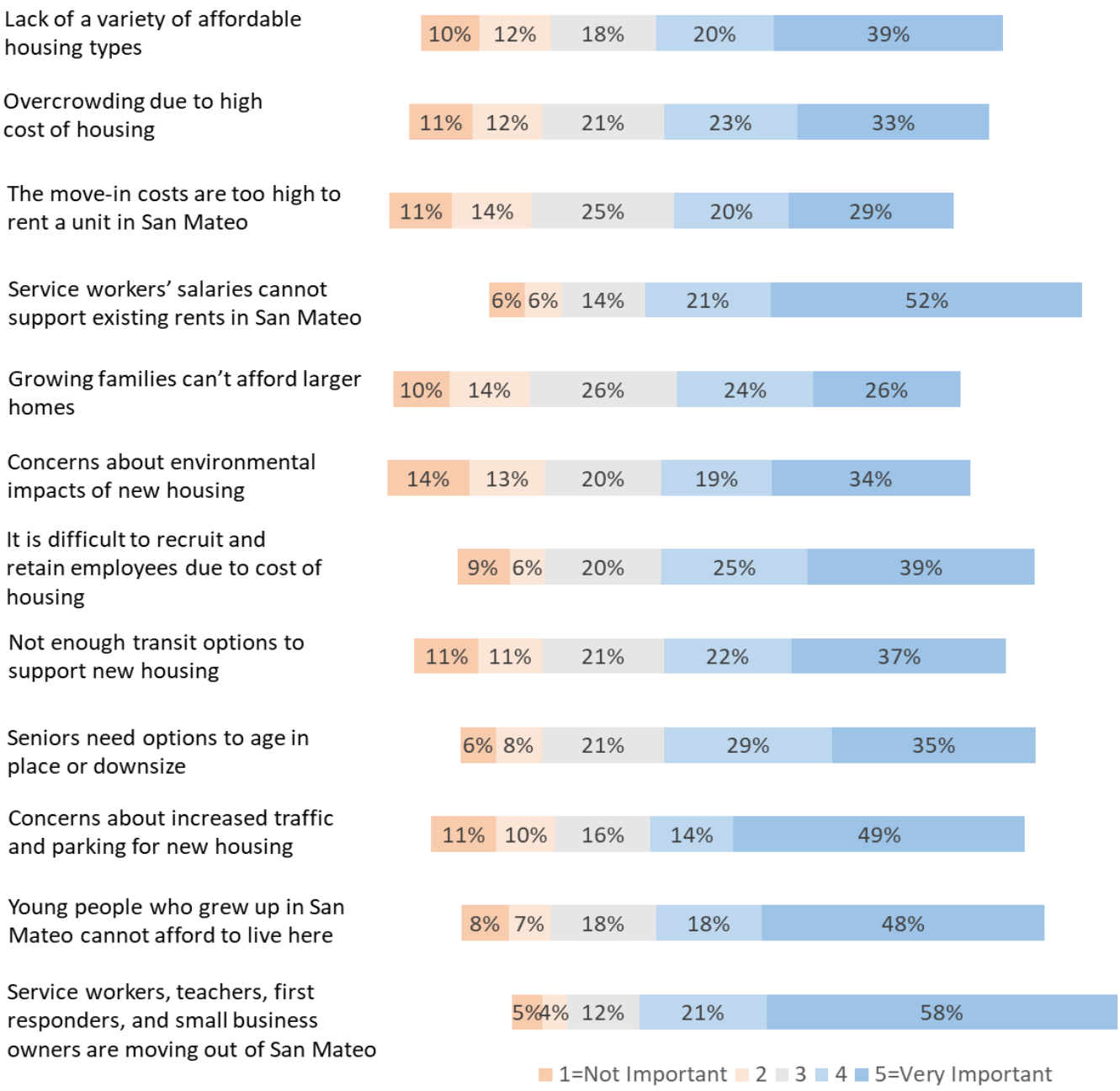
- **Section I** Results for survey responses (Questions 1-7)
- **Section II** Demographic breakdown of those who completed the survey
- **Section III** All open-ended responses provided by those who completed the survey (296 responses for Question 7, and 450 responses for those completing the "Other" option for Questions 2-6)

SECTION I

OVERALL RESULTS FOR SURVEY RESPONSES (QUESTIONS 1-7)

Question 1: How important do you think these housing-related challenges are in San Mateo?

When asked to rank how important various housing-related challenges were, two options received the most support: "Service workers' salaries cannot support existing rents in San Mateo" and "Service workers, teachers, first responders, and small business owners are moving out of San Mateo." Seven responses were ranked in the middle tier of importance relative to the other options. Challenges in the middle tier included concerns about lack of variety of housing types, overcrowding, difficulty retaining employees, not enough transit options, options for seniors, concerns about traffic, and young people who cannot afford to live here. Responses that were ranked with the least amount of importance relative to other options included: "The move-in costs are too high to rent a unit in San Mateo," "Growing families can't afford larger homes," and "Concerns about environmental impacts of new housing."


Lack of a variety of affordable housing types
10% 12% 18% 20% 39%
Overcrowding due to high cost of housing
11% 12% 21% 23% 33%
The move-in costs are too high to rent a unit in San Mateo
11% 14% 25% 20% 29%
Service workers' salaries cannot support existing rents in San Mateo
6% 6% 14% 21% 52%
Growing families can't afford larger homes
10% 14% 26% 24% 26%
Concerns about environmental impacts of new housing
14% 13% 20% 19% 34%
It is difficult to recruit and retain employees due to cost of housing
9% 6% 20% 25% 39%
Not enough transit options to support new housing
11% 11% 21% 22% 37%
Seniors need options to age in place or downsize
6% 8% 21% 29% 35%
Concerns about increased traffic and parking for new housing
11% 10% 16% 14% 49%
Young people who grew up in San Mateo cannot afford to live here
8% 7% 18% 18% 48%
Service workers, teachers, first responders, and small business owners are moving out of San Mateo
5% 4% 12% 21% 58%
1=Not Important 2 3 4 5=Very Important

Question 2: As the economy and population grow and change, more housing must be produced to accommodate this growth. Where are the best locations to place more housing? (Pick your top three)



	%	Count
New housing should be walkable/bikeable to shops and services	53.8%	319
New housing should be concentrated near public transit	53.0%	314
New housing should be located where it will have the least impact on traffic	38.4%	228
New housing should be spread evenly across all parts of the city	36.9%	219
New housing should be located near community services and parks	19.9%	118
New housing should be located where it will have the least impact on the environment overall	32.7%	194
New housing should be concentrated close to job centers	22.8%	135
Other	13.7%	81

Key priorities from multiple choice options

Regarding the best location to place additional housing, community members identified two ideas more than others. About 53-54% of community members identified "New housing should be walkable/bikeable to shops and services," and "New housing should be concentrated near public transit" as one of their top three choices. Three ideas received the next-highest level of support. About 33-38% identified "New housing should be located where it will have the least impact on traffic," "New housing should be spread evenly across all parts of the city," and "New housing should be located where it will have the least impact on the environment overall" as one of their top three choices.

Open-ended responses for "Other"

Open-ended responses for "Other" were analyzed for common themes. All 73 responses are included in Section III.

The most common response themes included:

- New housing should be located in high opportunity areas
- New housing is not needed or not desired

Common responses:

- Locate new housing to create mixed-use
- Locate new housing in Transit Oriented Developments (TOD)/increase density most in transit-rich areas
- Increase density throughout the city
- Establish city-wide mandatory inclusionary zoning/set a minimum percentage of affordable housing for all developments
- Infrastructure improvements should happen before housing is built
- Prioritize single family housing

Some responses:

- Create new public housing authority-developed units
- Regional solutions: new office developments should be built outside of San Mateo to change the jobs-housing balance
- Regional solutions: new housing should be built outside of San Mateo or that people should leave San Mateo

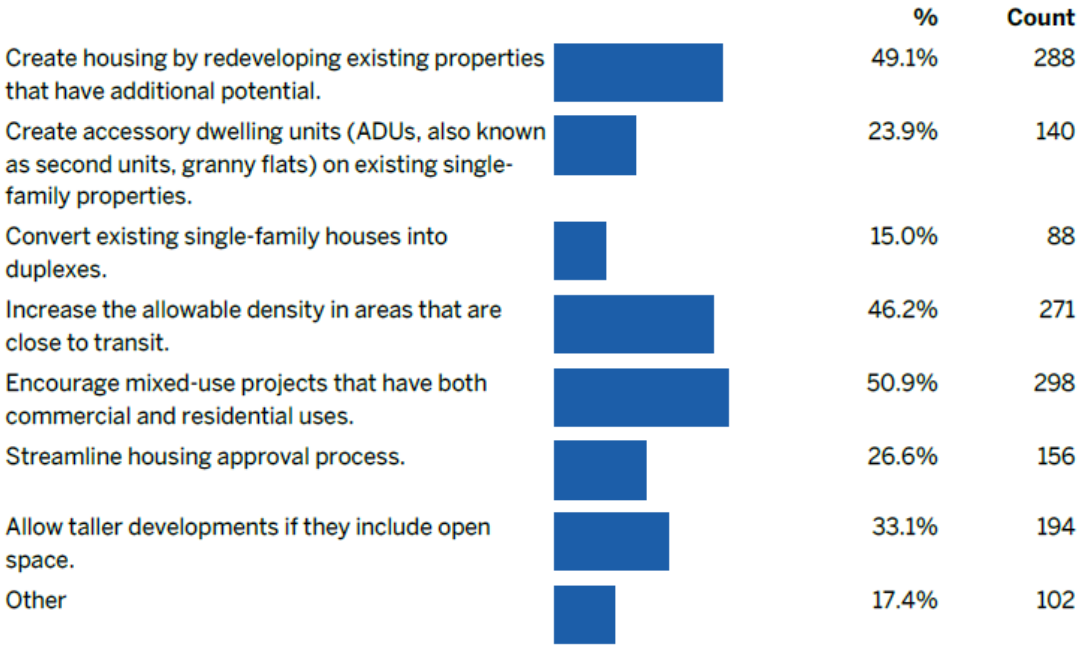
Others noted:

- Vacant lots should be incentivized for (re)development

Select responses:

- “New housing should be located in all parts of the city. It does not need to be evenly spread. But we should plan for all parts to contribute.”
- “There shouldn't be more housing until the infrastructure can support it”
- “Locate along the Caltrain corridor, like redeveloping the Caltrain parking lots for the downtown train station”

Question 3: Given that there is limited land available, what do you think are the best strategies to manage production of new housing? (Pick your top three)



	%	Count
Create housing by redeveloping existing properties that have additional potential.	49.1%	288
Create accessory dwelling units (ADUs, also known as second units, granny flats) on existing single-family properties.	23.9%	140
Convert existing single-family houses into duplexes.	15.0%	88
Increase the allowable density in areas that are close to transit.	46.2%	271
Encourage mixed-use projects that have both commercial and residential uses.	50.9%	298
Streamline housing approval process.	26.6%	156
Allow taller developments if they include open space.	33.1%	194
Other	17.4%	102

Key priorities from multiple choice options

Regarding the best strategies to manage production of new housing, three ideas received the highest level of support. About 46-51% of community members identified "Encourage mixed-use projects that have both commercial and residential uses" (51%), "Create housing by redeveloping existing properties that have additional potential" (49%), and "Increase allowable density in areas that are close to transit" (46%) as one of their top three choices. One idea received the next-highest level of support. About 33% identified "Allow taller developments if they include open space" as one of their top three choices.

Open-ended responses for "Other"

Open-ended responses for "Other" were analyzed for common themes. All 102 responses are included in Section III.

The most common response themes included:

- Increase density throughout the city

- New housing is not needed or not desired
- Prioritize single family housing

Common responses:

- Locate new housing in Transit Oriented Developments (TOD)/increase density most in transit-rich areas Create mixed use areas
- Infrastructure improvements should happen before housing is built
- Establish city-wide mandatory inclusionary zoning/set a minimum percentage of affordable housing for all developments

Some responses:

- Regional solutions: new office developments should be built outside of San Mateo to change the jobs-housing balance
- Rezone older commercial and retail to housing or mixed-use
- Regional solutions: new housing should be built outside of San Mateo or that people should leave San Mateo

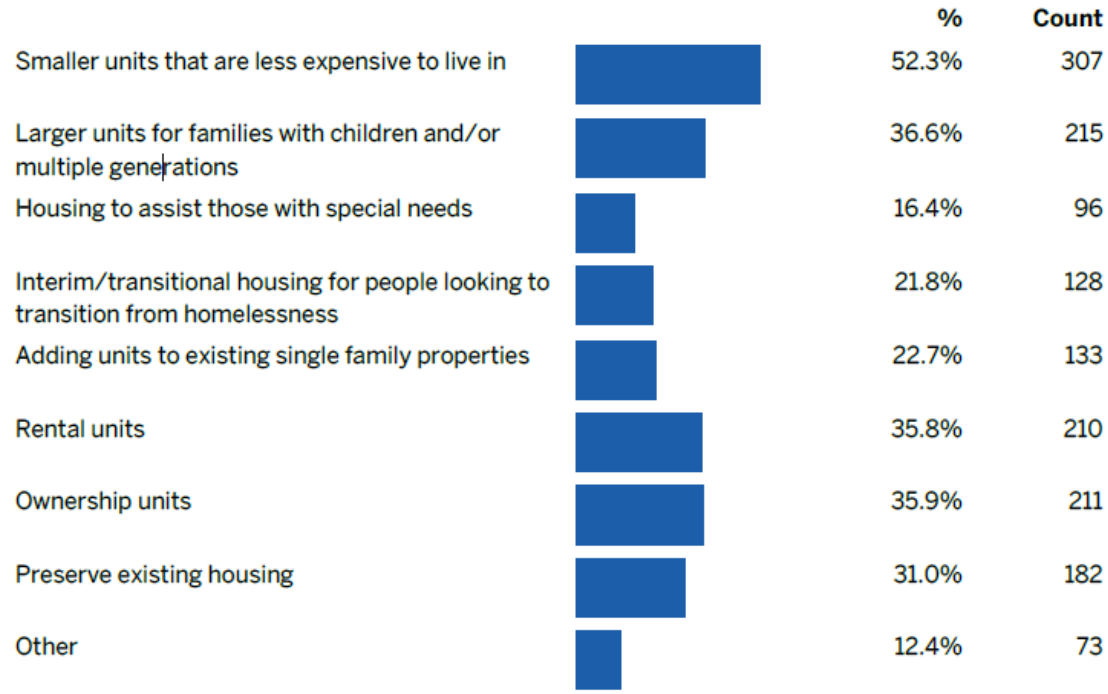
Others noted:

- Create new public housing authority-developed units
- Vacant lots should be incentivized for (re)development

Select responses:

- “The best place to locate more housing depends on the housing. Inclusionary housing should be located near transit, shops, parks etc. [Market] rate [housing] can be located anywhere"
- “Increase density in all areas. but also increase transportation options. Increase parks and open space.”
- “Stop building more housing; lower rents; raise min. Wage"

Question 4: What types of housing do you think should be prioritized? (Pick your top three)



	%	Count
Smaller units that are less expensive to live in	52.3%	307
Larger units for families with children and/or multiple generations	36.6%	215
Housing to assist those with special needs	16.4%	96
Interim/transitional housing for people looking to transition from homelessness	21.8%	128
Adding units to existing single family properties	22.7%	133
Rental units	35.8%	210
Ownership units	35.9%	211
Preserve existing housing	31.0%	182
Other	12.4%	73

Key priorities from multiple choice options

Regarding what types of housing should be prioritized, one response received the more support than the others. About 52% of community members identified "Smaller units that are less expensive to live in" as one of their top three choices. A group of three ideas received the next-highest level of support. About 36-37% identified "Larger units for families with children and/or multiple generations," "Rental units," and "Ownership units" as one of their top three choices.

Open-ended responses for "Other"

Open-ended responses for "Other" were analyzed for common themes. All 73 responses are included in Section III.

The most common response themes included:

- Support for building housing in general
- Prioritize affordable housing, require affordable housing, or establish mandatory inclusionary zoning

- Prioritize senior housing

Common responses:

- Strengthen rent regulations
- Establish rent control
- Desire for environmentally sustainable buildings
- Increase density throughout the city
- Prioritize single family housing
- New housing is not needed or not desired
- Prioritize "missing middle" housing

Some responses:

- Create mixed-use areas

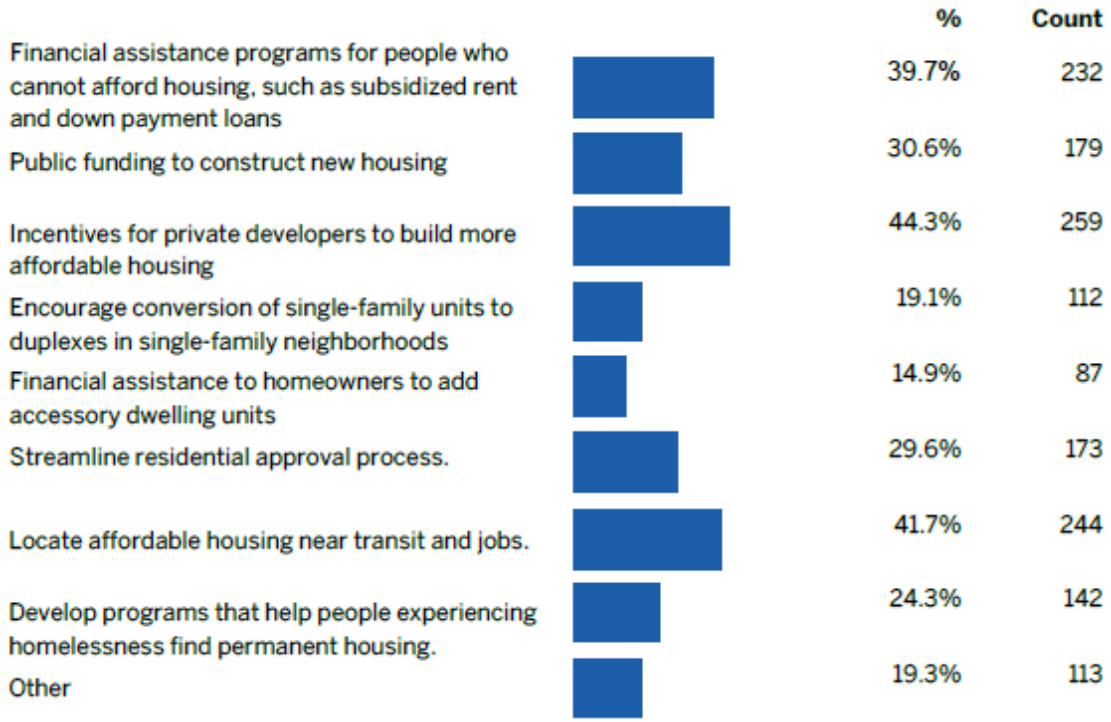
Others noted:

- Establish linkage fees: new office developments should pay for new housing or new office developments should build housing onsite/nearby

Select responses:

- “Residential units above commercial property near El Camino”
- “Preserve single family neighborhoods”
- “Truly affordable housing. Much of affordable housing is not affordable”

Question 5: What do you think are the best ways to address housing affordability? (Pick your top three)



	%	Count
Financial assistance programs for people who cannot afford housing, such as subsidized rent and down payment loans	39.7%	232
Public funding to construct new housing	30.6%	179
Incentives for private developers to build more affordable housing	44.3%	259
Encourage conversion of single-family units to duplexes in single-family neighborhoods	19.1%	112
Financial assistance to homeowners to add accessory dwelling units	14.9%	87
Streamline residential approval process.	29.6%	173
Locate affordable housing near transit and jobs.	41.7%	244
Develop programs that help people experiencing homelessness find permanent housing.	24.3%	142
Other	19.3%	113

Key priorities from multiple choice options

Regarding the best ways to address housing affordability, three responses received the most support. About 40-44% of community members identified "Incentives for private developers to build more affordable housing" (44%), "Locate affordable housing near transit and jobs" (42%), and "Financial assistance for people who cannot afford housing, such as subsidized rent and down payment loans" (40%) as one of their top three choices. Two ideas received the next-highest level of support. About 30-31% identified "Public funding to construct new housing" and "Streamline residential construction" as one of their top three choices.

Open-ended responses for "Other"

Open-ended responses for "Other" were analyzed for common themes. All 113 responses are included in Section III.

The most common response themes included:

- Strengthen rent regulations or establish rent control
- Streamline regulations: reduce height, density, parking, or other regulations

Common responses:

- Establish city-wide mandatory inclusionary zoning/set a minimum percentage of affordable housing for all developments
- Increase density generally and increase density most in transit-rich areas (TOD)
- The city should not take steps to address affordability
- Let the market decide or less regulation would be better
- New housing is not needed or not desired

Some responses:

- Regional solutions: new housing should be built outside of San Mateo or that people should leave San Mateo
- Build for diverse incomes
- Create new public housing authority-developed units
- Linkage: New office developments should pay for new housing or new office developments should build housing onsite/nearby

Others noted:

- Financial literacy training for low-income households

Select responses:

- "Repeal Prop 13"
- “Continue building single family homes so the existing SFH don't keep raising in price. Not everyone wants to live in a box without a yard/privacy.”
- "Remove the barriers to building housing of any kind. Height limits, too much emphasis on wants of existing property owners."

Question 6: What do you think are the most important ways to ensure housing opportunities are available to all members of San Mateo, especially those who have not had fair access to housing in the past? (Pick up to three)

	%	Count
Landlord and tenant counseling services	17.6%	102
Foreclosure prevention services	9.5%	55
Eviction prevention programs	17.6%	102
Education and counseling on fair housing	19.0%	110
Target outreach for new affordable housing to underserved groups	37.3%	216
Relocation assistance for displaced tenants	25.4%	147
Ensure affordable housing opportunities are created throughout the entire city	51.1%	296
Improve infrastructure, transit and services in underserved neighborhoods	51.1%	296
Establish the conditions that landlords are permitted to evict tenants ("Just Cause")	16.2%	94
Other	14.0%	81

Key priorities from multiple choice options

Regarding the most important ways to ensure housing opportunities are available to all members of San Mateo, especially those who have not had fair access to housing in the past, two responses received the most support. About 51% of community members identified "Ensure affordable housing opportunities are created throughout the entire city" and "Improve infrastructure, transit and services in underserved neighborhoods" as one of their top three choices. One idea received the next-highest level of support. About 37% identified "Target outreach for new affordable housing to underserved groups" as one of their top three choices.

Open-ended responses for "Other"

Open-ended responses for “Other” were analyzed for common themes. All 81 responses are included in Section III.

The most common response themes included:

- More housing equals more opportunity, focus on expanding supply

Common responses:

- Let the market decide, less regulation would be better
- Strengthen rent regulations or establish rent control

Some responses:

- Special programs for educators, first responders, or service workers
- Establish city-wide mandatory inclusionary zoning/set a minimum percentage of affordable housing for all developments
- Prioritize housing for people with disabilities
- Increasing wages should be a priority way to expand fair access
- Investing in transit expands fair access

Others noted:

- Concern about overcrowding
- Pay people to move away
- Rent to own opportunities
- Loan and remodel support
- Existing residents or workers should be prioritized
- Strengthen enforcement of Fair Housing policies
- End single family zoning
- Prioritize more starter homes

Select responses:

- "We need a reality check, it should NOT require dual income to rent an apartment. I work in tech but if I didn't have reasonable rent even I can't afford to live in San Mateo"
- "Allow duplexes, triplexes and fourplexes in single family neighborhoods"

Question 7: Is there anything else you'd like to tell us about housing needs in San Mateo?

Open-ended responses for "Other" were analyzed for common themes. All 296 responses are included in Section III.

The most common response themes included:

- Housing is a priority issue: use whatever means are available to substantially increase supply
- Improve public transportation and make walking and biking safer, this is also better for the environment
- Infrastructure improvements should happen before housing is built, with particular emphasis on traffic congestion, roads, parking, and water
- Locate new housing in Transit Oriented Developments (TOD)/increase density most in transit-rich areas
- New housing is not needed or not desired

Common responses:

- Concern for the needs of seniors and senior housing
- Housing is a crisis-level issue and requires the highest level of response
- Increase density throughout many parts of the city
- Increase density in single family housing areas
- Prioritize single family housing
- Establish city-wide mandatory inclusionary zoning/set a minimum percentage of affordable housing for all developments
- First time buyer supports
- Let the market decide, less regulation would be better
- Linkage: New office developments should pay for new housing or new office developments should build housing onsite/nearby
- Prioritize affordability
- Prioritize deeply affordable housing
- Prioritize renters
- Special programs for educators, first responders, or service workers, or long-term residents
- Streamline regulations: reduce height, density, parking, or other regulations
- Strengthen rent regulations in general and establish rent control and a rental registry

Some responses:

- Integrate neighborhoods, address existing segregation
- Concern for school funding
- Coordinate regionally
- Create an affordable loan for single family homeowners to build additional units on their property
- Ensure sufficient open space for more dense housing
- Find ways to limit developer profits
- Prioritize sustainability
- Vacant lots should be incentivized for (re)development

Others noted:

- Fight Sacramento housing mandates
- Prop 13 is the problem
- Retain beauty and historical character
- Support for ADUs and “Missing Middle”
- Dislike of ADUs

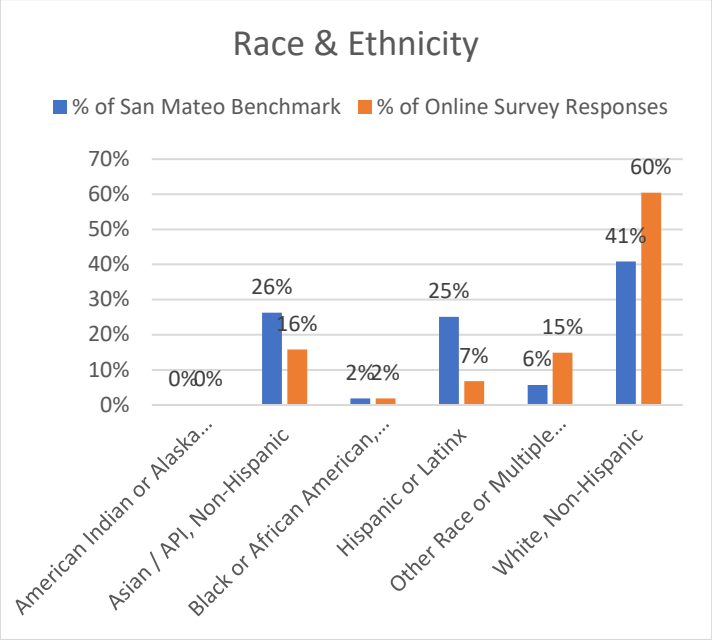
Select responses:

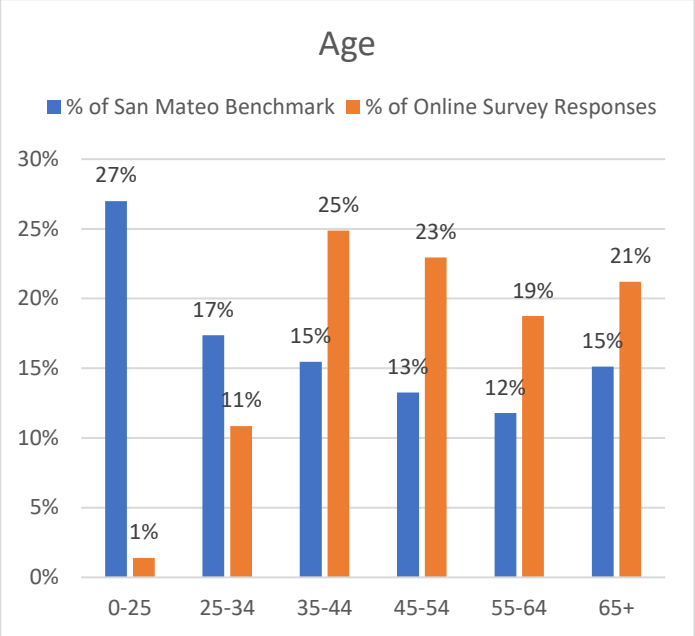
- "San Mateo is a beautiful, beautiful place, I would like to buy a small house and grow old here to see the sunsets”
- “Forcing residents to live in more crowded conditions by increasing density throughout the city and converting homes to multiple housing units or converting single-family zoning to multi-unit zoning might get more people into the city, but it won't be a place I want to live.”
- “Rent is now 150% more expensive than when I first moved to San Mateo, and the cost of housing is a primary reason I haven't chosen to start a family here. Even buying a one-bedroom apartment is out of reach for dual-income couple with no kids.”
- “Current home owners act as a rent seeking cartel, discouraging any change despite the negative externalities this imposes on everyone else. This is ethically dubious and should be discouraged or penalized.”
- “Single family home type zoning laws are a huge issue, especially for large lot sizes. Everyone who already owns a home thinks that a new neighbors home is a ‘development’ (negative connotation), but not his/her existing home. We need to educate existing home owners about how the homelessness crisis is related to decrease in affordable housing which is caused by scarcity of housing in the area.”

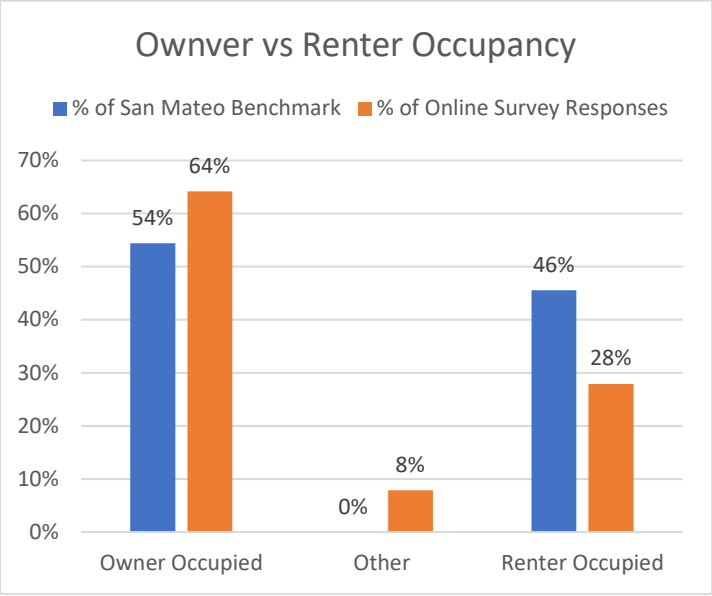
- “Please do not create another Bay Meadows-type situation, where their community is built to further house and serve privilege... Stop prioritizing non-affordable ‘luxury’ rental housing for high-wage tech workers.”
- “As someone who has lived in San Mateo since 1963 and in my single-family home since 1966, I want my neighborhood to stay the same until I die.”
- "Apply the UN's Sustainable Development Goals, by evaluating the respective underlying targets and their applicability to San Mateo's development."

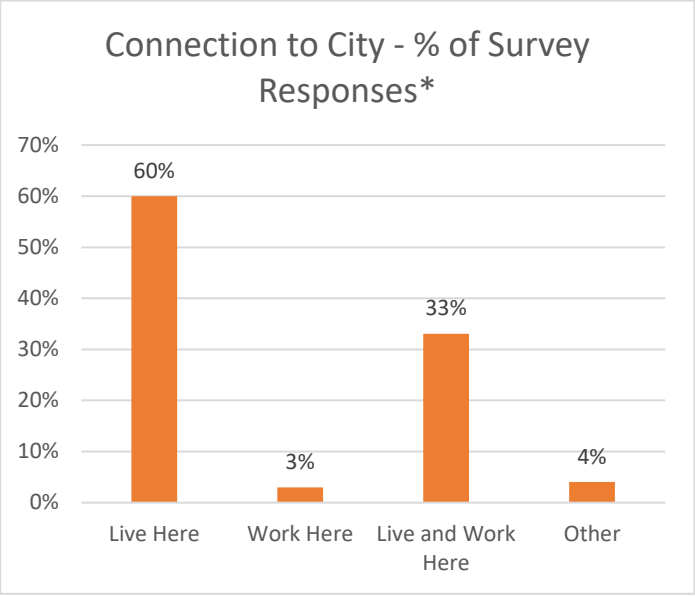
SECTION II

DEMOGRAPHIC DATA (QUESTIONS 8-15)





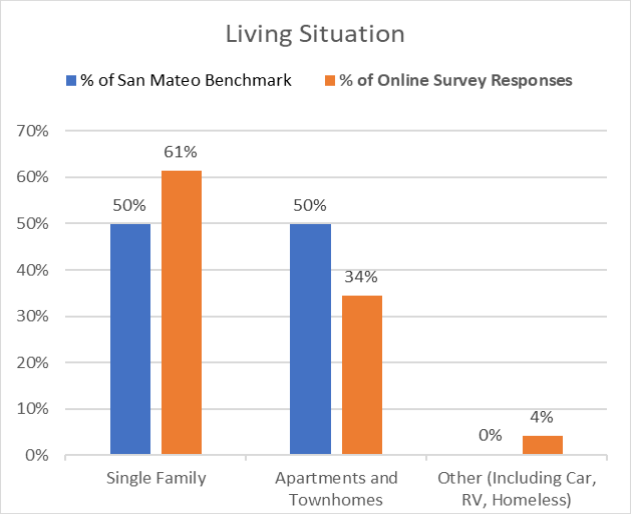




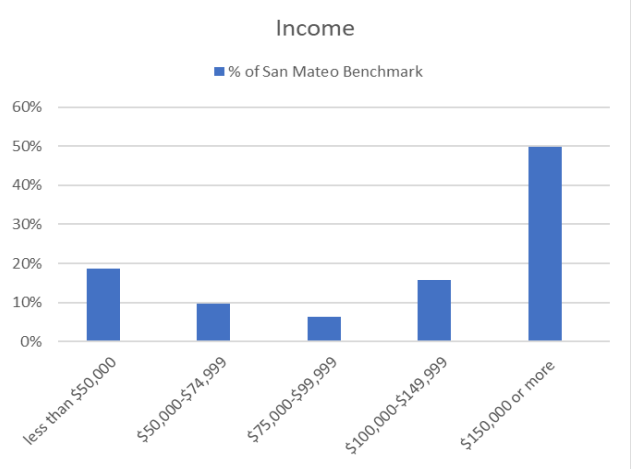
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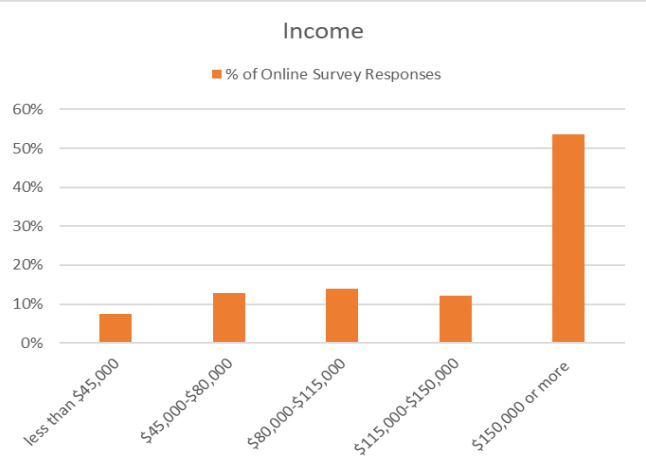
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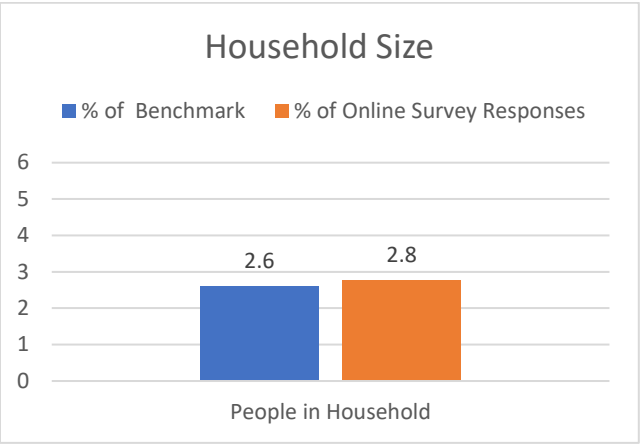
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SECTION III

ALL OPEN-ENDED RESPONSES FROM QUESTION 7, AND THOSE COMPLETING THE "OTHER" OPTION FOR QUESTIONS 2-6

Question 2: As the economy and population grow and change, more housing must be produced to accommodate this growth. Where are the best locations to place more housing? Other (81 Responses):

- TOD high rise
- affordable housing should be concentrated near public transit. market housing doesn't have to be and we need both
- New housing should FIRST be supported by infrastructure! And laws about tearing down single-family dwellings to crowd multi-family units on property are GARBAGE.
- only downtown, not in established neighborhoods
- More housing is not a must, new housing is not needed.
- There is plenty of housing already and not enough infrastructure to maintain what we currently have. As a native of the area, it is hard to see how additional housing can benefit the area. Parking and traffic are horrendous already. Stop building!
- Too much dense housing and not enough schools, parks and grocery stores!
- New housing SHOULD BE AFFORDABLE, above all.
- new housing should be built after there is enough water and electricity to support them
- NOT in single family neighborhoods
- use of public lands to lower cost of site development
- As a 20yr resident who was force out by dramatic rent increase, please don't restrict affordable housing to only specific areas. All people regardless of low income need to decide where they would prefer to live
- NO MORE F*&$! HOUSING - SM infrastructure cannot support it
- New housing should be built in on vacant land
- Infrastructure should support any growth (roads, water, power grid, etc)
- The best place to locate more housing depends on the housing. Inclusionary housing should be located near transit, shops, parks etc. Mkt rate hsng can be located anywhere
- SAN MATEO DOES NOT NEED OR WAN T MORE HOUSING!!wE ARE TOO CROWDED AS IT IS!! THE PEOPLE OF SAN MATEO DO NOT WANT MORE APARTMENT CONDOS. GO TO OAKLAND AND BUILD IT THEREIF YOU MUST. NO MORE BUILDING HOUSING IN SAN MATEO!!THE PEOPLE SPEAK!!
- The forgotten poor - under $40,000 income - need housing more than any other group

- We have NO Water!
- NO MORE MARKET RATE APPROVALS. NONE OF WHICH HAS LOWERED HOUSING PRICES IN THE BAY AREA. THE FACT IS THERE IS PLENTY OF FOR SALE/RENT MARKET RATE HOUSING AVAILABLE IN THE CITY OF SAN MATEO AND THE PENINSULA. APPROVALS ONLY FOR AFFORDABLE HOUSING PROJECTS.
- Minimize population growth to minimize new housing.
- locate along the Caltrain corridor, like redeveloping the Caltrain parking lots for the downtown train station
- Don't impact existing neighborhoods!
- Infrastructure needs to be addressed before housing. Your building bigger at any cost is stripping San Mateo of those characteristics which made it such an appealing place to live.
- Preferably - No New Housing!!! - Getting too crowded.
- The affordable housing push simply perpetuates the problem of unaffordable housing. We have a demand problem. Housing costs prevent people from moving here which flattens demand which starts leveling out the market. Not what people want to hear
- New housing must not diminish access to resources of existing citizens (ie, water, transportation, worsening traffic, public safety, etc.)
- some new housing everywhere but more dense & focused around transit & walkable areas
- Corner blocks should be converted to 6-8 unit 2 story apt bldg
- New housing should be everywhere...transit and shops and services can follow. Just get housing built.
- No matter where new housing is located it will impact traffic and resources we are running out of.
- Spread out. It's been a terrible assumption that more housing on the train line is good. Less and less people are taking Caltrain. Spread out!!
- New housing cannot happen without a serious investment in public transit options.
- Minimize new housing, especially low income housing
- Downtown
- New housing located under a stable Infrastructure (water/trash/power/gas/emergency services/air quality/ green zones/pedestrian paths/bike lanes/traffic/disaster plans) before development begins.
- It is a proven fact that too many rats in the cage causes death, disease and damage. California is a large state, with plenty of area for growth. San Mateo is already too crowded. These numbers are dangerous already.
- New housing should be developed based on the best profit from it to get the country back to the capitalism, where everything was great.
- No more housing
- Not in San Mateo

- Rezoned retail parcels should have the bulk of the new housing units. Retail will shrink permanently and there will be surplus.
- There really shouldn't be any "new" housing. Convert existing housing to low cost housing.
- Zoning should allow retail and grocery and other walkable services in current residential only neighborhoods
- Since the development of the race track area that us located near Whole Foods and the train, there are still too many cars. Infrastructures first as well as transportation. 101 is a nightmare and people don't move in without cars. Train only goes N/S.
- With limited land, companies should move out of cities and build housing for their employees
- [Nice] housing should be available to individuals who add to the local economy
- I don't agree with the premise. This is not a fact but a viewpoint. Most economist wouldn't agree
- It should NOT be in misc. small vacant lots that add more traffic and block the coming/goings of existing neighborhoods. What about schools? Will there be new schools to accommodate more population???
- Occupy old business centers
- These choices are too either/or. Assumes there is adequate public transit. Explain who determines level of growth & who benefits from it.
- New housing should serve the people that will live in the housing.
- Stop allowing commercial development without the proponent thereof adding housing for the new jobs created.
- New housing should be limited. San Mateo is suburban community and appears to be mostly built out.
- new housing should be located in all parts of the city. It does not need to be evenly spread. But we should plan for all parts to contribute.
- If you can not afford San Mateo there are plenty of other places to live. NO NEW OR LOW INCOME HOUSONG!
- New housing should consider infrastructure issues like water, sewage, utility usage to not strain our current levels.
- Stop building more housing; lower rents; raise min. wage
- New housing might be built by non-Profit entities to make them affordable
- Build public transit necessary so all housing locations are accessible to public transit
- New housing has not solved the affordability issues so far in spite of thousands of units added over the past decade. How will this be different?
- Away from existing homes, unwanted land, no new housing, no new growth

- New housing should be repurpose duplex to 5 units into more dense housing (Affordable housing % = City Affordable% + retaining existing affordable units)
- it depends :)
- More market rate housing is unnecessary. Stop the madness. You can't have it both ways with tech AND affordable housing. Let's get real and stop ruining our region in a game we can't win.
- housing should NOT upset current seniors
- The mad dash in the past 10 years, Bay Area-wide, to create jobs, has contributed *greatly* to lack of housing and high costs. The equally mad dash to build a million more housing units as a result is equally crazy. Put the brakes on both -- please!!!
- New housing should replace older, low-use commercial buildings.
- This is a flawed question--we DO NOT have to accommodate growth, just tell people we are full, go live some place else
- not in San Mateo
- New housing should not impact present residents of San Mateo negatively. It is known that overpopulation is detrimental to the health and safety of all its residents
- we don’t need more here / move to areas of less density
- AFFORDABLE HOUSING not just market rate
- I don't want new housing, I want to make the housing that is available more accessible.
- New housing should be located in areas that already have low density residential development.
- There shouldn't be more housing until the infrastructure can support it
- With all these apartment complexes sprouting up, there should be 15 percent of them designated for “working family” incomes, and 10% small studios that can house very low wage workers. It is better to mix income levels in communities.
- Only in business and commercial areas
- New housing should be spread evenly across the city North-South in transit corridors
- New housing should be concentrated in low density neighborhoods
- New housing doesn't need to be evenly spread, but all parts of the city need new housing
- New housing should include duplexes and quadplexes in residential neighborhoods and support distributed access to school sites across the city

Question 3: Given that there is limited land available, what do you think are the best strategies to manage production of new housing? Other (102 Responses):

- Allow very high density for sale housing (tall buildings) downtown, near transit

- People live where they live for a reason. Turning single family homes into multi-family dwellings ruins the character of a neighborhood. And I mean that NO MATTER THE NEIGHBORHOOD.
- If there is no available land, then maybe we are at capacity and should look to stop landlords from charging so much for rent.
- It's not given, no new housing needed
- I don't agree there needs to be new/additional housing.
- How about updating original parts of San Mateo with parks, fix buckled roads and clean the disgusting sidewalks. Too much focus on building new, when the existing needs maintenance.
- Preserve single family neighborhoods
- Allow for a higher percentage of units at one complex to be below market rate.
- No More high Density projects
- Increasing better 24 hour public transit to SFO The airport runs 24 hours but SM transit doesn't, also with more housing there needs to be equal amounts of public park space cause most apartments do not provide any outdoor space
- NO MORE F*&$! HOUSING - SM infrastructure cannot support it
- Most of these option may are horrible for current home owners. #1 talk about issues are traffic, parking, and congestion.
- Build in any remote parts of the county/peninsula
- The options presented are false choices. State law already allows most of them
- NO MORE HOUSING BUILT IN SAN MATEO!! WE ARE DENSE ENOUGH!! THE PEOPLE OF SAN MATEO DO NOT WANT MORE 5 STORY HOUSING AND WE DO NOT WANT OUR TAX DOLLARS GOING TO SUPPORT IT!! WE HATE THE 5 STORY APARTMENTS THE CITY IS THROWING UP!!
- residential over retail, or residential along train corridor. DO NOT impact existing family neighborhoods!!
- No more building here. There are too many people. My brother moved to Marin county because we are too populated here. He has more land and it is more affordable.
- We already have plenty of market rate housing in San Mateo... Some 70% of San Mateo County is in restricted or permanent open space...FACT. Convert hotels on the eastside of 101 into affordable housing.
- Again, limit population growth to reduce need for more housing.
- Buy existing apartments and convert them to affordable housing
- Streamline remodeling for all houses, not just ADU's
- single family housing properties with large lots/acreage should sell off lots for additional housing
- Don't ruin neighborhoods

- If I had wanted to live in a city I would have chosen to live somewhere else; the smaller town aspect of San Mateo is what drew me back here.
- Build "on top" of existing commercial offices (i.e. the office buildings near the Hillsdale Caltrain Station) - "Below Ground" level (instead of building tall - build below)
- Allow taller developments and forget the open space or the other extreme by allowing nothing which will drive up prices and cause people to look for more affordable cities. The idea that San Mateo can be everything to everyone is absurd.
- Choose not to develop if infrastructure can not be developed at the same rate of speed.
- reduce rents to match local income
- The school district has many empty parcels they should participate with city to create affordable housing for their teachers using their vacant land.
- I feel that before you expand the housing availability you should figure where the water and power will come from.
- Tell Sacramento NO, NO, NO
- Allow apartments to offer income based pricing
- Only downtown
- City/County to pay for additional story and/or additional unit (turn a 4-plex into a 6-plex) and in return, get to rent one of the two new additional units, giving the landlord the other unit as a thank you for participating and donating their property.
- enable faster transit systems, initiate business incentives to hiring local employees.
- Encourage large properties in the wealthy areas to subdivide or build ADUs there to take on their share of the density
- Stop the madness
- New housing should be developed based on the best profit from it to get the country back to the capitalism, where everything was great.
- Already too crowded, no more construction
- Increase allowable density everywhere how is that not a choice??!!!
- To not do it. All of these would make the city worse.
- Stop building offices which create population increases! Encourage regional shifts of commercial activities. It seems that only city officials think it's “cool” to have and brag about this influx of business.
- Do Not Build Higher Than 5 Stories High! - I Never Want San Mateo Co To Be/Look Like S.F., Los Angeles of New York City!!!

- Rezone disused retail - with higher density zoning. I would greatly prefer having a 10 story building replace a strip mall than having 4 story apartments next to single family homes in neighborhoods where this is currently not allowed.
- build affordable housing. Our kids who grew up in SM can't afford to live here.
- Again, there should not be any additional housing. Any new development has to consider biodiversity and land conservation.
- Set a percentage and numerical target for truly affordable housing to close the existing gap over a five year period
- Change zoning and tax policy to allow mutually beneficial ways for people to split ownership of existing real parcels.
- Let's see if remote work reduces housing impact.
- Companies should move out of cities and build housing for the employees
- Allow taller developments where taller developments already exist
- Convert shopping malls to housing over retail units
- The other option is to allow the market to prevail
- DO NOT lose single-family homes and neighborhoods. This is a town, not a Metro City!!!
- ADUs only on large lots that also allow for parking
- strongly against ADUs on single family properties
- Rezone vacant office buildings and other underutilized areas to residential and stop construction of more office buildings
- Again, these choices are incredibly biased.
- Prioritize public and quasi publicly owned sites for deeply affordable homes
- increase public transit at affordable rates from areas where housing costs are lower. Like the buses that google/apple/facebook etc run
- No further expansion necessary.
- Increase density in all areas. but also increase transportation options. Increase parks and open space.
- Strongly oppose SFR conversion to duplexes. It should be prohibited to convert a garage into an ADU.
- NO NEW HOUSING! Plenty of housing in the east bay
- We don't have enough water to support the existing population. Stop building new housing.
- Keep San Mateo Beautiful! No more added housing! Redevelop what we already have.
- I see none of these as viable options, but the third one is heinous.
- Provide transit option so new houses can be built all over the city

- San Mateo should not build anything unless they can provide adequate parking space. We are too crowded already. People who are low income, cannot afford to rent or but a home so who are you building more housing for?
- Publicly financed housing, directed by a community oversight board, tasked with approving sites and designs
- there are too many people here already. don't build any more multi unit complexes
- Stop building more housing; lower rents; raise min. wage
- none, none
- Allow more BMR Below Market Rate Rental availability on new apartment developments
- Convert empty shopping centers into housing
- Buy/Build Beautiful, Mixed Income, Social Housing! As long as housing is treated as a commodity instead of a right, working class people won't be able to afford to live here. See Vienna, Austria: https://youtu.be/LVuCZMLeWko
- Build it in San Mateo Park! Or , better yet, Hillsborough. We are already overcrowded. Infrastructure not keeping up. Can't even get the kids across town to a Cub Scout meeting without sitting in traffic. This overdevelopment ruins quality of life.
- No new housing, tell the elected to abide by what residents voted on or they get voted out
- Increase the affordable housing Percentage/ density bonus and give developer say in who rent the additional units.
- Stop building offices & then allowing new workers in these offices to move into housing that should be going to existing residents & workforce that have gone unprioritized. Existing workforces & residents first!
- No ADUs west of The Alameda; any conversion to duplexes also east of El Camino
- Convert commercial areas for housing
- Build buildings with 3 and more floors and underground parking not just 1 floor
- Utilize current open lots that exist throughout the city for new housing
- Declare some open land available for construction
- Best strategy is NO NEW HOUSING, but the city council never listens to this
- Create public transit that will enable greater mobility and lessen demand for existing housing.
- All these options add to more cars and more congestion
- Only where parking is available, to be sure not to add to existing congested areas.
- Build affordable housing not market rate

- without infrastructure improvement, I don't believe any of these options work. San Mateo is becoming unbearable to live and work in due to the traffic congestion and lack of resources (Police & fire and water). These things need to be addressed first.
- We should do all of these
- Single family neighborhoods should remain single family no ADU or duplexes if the parcel can not support the additional vehicles
- There shouldn't, that is the problem.
- Create more lower/moderate income housing options that are dependent on a certain income brackets. Stop the ridiculous outbidding process.
- No new housing, we are built out
- Affordable Tiny houses on parcels.
- Create greened rooftops, living walls, and streets that can better manage storm water runoff and improve climate. Smart metering should be included in any new housing. Choose sites of already built but inadequately used areas.
- My 3rd is a combo of applying SB9 laws recently enacted w/inclusionary zoning & offering other incentives to property owners/developers
- No contracts to greedy developers who have council members in their pockets.
- Cities should joint venture to build in the entire housing market area
- Encourage conversion of less-used office space into apartments

Question 4: What types of housing do you think should be prioritized? Other (73 Responses):

- Please stop trying to overbuild in areas that are already maxed out. Go into outskirts of county to build new.
- Preserve and maintain affordability in existing multi family housing
- Do not approve new office buildings
- prevent investors from buying new housing units
- Preserve single family neighborhoods
- all of it
- inter institutional development...with schools/hospitals/govt. entities
- My experience has shown that greedy landlord's extreme rent increases have forced a huge exodus from SM People's mortgage do not increase at the rates my rent was increasing Please help assist in building units for affordable ownership to prevent gouging
- NO MORE F*&$! HOUSING - SM infrastructure cannot support it

- NONE!! WE DO NOT WANT MORE HOUSING!!DO NOT SPEND ONE MORE TAX DOLLAR SUPPORTING THESE CROOKED DEVELOPERS!! WE DO NOT WANT ANY MORE HOUSING BUILT, ESPECIALLY USING PUBLIC FUNDS!!IF YOU HAVE TOO MUCH MONEY, LOWER OUR TAXES!!!!
- Build in less expensive areas like Chico, Ca or Vallejo. Someplace where starter homes are more affordable.
- Residential units above commercial property near El Camino
- AFFORDABLE HOUSING
- No flag lots, no ADUs.
- Subsidize new and existing housing
- Just build housing of any kind. New development has been too limited for decades
- We should support a wide variety of options
- "Interim/transitional" homeless individuals/families who lost their current home (thru unforeseen circumstances to no fault of their own) to transition to a new home that they will afford on their own.
- MORE
- All housing, there's no need to prioritize
- Mixed used tower with more units
- If you make housing so dense, it will impact the city. Our close neighborhoods will be lost. this is crazy
- Loans for families to buy homes
- Old people housing
- Build only spacious, beautiful homes. Stop making hideous concrete and steel apartments that will someday become ghettos.
- What ever type of housing with maximize the number of families that can keep living in San Mateo.
- Single family houses
- Capsule inns by businesses and transit areas
- Maintain the current population and limit growth.
- Larger units for families with children for rent and for ownership. Limited stock of 3BR units for rent and ownership.
- Whatever our service workers, first responders, and teachers need so they don't have to spend their whole non-working lives commuting
- When converting public land the project should be low income or affordable for a teacher
- Truly affordable housing. Much of affordable housing is not affordable.
- Make sustainability conscious, case by case decisions about what to do with available properties.
- Affordable housing prioritized over greed of owners and developers

- Ex. When we create affordable communities to live in, we seem to eventually want to remove them (i.e. Dock Town).
- Building type should be considered in overall development of the city. Piece meals will be
- Adding housing above existing commercial properties in downtown areas (3,4th ave, 25th ave, 37th)
- Senior housing
- Housing in the Downtown area
- Single Family Homes with yards/privacy.
- Again, biased, leading questions.
- housing that is affordable for lower income people.
- Live where you can afford. If you can't afford it here, live where you can
- Affordable senior housing
- Mixed use properties in transit areas.
- Do not change the character of SM by making every neighborhood multi unit. Build more AFFORDABLE housing and less market rate
- Publicly owned and subsidized housing, including direct municipal ownership as well as other options like publicly subsidized coop ownership.
- Stop building more housing; lower rents; raise min. wage
- Allow Easy application process for BMR Below Market Rate Rental
- Affordable housing, whether created through new construction or through preservation of existing units with their affordability deeded going forward
- Social Housing. South San Francisco has started: https://www.smdailyjournal.com/news/local/south-san-francisco-eyes-public-housing/article_00a19af8-3eb2-11ec-a4cf-4fdd622236d7.html
- Stop overbuilding. Stop kowtowing to developers.
- Housing for seniors
- Affordable housing but PLEASE don't make them small, it's a torture living in tiny apartments. Build taller buildings please
- single unit houses
- Multiplex units (e.g. duplexes, triplexes, quadplexes)
- seniors living
- Build affordable housing on city land.
- LEED certified and otherwise sustainable housing
- high density, multi stories, multi tenets
- no adding units to lots under 6,000 sf

- Stop building unsustainable housing
- Include access to real storage units nearby at reasonable rental prices so families with kids can consider living in a smaller unit. They can access seasonal stuff w/o filling all the living space. Green spaces make living in smaller units enjoyable.
- Housing options based on income brackets.
- Affordable housing
- Reduce rent in existing rental units
- No increase in density in residential areas
- Rent control, rent needs to be based on what owner owes, not capitalize off renters. Raising property owners' taxes tolls back to the proletarians.
- Green, LEED-certified existing buildings and new green units for underused, renovated structures.
- Housing for senior citizens who have been long time residents of the county
- Multi-residential rentals, condos, & ADUs (yes, correct, multi-residential ADUs is 'thing')
- Options that go beyond the current "studio" arrangement for seniors and people with special needs who may need a live-in aide and for whom a studio will not be viable. Also prioritize workers who support them in adult day services, whose wages are low

Question 5: What do you think are the best ways to address housing affordability? Other (113 Responses):

- Cut developer profits
- Change policies (like tax relief) that make it cheaper for older folks to stay in large homes instead of moving to free up housing stock for new families
- Add supply of new, high density housing, rental and for sale
- I've seen plans to tear down homes along W Hillsdale (in residential areas) and turn them into apartments. What garbage. Benefits developers and turns neighborhoods into traffic nightmares. But maybe that's your dream. Seems like it.
- Rent control.
- Increased wealth of individuals and families
- Again, build in the outer parts of county - please leave over-impacted areas alone. It's already too crowded and there are not enough schools, grocery stores to support current residents.
- Allow increase supply.
- Penalize frivolous use of CEQA
- who are your other institutional partners goals

- Put public funds into building more affordable housing units, houses, duplexes, fourplexes, and help those making low income with down payments for buying their own homes if you are vested with where you live you will take better care & gain equity for self
- Build for diverse income
- NO MORE F*&$! HOUSING - SM infrastructure cannot support it
- Cap on “˜expensive' housing
- DO NOT SPEND MY TAX DOLLARS FOR SOME ILLEGAL ALIENS THAT CROSS OUR BORDER ILLEGALY!! I HAD TO WORK AND SWEAT AND SAVE FOR YEARS AND MY HOUSE IS STILL NOT PAID OFF!! HELP OUT YOUR OWN PEOPLE FIRST BEFORE YOU GIVE MY MONEY AWAY TO HOUSE ILLEGALS!!
- Choose a more affordable community. I love Atherton and Hillsborough, but I don't think I can ever afford those towns, so I chose San Mateo. Now I wish I chose a town with less people, congestion and growth!
- Build more of all types of housing by increasing density
- Encourage multiple dwelling units near transit corridors and train station
- OPEN UP SOME OF THE 70% RESTRICTED OPEN SPACE IN SAN MATEO COUNTY FOR DEVELOPMENT, SPECIFICALLY AFFORDABLE HOUSING.
- Lower population growth requires less new housing.
- Remove the barriers to building housing of any kind. Height limits, too much emphasis on wants of existing property owners.
- Change single family home zoning laws
- Eliminate height and density restrictions, especially in downtown.
- Increase density and height downtown through mixed use development
- 1) Publicly owned housing (2) repeal prop 13
- Eliminate height/density restrictions
- Improve the frequency and reach of public transit so dense housing is feasible without the added cost of allocating space for so many cars.
- Don't ruin existing neighborhoods
- Incentives for private funding. If someone want's housing, that person/group etc. should pay a majority share for their housing. - Don't use tax dollars.
- Reduce restrictive zoning and allow tons of market-rate housing.
- reduce over paying rent back to 10 yrs ago
- The State of California should have a fund for very important assistance and encourage developers with Incentives to create more affordable housing
- MORE

- Figure out where all of the automobiles are going to park.
- Demand (not encourage) developers build greater % affordable
- Moratorium on new office construction. Trying to make housing more affordable by increasing stock is futile if you keep expanding the population and driving prices up -- nothing will ever change.
- Build majority affordable housing. Google and Facebook engineers don't need help finding another million dollar home, teachers and service sector people need $200k homes.
- Convince the federal government to restore the 20th-Century tax rates for high-income earners, so they have less money with which to buy up property and drive up prices.
- Tell landlords they must lower rents. None of the above is really going to work well.
- Make commute easier and faster, say from east bay to San Mateo
- Subsidies for families
- Build only beautiful homes - no more ugly glass and steel apartment buildings - and let the market decide housing costs and wages that support cost of living.
- Require all new development to be at least 50% affordable
- lower property taxes
- Create more jobs and increase pay enough to afford housing on their own like everyone else.
- Remove developers from being key decision makers. Create Business incentives for hiring local residents
- These are all terrible ideas.
- This is a systemic issue beyond the score of the city of San Mateo.
- Encourage people to work harder to make more money to afford what they need.
- Move someplace else
- Get large employers contributing to housing subsidies and construction as a benefit
- It doesn't need to be addressed.
- Increase the allotment of affordable housing for all new development
- Do Not Turn San Mateo Co into New York City, NY!! Long term residents of San Mateo Co Have/Are Moving Away Due To 'Over Population' Of San Mateo & The Bay Area!
- don't incentivize developers, make it mandatory to build affordable housing for approval of their projects
- I know someone who runs homes for homeless. Every summer they leave but if their checks come in, they hold their spot for winter. Homelessness are we talking about working poor? Good thing but needs to be separated from mental illness.
- Incentive for companies to move out to remote areas

- Senior housing
- large numbers of housing prices will not come down till there's a glut. You can barely move the needle without building in remote, low cost areas. not San Mateo.
- None of these. Let the market prevail
- Continue building single family homes so the existing SFH don't keep raising in price. Not everyone wants to live in a box without a yard/privacy.
- Limit corporate take over of housing. Stop allowing real estate investors to out bid local families for houses.
- Incentives for developers to build housing instead of offices
- Give essential workers purchasing priority over investors not living in the housing
- Reduce taxes
- Increase zoning in R2, R3s. R1s are now essentially supporting duplexes given State law.
- affordable housing by developers should actually be affordable. not just a small percentage off their 'luxury' units
- Not the city's purview to subsidize expanded housing and paying residents' rent.
- Move where you can afford.
- We can't pay taxes to cover incentives for residents and developers. We shouldn't rezone existing neighborhoods and cover all of every property with dwelling units
- Look at the need for less office buildings more townhomes for families and less higher buildings
- Reduce bureaucracy and cost for all sorts of building fees
- Consider dormitory living for homeless and must do work at site to “repay” for having a place to stay. Will help to create dignity while staying is such a transitional site.
- The Peninsula is too overcrowded now. Stop adding to the problem.
- Again, I am highly opposed to being forced to turn my single dwelling home into a duplex.
- cap rent increases
- Don't build luxury units. Focus on affordable housing for everyone, and build lots of them
- Public financing and management of housing as a basic human right
- Stop building more housing; lower rents; raise min. wage
- Easier application process for BMR Rentals for Senior Housing programs
- Ferry stops into San Mateo county from SF and east bay
- The City must retain ownership of the housing when using public funds to construct new housing/buy existing housing stock. Start the path to de-commodify housing. Rent control + vacancy control until we get there.

- Stop ruining the character of our small city! The City should demonstrate how effective past strategies have been in addressing this problem. Building more units will not resolve it. NO INCENTIVES FOR BUILDERS. THEY ARE ALREADY PROFITTING NICELY..
- Don't use MY money for any of these options
- Revise building codes to make housing competitive to commercial
- Massively increase allowed density around transit stops
- A light version of rent control, something not fixed for life but a couple of years
- Relax parking minimums near public transit, so it takes less land to build apartments
- What about young people who are not homeless but can't start families? Not everyone is a coder but we all should have good housing. There should be rent and unit quality control. Ventilation is important
- not in San Mateo
- Limit development that adds to existing over-crowded areas.
- have them move to affordable areas
- Encourage homeless to move to affordable states (Texas, etc)
- Build affordable housing not just market rate
- Please, see the reality people are unable to pay your "affordable housing of half million or more with the squalid salaries that we have in the Bay area or in the entire USA. It is a shame in how allow crowded rent units families living in a bedroom
- Zoning changes - allow taller buildings to be built, which naturally incentivizes developers to buy old, short buildings and convert them into high rises
- Eliminate or reduce property taxes on affordable housing and ADU's.
- public funding for established affordable housing developers
- Allow the free market to work. Manipulation made things worse.
- Whatever happened to double depreciation incentives that were used to encourage apartment construction in the 1980s?
- Research based approaches/proven strategies
- Allow dense/tall residential/mixed around transit/job/commercial centers
- Have people live where they can afford to
- Independent housing for middle class seniors who rent!
- Improve public transit so people can efficiently get to this area from further away. Have businesses have varied start times to reduce traffic.

- Having a rent cap. Not allowing home owners to be charging first, last and security. Maybe only 1st and security deposit.
- Support Affordable housing organizations such as MidPen and Bridge housing that develops workforce, senior and family housing
- Work more closely with local Non-Profits, Faith Leaders/Institutions to donate resources, & Housing Authority to expand programs such as Section 8 housing, subsidizing rents/security deposits (or move-in fees), & educating/incentivizing property owners.
- Does zoning new office jobs increase people wanting to live here? (see below)
- Create a city run non-profit public housing department. Compete with developers. Rents would not increase simply because housing prices increased. Also, encourage cooperative housing. Residents would own the building collectively.
- No contracts to greedy developers who have council members in their pockets.
- Require new commercial development to contribute to housing funds for public non-profit housing.
- Enlist additional support from large companies to help offset housing demand by donating land, $, or converting office space to living space for employees/others

Question 6: What do you think are the most important ways to ensure housing opportunities are available to all members of San Mateo, especially those who have not had fair access to housing in the past? Other (81 Responses):

- impact fees on new construction for affordable units
- Rent control
- Priority to existing San Mateo residents, not new populations looking to move into San Mateo
- Assist those that need quality housing to outlying areas that are available to them.
- Build more supply, put downward pricing pressure
- rent control
- Decrease the poor of the home owning majority
- The max rent increase currently is approximately 9% a year. This is not sustainable. Home owners do not see their mortgages increase at this rate. Provide affordable units are made available that don't allow Landlord ability to price gouge
- NO MORE F*&$! HOUSING - SM infrastructure cannot support it
- City can allow access to public work kind of jobs for homeless people who struggle to find employment. Replace liberal arts academic units with math, STEM, and financial education. Disincentivize street camping.

- None of the above. These options result in govt regulation of housing where there was none previously and a restriction of property rights.
- I HAVE NOT HAD FAIR ACCESS TO HOUSING IN THE PAST BUT I WENT TO SCHOOL WHILE ON GENERAL ASSISTANCE WHILE LIVING IN THE TENDERLOIN IN SAN FRANCISCO AND WOEKED THE SAME JOB FOR 21 YEARS! EVERYBODY HAS THE SAME ACCESS!
- I tell everyone to leave San Mateo. There are too many people, it is too expensive, I encourage people to leave or move. I wish I could. I work at Aragon High School. We are BUSTING at the seams. There is no more room, parking, water, etc.
- Rent Control
- Affordable units near El Camino, 101 and transit corridors. aow
- MAKE DEVELOPERS OF MARKET RATE STACK AND PACK HOUSING PROVIDE MORE AFFORDABLE HOUSING. SUPPORT BRIDGE HOUSING. THERE HAS BEEN MORE YEAR ON YEAR BUILDING PROFITS FOR MARKET RATE DEVELOPERS FOR THE LAST 10 YEARS IN THE CITY.
- Your definition of "fair access" may not be shared by many other residents. What is it anyway?
- Just. Build. More.
- Change single family home zoning laws
- fair access to housing? discrimination or no money? Discrimination is illegal. No money is another matter and short term shelters need to be available. We all have access if we have money.
- Fund robust auditing of bias behavior (whether intended or unconscious) of landlords and real estate agents.
- None of the above
- Assistance for educators and first responders
- disallow landlords to continue to raise rents, simple rules, no rent increase till after the second year.
- Again, stop trying to increase population by building new office buildings - we don't need more.
- Enact empty property taxes on homes that stay empty the majority half the year plus one day, and tax owners with more than one property.
- Prioritize housing for service workers (who work full time but cannot afford housing in San Mateo)
- Infrastructure needs significant attention before moving forward with any changes to our population.
- What about water issues, parking, traffic, quality of SM life, etc.? Do I get to move into Hillsborough if I can't afford it? There should be no incentives to build new housing, especially dreary apartment buildings & low-cost (i.e., crappy) housing.
- More loan opportunities; More remodel opportunities; Partnership with landlords to improve/increase their number of units if they use part of the increase to house the underserved.

- I do not agree with this! We are not guaranteed housing in the locations people want. Public transit and infrastructure needs to improve.
- good employees create good communities; create business incentive plan to hire locals and generate housing solutions (residential/work sites or company assist housing solutions)
- We are currently paying people not to work and giving them free rent. The first step is to put all welfare under 1 roof. Everyone is entitled to housing. It's our system that causes the problem. Working class people have become the chumps of society.
- Require large employers to engage subsidize worker housing close to work or otherwise support proximate housing supply
- Stop The Condos After Condos After Condos Construction! San Mateo Never Need The Smog & Filthiness & Mass Population of Los Angeles!! No!!
- I don't understand the effects of most of these on housing availability. I.e., how significant of a factor each might be.
- Add more housing units at market rates
- Increase affordable housing limits to include middle class wage earners.
- Stop restricting businesses with covid mandates so that they can make more money and hire more people.
- Seems like you've already made up your mind. Are you trying to be housing experts or social workers? Are you trying to build a community or a welfare city.
- First time homebuyer programs, require financial institutions to increase lending options, increase salaries for low wage workers, discourage housing ownership by Wall Street REITs and other investment properties and international ownership .
- Require minimum training for property managers and property management, access to lawyers for renters
- Any policies that place limits on housing providers will be counter-productive as the owners of such will convert their properties to owner occupied housing
- work with 'underserved' groups on how to obtain and hold onto housing
- allow duplexes, triplexes and fourplexes in single family neighborhoods
- Who is a member of San Mateo? Strict Federal & State laws are already in place regarding fair housing.
- What do you mean by “have not had fair access”. If you have the money you get the house. It's that simple
- I don't see anything here to check
- Rents are too high. We need to dramatically increase supply to offset the out of control housing costs
- Provide education & job training to help people get better jobs.

- Enforcement of more BMR in each rental developments.
- Build more housing, faster
- Rent control + vacancy control, build/buy social housing.
- It's just possible that not everyone will be able to afford living here-and this includes my own children-but possibly that's the reality of living in a place with limited land.
- Programs to educate people on how to be responsible, contributing members of society.
- Financial literacy and budgeting
- Stop allowing new office workers to move into housing until there is enough housing for the residents & workforce who are already living & working here & are in need of housing.
- Everyone has the ability to live in San Mateo if they make enough money. The cost of living in San Mateo is dependent on location, location, location. Remove illegal immigrants and that will solve some of the housing problems.
- Make it easier for landlords to kick out deadbeats. If they can't afford to live here they should move!
- not in San Mateo
- Establish give and take for both existing and new residents. Do not over crowd any area of San Mateo.
- Support residents who can't afford living in SM to move away
- Prevent landlords from continually raising the rents even year. People's salaries do not go up hundreds of dollars each year.
- First build affordable. The City has approved thousands of stack and pack market rate housing that has done nothing to help with the affordability of housing
- Provide rent to own and similar opportunities to provide more equitable opportunity and a path to property ownership
- Examine the people salaries and then see what kind of housing you are going to rent/sale. Stop developers that are a cancer hurting our communities and the environment and favoriting
- Just build more housing! Increase the supply
- Don't. It sounds harsh but delaying the market is bad
- If land is limited BUILD TALLER. More DENSITY close to mass transit. Build PROTECTED bike lanes to get people out of CARS.
- Significantly increase housing supply. If we want people of all means to live here, we need to build enough for those who can currently afford AND those with less. Otherwise, we have to outspend the increasingly smaller and richer pool of who can afford.
- Raise minimum wage. Significantly.
- We need a reality check, it should NOT require dual income to rent an apartment I work in tech but if I didn't have reasonable rent even I can't afford to live in San Mateo

- None of the above. The people are responsible for their own housing needs
- Give priority to public transit, bikes, and pedestrians over individual cars. Create dedicated bike and bus routes that are straight shots and intersect across the city. Create parking structures with solar panel shading at the ends of these lanes.
- Rent Control & increase the percentage of affordable housing in new housing development. Ask business to support affordable housing for workforce and senior citizens
- See answer in "Other" in response to most recent prior question above.
- Use rent control to provide rent stabilization. Do not allow landlords to abruptly raise the rent simply because housing prices shot up.
- No contracts to greedy developers who have council members in their pockets.
- Aggressively enforce fair housing laws
- Streamline permitting. Resist NIMBY and embellished negative impact of proposed projects. Maximize available space. Minimize # of single family homes on large lots. Incentive building of affordable rental and starter home units for would-be buyers.
- Work collaboratively with the Golden Gate Regional Center and its clients to meet critical housing needs, so that clients can remain in their community--not be sent to far-flung parts of CA away from familiar supports on account of local housing costs

Question 7: Is there anything else you'd like to tell us about housing needs in San Mateo? (296 Responses)

- Build taller buildings, TOD with bike/pedestrian infrastructure so citizens don't have to drive everywhere.
- Housing affordability is complex and most of the suggested solutions thus far have been simplistic. Housing affordability is not by and large the City's fault as many developers and some legislators tend to make it out to be.
- Need to have quality dense developments. So many proposals could, at low cost, have much better design and public spaces. We are just doing up or down votes instead of insisting on good design. Design defines the character of a community. It makes dense housing more acceptable to existing residents. And it says that we, as a city, care about all residents. I feel like city leaders don't care about the quality of life for people less fortunate, same as decades ago when we built ugly boxes for homes instead of nice developments. Good example = below market rate housing on El Camino near Michaels. Bad example = Station Park Green (had paint instead of good design and a fence between it and the train station!)

- If we can't convince developers to do affordable housing, then San Mateo needs to do it themselves
- housing needs parking. condo and apartment units created should have a minimum of 1 parking space onsite per 1 bedroom unit. housing near public transit will help those who can not afford to have a car still travel to work. park space/open space must be preserved as humans need to be able to be outside safely. bike lanes, safe walking corridors are essential
- San Mateo has some highly segregated neighborhoods that have experienced profound disparities in their historical level of investment and maintenance, housing needs (like severe overcrowding), and access to local neighborhood-serving schools with a balanced and integrated student body. We need to make significant strides in rectifying this segregated living pattern, investing in neighborhoods that need it, and working to prevent displacement through tenant protections and the production of new, integrated housing that serves both rich and poor.
- The jobs housing imbalance is due to bay area cities allowing lots of new office space to be built but rejecting new housing. High cost housing is fundamentally a supply problem. Nimby-ism has to stop. The Peninsula is now an urban area.
- All of the new building projects thus far are ridiculously expensive and go nothing to help anyone except tech employees. Who else can afford $3000+ for a studio or one bedroom? Because the new places are so expensive, even the "affordable housing" is simply out of reach for the average person. The same rent controls in place in SF, need to be added to San Mateo (both city and county) to stop the greed. I recently tried to assist a friend find an affordable apartment ($2200 budget) which were mostly crappy places without even a kitchen. It's appalling what has happened to housing in San Mateo.
- Your priorities seem to be developers and environmentalists, as well as activists from SF and the East Bay (plus SM officials who don't even live here). I've grown weary of attending your meetings because you all seem wholly disinterested in actual residents who pay property taxes.
- "The term affordable unit in a construction project is misleading as the unit is usually unaffordable to the middle and lower income people. Developers should be encouraged to use less expensive/ fancy items in the units to keep the price affordable.
- Also there should be more rules regarding first and last deposits when renting a unit. The deposits are too high and difficult to get back at end of a lease."
- We continue to hear that there is no affordable housing here, but every place you turn there are new housing units going up, so how can we be so low on housing? Maybe the answer is not new housing, but better management of the housing we currently have. Big real estate companies come in here and build new housing, then charge an arm and leg for it then everyone cries that we don't have affordable housing. Control rent prices for these companies and we might be in a better position. How much of

the new housing is filled? Would love to see actuate information and not those from big real estate companies.

- We need to distribute additional housing throughout the city to avoid ghettoization. Mixed-use mid-rise (~5 floors - think the buildings of Haussmann's Paris rebuild, although perhaps with more variation) redevelopment along El Camino and the Caltrain line seems promising. This would require walk and bikeability improvements. Protected connections for pedestrians and bicycles ought to be added across 101 and 92. Open and green space should be added, microparks and street trees help too. Vertical growth to two floors for single family properties should be made easier to preserve green space and permeable surface. This will add housing for ADUs or multigenerational households, reduce the load on storm sewers and runoff, and preserve green space in yards. Native re-plantings for yards should be encouraged/subsidized.
- This survey questions are heavily biased in the way they are asked.
- Building more housing is not always the answer. It may provide more tax income to the city but it doesn't do a lot to preserve the value of the area. Filling in every empty piece of open space makes for more crowding, adds to current traffic issues that are bad enough already and limits the joy current and future homeowners experience already in this lovely city. Why not work on the current infrastructure first to make sure those who currently live here have access to all that they need before adding more people and cars. More is not always better.
- As mentioned in bulk of my survey - the City I have lived in for over 22 years (and pay taxes) is run down and over crowded. Please start investing in infrastructure - green space, clean sidewalks on 25th Ave, fix dilapidated streets. Traffic is unbearable and stop building housing - on top of housing - on top of housing! There are too many people living on top of one another. Sometimes we don't get what we want. If you can't afford to live here, there are other cities to enjoy life in. I would love to live in Hillsborough, but just can't afford it. So that is life. Funny how Hillsborough is exempt from having to deal with city officials who want to build compacted dense housing and homeless shelters 500 feet from their home.
- Rent is now 150% more expensive than when I first moved to San Mateo, and the cost of housing is a primary reason I haven't chosen to start a family here. Even buying a one-bedroom apartment is out of reach for dual-income couple with no kids.
- I love San Mateo but it has to become more dense. I support many of the proposed state laws to overrule cities that are artificially restricting residential construction.
- It is important to have affordable housing for people to live and work Area.

- Great need for 1-2 person small residences with allowed pets and pet area at affordable rates/rents. My children want to be able to stay in San Mateo. They are college age but don't make lots of money. Housing in this area is too expensive for them to stay. More places also need to allow pets.
- Developers must pay their fair share of the additional resources needed for the resulting increased residency in any location throughout San Mateo.
- I wish our elected leaders would realize that in the Bay area with our geographical issues that limit building, that an area can only support some number of people/jobs and trying to cram more into that area just leads to a poorer quality of life for everyone. People come for jobs, if large developments that have many jobs were limited then the need for more housing would also be reduced. Don't approve more Apple "flying saucers" or Salesforce towers. Just look at the "stack and pack" massive drab apartment complexes of the former Soviet Union countries or today's China and you see what our country is heading for. Unchecked population growth is the greatest evil the world faces today. Since there is very little the US can legally do to assist with population control via foreign aid, looking to control our own population is the best we can do.
- "Preserve single family neighborhoods.
- We don't need high rise apartment buildings -- we have vacant office spaces, and most new apartments aren't affordable anyway.
- Traffic and parking are a problem already in downtown San Mateo and highways 92 and 101 and have been for years. We don't have the infrastructure to support mass new housing builds."
- Over all the years I have lived in San Mateo, I have noticed more new market rate units being allowed than affordable housing units. The percentage rate to build here should increase for affordable units. Maybe even at a rate of 50/50, to be totally fair.
- Current home owners act as a rent seeking cartel, discouraging any change despite the negative externalities this imposes on everyone else. This is ethically dubious and should be discouraged or penalized.
- We should compare with other Peninsula cities' approaches'¦ there may be good ideas and opportunities to align
- Where is the leadership? Stop kicking the can down the road to housing needs...The county is buying hotels and shovel ready opportunities...The city of San Mateo and Educational organizations (surplus study of owned real estate) has controlling interest in owned real estate (former Delaware street SM Police station/ fire station sites)...what are the plans for those properties?
- I'm a renter and have come to peace knowing I can never afford to buy a house here in San Mateo. But I love the area so much. I cannot afford another rent hike. The next one will probably force me to move

away. I want to stay but the high cost of living will eventually push me out. Please in your planning process, keep renters in mind.

- Need to increase density and services throughout the city, not just along Caltrain/El Camino. Ease the process for small, more dense develop and not just focus on a few large new projects.
- San Mateo broke my heart! I lived in San Mateo for over 20 years and was forced to leave due to dramatic rent increases (134% in 10yrs) I still work in San Mateo but can not afford to live there. I want to help be part of the solution and that is why I'm taking so much time to fill out this questionnaire. I sent a heartfelt detailed email to the Mayor of San Mateo after his state of the Union address. His response was a one line curt form response with typos that only said thanks for feedback very upsetting! His state of the Union address only spent a few mins addressing the housing crisis. The housing crisis is a CRISIS! and the city of San Mateo is not treating it like one.
- Incentivize home selling by reducing capital gains tax. There is not enough inventory for any income level.
- "NO MORE F*&$! HOUSING - SM infrastructure cannot support it.
- Thank God I'm moving away from here."
- Stop building. Go outside and see that business are leaving, vacancies everywhere. Most people would agree to chip in to help homeless, but not by spending millions to build in the middle of already overdeveloped city with failing infrastructure.
- San Mateo's infrastructure is in need of upgrades and there is a drought, most likely for the long term. Any growth creates more problems and there seems to be no solution for them.
- Restricting private property rights as a tool to make housing more affordable results in housing even less affordable than previously. Don't believe me, check San Francisco & NYC with their rental housing restrictions.
- I strongly believe the voting public was misled or at least purposely misinformed when the 2 ballot propositions were voted on and passed limiting height in buildings already 6 stories...those measures should be repealed or replaced allowing developers downtown and along the rail corridor and other transportation roads to build up...doing so would ultimately preserve the best of San Mateo's historic character while allowing thousands of housing solutions
- More dense housing needs to be partnered with more community services, parks, community centers, retail options, and realistic parking space. Also, if you increase density, you must increase security with more cops on the beat, more and better traffic patterns.
- "THIS IS A BIASED PREJUDICED DISCRIMINITORY SURVEY. YOU ASK THE WRON G QUESTIONS AND THERE IS NOT AN OPTION TO SAY,

- 'HELL NO! I DON'T WANT ANY MORE HOUSING!"" LISTEN TO THE PEOPLE WHO HAVE BEEN HERE FOR YEARS!! THEY DO NOT WANT ANY MORE HOUSING!!"
- I know there has been a log of pushback about duplexes/ADUs/multiple-unit housing in single-family zoned neighborhoods. I happen to think that this would be a helpful solution and would welcome it in my neighborhood.
- "Improve building code enforcement to discourage absentee landlord neglect of shoddy house conversions to multi-family dwellings. I fear the house next door will burn down from electrical and cable service overloads.
- Find homes for the forgotten poor
- ADU permission needs to be easier I have spent 3 years and over $50,000. On consultations with all manner of city requirements. I still have no permit issued and am going to give up. When it takes years and costs thousands no wonder no one is able to build affordable housing or ADUs in San Mateo.
- "Please be aware that many policies will push out the 'Mom and Pop"" landlords. We are the ones servicing long term tenants and providing fair value housing. We should be encouraged not penalized.
- "1. There is NO SUCH THING AS AFFORDABLE HOUSING here.
- 2. There is not enough water to sustain all these people.
- 3. What good are good schools when we are so overworked and overwhelmed with so many students.
- 4. We should be encouraging people to live within their means.
- We severely need more density and more high rise projects in and around downtown! This helps the supply of housing and local businesses with foot traffic while keeping cars off the road with walkability!
- Que los precios de alquiler estÃ¡n muy altos
- Plenty of apartments and townhouse style units are already in the pipeline. City needs more single level 2-3 BR condos targeted to active senior downsize market around Central Park, Hillsdale and San Mateo Drive. That should provide opportunities in established neighborhoods for families.
- There needs to be more options. The lack of supply is the problem. Too few available units for rent or ownership drives up prices.
- Developers should not be able to get out of building sufficient parking. Maybe offer incentives for individuals who do not have cars. Some of us can't live without cars unfortunately since schools are located so far away from homes. The density/building height limit in San Mateo is a joke. There is no reason measure y should have passed. The NIMBYs won (by like 10 votes! seriously get out and vote people) and it's sad.
- Stop adding so many units. We are taking a huge burden created by other neighboring cities. Let them take care of their housing issues. We've done our fair share.

- I object to the ADU units created on the hills behind houses. There is not enough parking. Access to the dwelling I have seen is incredibly difficult such as a narrow wooden staircase, and lacking access for emergencies. This is objectionable and unsafe building on these steep hills behind houses. Not enough foresight, and over sight.
- Lots of good ideas in here. But ultimately we just need to build more housing. Less red tape, more density, more roofs over heads.
- "NO MORE MARKET RATE APPROVALS... NONE OF WHICH HAS OR WILL EVER LOWER HOUSING PRICES IN THE BAY AREA. THE NUMBERS ARE JUST NOT THERE.
- BESIDES, THE FACT IS THAT THERE IS PLENTY OF FOR SALE/RENT MARKET RATE HOUSING AVAILABLE IN THE CITY OF SAN MATEO AND UP AND DOWN THE PENINSULA. TAKE MINUTE TO CHECK ZILLOW OR REALTOR.COM.
- SO....APPROVALS ONLY FOR AFFORDABLE HOUSING PROJECTS..... PERIOD.
- FINALLY, WHY IS THIS SURVEY AND IT'S QUESTIONS BIASED, WITHOUT REAL CLARIFICATION OR DIFFERIENTATION BETWEEN THE NEED FOR HOUSING AND THE FACT THAT THERE A VERY REAL DIFFERENCE BETWEEN MARKET RATE HOUSING AND AFFORDABLE HOUSING.
- THE COUNCIL, STARTING WITH BAY MEADOWS, HAS APPROVED THOUSANDS OF STACK AND PACK, MARKET RATE HOUSING THAT HAS DONE NOTHING TO LOWER THE PRICE OF HOUSING OR ADDRESS AFFORDABILITY ISSUES IN SAN MATEO."
- Apparently, your division wishes growth to continue and plans accommodations or what many residents consider excessive population growth.
- We are living with the impact of too restrictive building policies, over decades. Height limits, too much concern for supposed impacts (not based on facts) on traffic, the environment, water, etc. We need to approve more housing anywhere it can be built. Much of the single family housing stock is old and in disrepair. Modern, multifamily housing is preferable to old, small houses packed with people.
- Develop new options but keep single family neighborhoods in tact. We need to support many types of families/people and their choices.
- Not sure how we can ever go back to affordable housing for all. But I appreciate any efforts to try.
- I'm a third generation San Mateoan and I'm saddened by what this town has become. There's too much traffic on the road, people are angry all the time, car accidents have increased. The solution is not to cram more people into small spaces. Honestly, this is an unsolvable problem and I will likely move in the next few years so I don't have to deal with it anymore. Good luck!
- Create some kind of incentive for current property owners since we will be paying for all these programs, in part with property taxes. Possibly charging “property taxes” to the renters or have them

pay some kind of tax for this new housing initiative instead of current property owners paying for these things and the renters don't have to because they “rent”, not own.

- Single family home type zoning laws are a huge issue, especially for large lot sizes. Everyone who already owns a home thinks that a new neighbors home is a "development" (negative connotation), but not his/her existing home. We need to educate existing home owners about how the homelessness crisis is related to decrease in affordable housing which is caused by scarcity of housing in the area.
- The real estate market like all markets must remain free with government interference minimized. If you cannot afford San Mateo, then consider Hayward. We do need to create effective and efficient mass transit to help those who work on the peninsula.
- I believe adding more housing units is not going to satisfy the ever growing need and the infrastructure of San Mateo cannot take anymore housing without major improvements. What you really need to be asking the citizens of San Mateo is how are your roads, congestion, water resources, response time for medical, police and fire? Has your quality of life improved over the last 5, 10, 15 years or declined in San Mateo? I can say as a long time resident, none of these issues are being addressed. Traffic and congestion is horrible and no matter how many times it comes up at a city council or planning commission meeting from neighbors and citizens who already live there, the new development continues and the congestion increases. How are you go address these issues? I know that there has not been an increase in police and fire personnel to accommodate the past and future growth of this city, and our roads are horrible. I cannot drive down El Camino without hitting huge potholes. I'm really tired of new development and the cost to infrastructure bared on the backs of long time residents. Enough is enough. Building more housing does not solve any of these issues and creates more congestion, collapsing infrastructure and stressed emergency services not to mention the water shortage we are currently in.
- Allow density in TOD'S. Streamline approvals. Let the private sector work.
- "We need to streamline the housing approval process, and eliminate the restrictions that prevent housing from getting built, such as onerous zoning laws, and height and density limits.
- We also need to focus on building sustainable, walkable neighborhoods, where a variety of goods and services are a short distance away. This cuts down on traffic, and emissions. "
- We have a highly developed downtown with a train station and access to buses along El Camino. This is a great opportunity to develop green, car-free, condos in mixed- use buildings. Removing or increasing height limits between 2nd-5th and Delaware to El Camino for these sorts of buildings would encourage development. Increased density in this area would also support the local businesses.

- 1) San Mateo has traditionally done a great job of creating a mix of housing types/opportunities. (2) however, like many towns, it has a regrettable history wrt equity and racial discrimination. (3) it needs to acknowledge that history and make amends.
- The only true solution for the housing crisis is more housing. Given that the largest threat facing us as a community and a civilization is climate change, more housing that provides walkable living is the best solution.
- There's far too little of it. We need to streamline development, eliminate height and density restrictions around transit, do away with parking minimums, and just generally make it as easy to build new housing as possible.
- It is difficult to believe that the city takes our current housing crisis seriously when it spends 4 years and over $450,000 dollars trying to block 10 units along El Camino. The scale of the city's proposed solutions is deeply inadequate compared to the size of the problem and even them we've historically failed to deliver on planned housing under RHNA requirements.
- I don't hear anyone talking about the “water shortage” or general quality of life for existing residents. Who is paying for this housing and why?
- There should also be more housing developed along the El Camino Real corridor
- "We don't need more new luxury apartments. My understanding is that developers have all the incentive to keep making luxury apartments/condos, so the city should be more involved either in funding the building itself or fixing the incentive structure.
- As a resident with high enough income to live here comfortably, but not enough income to have more than a 1BR, I would be happy to pay more in taxes if the money is going toward more equity in housing and services."
- There is a reason for why San Mateo is unique. It's the lack of mass housing units that create more traffic which creates a bigger load on the environment. Station Park Green and the proposed Rite Aid redevelop ruin the quality of life that has been the hallmark of why San Mateo is special. Don't do more!
- Plan before building. And I don't mean plan the building. Get the infrastructure in place before any thoughts of adding new building begins.
- "Improve infrastructure before adding any more housing and stop pretending that people are going to give up their cars. In my neighborhood every household has 2 to 3 cars and there is not enough parking.
- Traffic is horrible and adding more housing makes it more of a nightmare. Replacing grocery stores and other shops with housing means we have further to drive For everything. "

- "If at all possible, don't use ""tax dollars"" for such projects. Privatize it as much as possible. If tax dollars are being used, there should be ""transparency"" to disclose groups/individuals etc who utilize public ""tax dollars"".
- We DO NOT want to have living conditions like ""San Francisco"". After worked/lived (and even heard the residents complaints) in that city for the past 20+ years, that city got way out of hand with ""affordable housing"". Best to travel up to SF to see first hand in the areas where ""affordable housing"" is located - imagine that in San Mateo. Please avoid their ways of managing ""affordable housing""
- Make good use of existing empty lots. We need housing more than we need Christmas Tree and Pumpkin lots.
- I have lived here over 40 years. The traffic is a serious issue for me. I work in Woodside and it is about 9 miles away. Pre-pandemic it took me one hour on a good day to get home. How will the traffic change with more housing? At what point does the commute force me to leave my job and the city I love? Also there is a severe water shortage. How is there enough water for all the new housing?
- "In my opinion, added affordable housing will work best if it is near transit & services so people with limited resources can walk to work, services, etc . More cars on 101 and on El Camino Real should be avoided. The housing problem is somewhat caused by the offices that have been built in the past 10 years in & around San Mateo. Office space should NOT be added. Fewer people are working in offices - accelerated by COVID. Same with storefront retail - which has been decreasing for the past 5 years.
- My first sentence states that housing should be near transit, services, and where people work - so there is less reliance on cars and fewer cars on 101 & ECR. However, there is currently a plan to demolish Draegers & replace it with more offices (not needed), more retail (not needed), a parklet (it is next to Central Park), and housing (needed). Draegers is the only full service grocery store in downtown San Mateo. So if someone with limited resources moves into an affordable place downtown where they can walk to work, services, etc - they can't buy groceries in downtown San Mateo and they'll have to DRIVE elsewhere. This defeats the purpose of a live/work environment. "
- We do not need more housing in San Mateo. Just drive around the streets and you will see hundreds of for rent and for lease signs for both residential and commercial property. Many of the huge housing projects that have been built recently are vacant. The rents are so high people cannot afford them. It is a joke that these properties are providing "affordable" housing.
- Give priority affordable housing to teachers and other service workers. They deserve to afford to live where they work. The fallout of that lack is detrimental.
- Building large apartment houses and condos do not serve the poor, but serve to make developers rich on the backs of these people.

- Given that we're paying rents/mortgages comparable to Manhattan, it's absolutely crazy that there isn't a lot more vertical development. Put it near transit and without much parking to make it greener and avoid ticking off neighbors. The Belmont Condominiums are an example of how attractive such developments can be. As long as there's only a trickle of new building, developers are going to make sure that every unit is as luxurious as possible. We need a FLOOD of new housing so that it's not just the richest who get it. Also put new apartment buildings in the fancy rich neighborhoods with good schools and parks, so that middle-class and working-class folks can benefit from these schools and parks. And don't let the loudest complainers derail projects that will benefit many more people. Thanks!
- Housing growth should be paired with infrastructure development. If infrastructure can not be developed or added to (including resources such as water supply and sanitation) then housing expansion should be slowed.
- It's not fair to build so many new units all in one location. It completely changes the neighborhood to the detriment of those already here. Why make less lanes on the road and build more housing in that area?
- We need a variety of housing types, sizes and locations. Mixed use buildings work well.
- Few newly built apartment complexes - rents too high, non-affordable, allow less than 50% of private and public ownership to not rent over a certain dollar amount.
- The housing needs are critical. I am concerned we do not have the critical infrastructure to support the huge amount of housing given to us via RHNA numbers. Water, Sewer, Roads should be taken into consideration and communicated via our legislators to Sacramento. They should be providing $$ to support this growth. Otherwise it's just higher taxes which low to moderate income families can't afford either.
- We need to immediately move forward with proven initiatives for increasing supply around public transit.
- If the choice is to become a tenants society, then make tenants rights a priority. Social housing where the city enters into long term leases with the builders and allow for ownership with capped appreciation (Singapore model) is important next step.
- When I purchased my home the cost was a lot less but my salary was much less also. I had to have help from my parents for my down payment, but I paid it back.
- It is almost impossible to drive or park in this city most of the day. I don't understand how you plan to add housing and increase the congestion. The quality of life here keeps going down and the cost of living keeps going up. Time to rebalance, not make one problem worse for the sake of the other.

- "A good case for greater density is being made. if done right it can be nice. https://www.strongtowns.org/about
- https://www.bluezones.com/services/blue-zones-project/#section-1"
- collect data on renter rates, rent increases and study evictions and outcomes
- We need to stop building new housing because we don't have enough water. People should not feel a right to live here. Move somewhere cheaper that actually has water.
- Teachers need priority for housing in SM
- Let's stop building more housing unless it is "affordable." Our area is already behind past commitments for affordable housing. We should demand developers build higher % of affordable units. If developers refuse, find other developers. Why do we allow developers to get away with so few affordable units? Our local politicians are all bought off? Given our changing climate, uncertain water futures, our politicians need to show some courage and quit placating developers.
- I think we need to find ways to provide needed housing in open spaces, on the transit corridor, etc., while maintaining the quality of life of current SM residents; more specifically, I believe adding large numbers of ADUs and multi-family dwellings in established single-family home neighborhoods is likely to increase traffic, reduce parking, and generally negatively impact life in the city of San Mateo.
- There are not enough options for seniors that want to downsize, yet can't afford the luxury high rise apartments that require a buy-in. Nor not all seniors want to be in an apartment. Some just want a smaller 1-level house/condo with a yard. Seems as though newer construction involves stairs. Not suitable for seniors. We can't/won't downsize if there are no options. Or if the options are more expensive than just staying put.
- Forcing residents to live in more crowded conditions by increasing density throughout the city and converting homes to multiple housing units or converting single-family zoning to multi-unit zoning might get more people into the city, but it won't be a place I want to live.
- The identity of San Mateo is changing as the population grows. The city council needs to live in reality, not with its head in the clouds about what it used to be or some other ideal scenario. There needs to be a mix of population demographics in order for the city to thrive and prosper. No one is safe if more and more people are forced to live in the street.
- Build more of everything. And each project that is targeted to be built should go for maximum capacity of housing units. Every pre-existing lot with an apartment building should be allowed to rebuild as tall as possible. Streamline the ADU process. Allow duplexes.
- Please have more density around public transit like the train! Make mixed use developments so more shops and stores are walkable!

- As a business owner, we have to pay insane taxes, our employees are demanding outrageous hourly rates while our customers aren't willing to pay more for the services we offer. Employees need more income to live here”¦ so the service rates must go up to our clients
- Allowing duplexes in single family neighborhoods is not the way to solve the problem. It only creates new problems and changes the character of neighborhoods. Those houses will still be high priced at least in the near term. If enough of them are built, you've now just replaced the character of a neighborhood and likely driven out and down homeowners for a mix of owners and renters in a more crowded neighborhood that our schools won't be able to accommodate.
- We need a lot more housing. The 'prioritize / top three' structure of this survey feels wrong to me, like it implies we can focus on a few types/places and that'll be sufficient.
- "Streamline housing approval process so that homes can get built.
- Build near transit and job centers.
- Allow duplex on single family zoning.
- We need to hit our housing goals.
- Educate and influence people that are on the fence or overly defensive.
- Listen to the young and under represented."
- Yes , we need housing that out senior can afford. With most senior receiving about 1,200 a month they can't afford nothing out here in San Mateo they end up in the streets .
- The affordable housing crisis is just that - a crisis. We absolutely need to do everything we can to welcome in new neighbors and build more homes. Given San Mateo's location as a job center and also its temperate climate, any new homes we build here will also be very good for addressing climate change.
- "The huge problem is that the city's population is already beyond its infrastructure capacity. For the existing population, there isn't enough water (due to drought), electricity for really hot days, or highway capacity. So, no housing plan should be developed without sections that address those issues.
- Also, please be realistic about the percentage of new residents who will commute by rapid transit. Yes, the K-Mart development is right next to the Hayward Park CalTrain station, but it is also right next to the onramps to Hwy. 92, making driving an attractive option for commuting."
- Build more housing. Build more housing. Any kind of housing. Rich housing, affordable housing, duplexes, apartment complexes, tall buildings, short buildings, all the housing. Build more and denser housing. The housing crisis is 98% a supply crisis made far, far worse by opposition to all new construction. BUILD MORE HOUSING.
- "Prioritize people that have a history of Residing and working in the county or Bay area, and would like to live in San Mateo due to family ties (many diverse communities are in this category)

- Then, prioritize full time service workers (teachers, doctors, nurses, small business owners including independent workers like plumbers, gardeners, cooks, etc).
- People and households that have a history of working full time and paying taxes should have priority in affordable housing, and fear rate housing and rent. Once SM workers are secured in their housing, then we can then help other populations that have not been able to hold steady jobs or income. "
- We need to build more housing, allow duplexes in single family neighborhoods, and fund more multimodal transit throughout the city (especially buses).
- I appreciate the time and thought going into creating a plan for housing growth in San Mateo.
- I understand you think building, building, building is great. I think all of the scheduled building right now does little if anything to assist those who cannot afford to live here now. I do not see how or when that could happen things being what they are currently. Tell Sacramento NO!
- There is an important opportunity for the city to launch a PR campaign helping illuminate the reality that our growing population of folks over 65 (heck, over 70 and 80) NEEDS affordable housing nearby for our important service providers: 1) in-home care folks!!!; 2) out-patient and in-patient healthcare providers, especially all the CNAs who are trying to provide sufficient care to folks in our nursing homes and other care facilities; 3) delivery folks for pharmacies, groceries, packages. Even the younger well-paid residents of San Mateo are impacted by the lack of affordable housing - there is a reason why our restaurants, cleaners, grocery stores and SCHOOLS are struggling to provide pre-pandemic levels of service. Finally, the lack of affordable rents for our non-profits and their employees (Edgewood Center for Families and Children, CA Clubhouse, StarVista, Caminar, etc.) means the county is losing great provider staff regularly because they can't justify the cost and personal impact of commuting an hour or more in each direction to provide support for mental health, domestic violence, substance abuse, etc. It does me no good to have enough retirement savings to afford great in-home care if there is nobody to provide it in San Mateo!
- Schools and community parks also need to be prioritized. Housing needs to be spread out in the city so the schools also get a fair spread of new students. Currently with everything getting built along El Camino/Caltrain only a handful of school get the burden of the increase in population. Developers need to find ways to provide money back to SMFCSD to improve conditions.
- Stop giving in to the developers who say they can't make low income/middle income house development work.
- Turning the El Camino corridor into a mixed use commercial/residential area with affordable housing and transitional housing included would be an ideal solution!
- Improve pedestrian and bicycle access, make it easier for people to walk or bike to places up to a mile away. Match higher density housing relatively close to parks and shopping with easy and safe access

without requiring a car. Balance open space to housing; include parks, green space, and plazas so that people can get outdoors without crowding. Allow for higher density housing (i.e. taller buildings) near downtown or along ECR. We need both smaller spaces for individuals or roommates and larger spaces for families.

- Please make sure that development of additional housing includes money to the school districts to account for increased enrollment.
- San Mateo is a beautiful, beautiful place, I would like to buy a small house and grow old here to see the sunsets
- For families with children., having a place (park) to play outside would be nice like community park.
- There is no 'need' for housing in SM; the need is for employers to expand elsewhere, off the Peninsula! Growth is no longer a good thing in California, especially on the Peninsula. Stop promoting it under the false pretense of humanitarianism, when really it is all about tax revenues, as quality of life deteriorates. Let's not allow SM to become a 'low income' dumping ground, but instead a haven for the most productive and creative. If housing is too expensive, let wages catch up, and not by minimum wage mandates, but by natural forces, as we are now actually witnessing with the labor shortage that is indeed tied to high cost of living.
- No more building of Offices, we are a built out city and should convert empty office building to residential as in the empty hi- rise on El Camino also all new development with no parking should require tenants not to own cars
- San Mateo is overdue for creating neighborhoods that are more diverse in terms of housing so that young people, families, and seniors can all live together as a community. Increasing duplexes and triplexes in traditionally single family neighborhoods would improve everyone's quality of life and bring vitality to our neighborhoods by making them more dynamic, fresh and interesting.
- Housing issues are very nuanced and there is not one answer for all. Any government run program should not create more layers of bureaucracy, which only stifles innovation and costs more in the long run. Think outside the box. Try pilot programs or look to other countries and communities to see how they have addressed housing and homelessness. Don't create unnecessary obstacles that create barriers for the people who need assistance today, not tomorrow.
- Do something at the same time or before that addresses parking. Do something at the same time or before that addresses the increased traffic that is now present. Thank you.
- STOP! Before anyone anywhere builds more housing, see how things shake out after the pandemic. If businesses continue to close and people continue to move away to work from homes outside of San Mateo, there need to be an adjustment in all sorts of housing and businesses that cannot be answered at this time. The fact that the state mandates every city build a certain amount of housing is ludicrous.

Besides that, the concept of "affordable" housing is a misnomer, for lack of a better more descriptive word. Affordable to whom? What is considered affordable now, won't be by the time it is built and made available. Also, make sure there is adequate infrastructure to support any additional housing. That includes water availability, what with drought and climate change. We should all be under water restrictions now regardless if more housing is built or not. Anyone have the courage in San Mateo or state government to approach that topic?

- Do not over crowd San Mateo with housing. Boom and bust will hit hard. Spend the money on infrastructure first so we can get the people that already live here the appropriate living conditions that they have paid taxes for over the years. That infrastructure will last longer than the housing and help out people that visit San Mateo and live here as well. Build for long term sustainability not right now!
- New housing requires stable Infrastructure (water/trash/power/gas/emergency services/air quality/ green zones/pedestrian paths/bike lanes/traffic/disaster plans) before development begins. Developers must be removed from the decision process. Support business that hire locals and provide housing assistance (good employees create good communities)
- Increased public transit is key to being able to expand housing without negatively impacting traffic and other things. If we run more routes more frequently the city will be easier to access. New developments should have walkable or safely bikeable access to regular stores like groceries.
- We have ruined our city by overpopulating without a traffic plan. Our downtown is an embarrassment of a traffic and parking mess!
- Stop building luxury apartments on the train tracks and start building family homes in residential areas.
- San Mateo should have enough housing projects that allow low to median income to buy/rent at an affordable price.
- Get a job first!
- Retain the beauty and historical character of San Mateo's homes and commercial areas as the Council takes action to address our housing needs.
- I recently moved at the beginning of the month. While looking for new housing I noticed there are a lot of vacant apartments but the asking rent is way too overpriced. Landlords rather have a vacant property than reduce rent. San Mateo does not need to build more, they need the developers/owners to come down in price. A family of four simply cannot afford a $5,000/month 2 bed apartment.
- We need parking solutions. If parking was easier, we could have denser housing. Build a parking garage. Only allow people with resident permits to park there. Then we could have more ADUs, more duplexes. Until the bus system is more robust, working people cannot use public transit; it's not

reliable enough and it's not frequent enough. If you miss your bus, it could be an hour until the next one.

- We hopefully can become more creative than ugly multiunit unit structures (i.e. Delaware Street) with retail shops underneath. If a senior wants to downsize it is not affordable or desirable to live in San Mateo any longer. San Mateo is losing its charm.
- With housing should come a plan to make sure our roads can support new housing.
- Too many people
- We need housing assistance for those of us whose incomes look high but who are spending enormous amounts for things like childcare. We have very little opportunity to save for a home given the cost of living here (and truly insane home prices even for "starter" homes). Incentives like very low interest rates for mortgages or low to no down payment programs could go a long way.
- I have been a long-time renter in San Mateo and my young growing family would like to purchase a home here, but it's proving to be impossible because of the limited stock of 3BR homes and homes that are affordable. This is not a new narrative at all. Does the City have an idea as to how many single-family homes (3BR+) are owned and occupied by a single individual or couple? With single family home prices what they are right now, I understand that it would be financially prohibitive for seniors to downsize and also challenging to move from the neighborhood that they've called home for so long, but could there be a way for those, who do want to downsize, to more easily do so such that these homes could be available for young growing families?
- Don't know how you are going to evaluate the data from the first question. I had to force myself not to put 5 for each response so you'd have some variation in importance.
- Build more! Get employers involved. They should have a responsibility to take care of their employees and ensure their quality of life isn't terrible.
- High-density cities are worse to live in. Adding more housing makes San Mateo worse. Yes, housing prices have risen, but why is that a problem? Would a business with a rising stock price start programs to drive it down? While it could be a problem if some underpaid professions can't afford to live in the area, for example teachers, the solution is not to drive housing prices down so we can continue to underpay our teachers, it is to pay teachers more. I've lived in San Mateo all my life, and every time new housing is built, the neighborhood gets worse.
- I think the state mandates are unreasonable and should be challenged as many city in the area are doing. We should fight for local control. Additional housing does not lower prices, we have added 1000 of units, and COVID lowered rent more than all the housing built. We need to reevaluate post COVID as where people are working has changed. I doubt a new office building will be built in the next 10 years.

- Stop building offices which create population increases! Encourage regional shifts of commercial activities. It seems that only city officials think it's “cool” to have and brag about this influx of business.
- Partner with other cities and counties
- San Mateo is losing its character. I feel like Bay Meadows, while I do like it, feels like I could be in any city, not to mention it is crazy expensive. Hillsdale Avenue is the main artery to Foster City and pre-pandemic levels of traffic were at gridlock from 4 - 6 pm. Incredibly frustrating to go from the top of 92 to the east side of San Mateo. The city of San Mateo should be working with Foster City as well...they keep adding more units with what seems little regard for traffic implications. The units that are being built on Norfolk at Bridgepoint is, I feel, not well thought out with traffic implications. Norfolk can't handle that traffic. And forget about having your kids ride their bikes along there to get to Bayside/Parkside etc. That intersection will be terrible. I do understand the complicated nature of housing/population/traffic, but San Mateo is just becoming a cookie cutter city with box stores, plenty of traffic and rent/housing prices that are forcing out so many generations that grew up here.
- "Due to proposition 13 we will always have a problem. I'd you build workforce housing you should be prepared that those who love there must leave when the retire of leave that job.
- The area has always been expensive so please realize even if you do all of this we will never have enough housing and many who struggle financially will need to move. It is unfair to out this on the backs of landlords."
- It's a challenging issue that requires study. I personally don't know enough to feel qualified to give a lot of input on how to achieve more housing in a city that already feels crowded. We have to be very careful as we add more housing/cars that we don't destroy our quality of life. It's tragic that most young adults who grew up here and still have family/parents here have to move to the east bay!
- I have applied for housing for over 25 years, and so far the City of San Mateo has not done anything for me. I've lived and worked here for 40 years, pay my taxes in a timely manner. Staff has me on a list for 25 years for first time home buyer program . so far nothing has happened. Staff tells me I'm not on her waiting list. I am very disappointed with the city of San Mateo. I'm hoping someone will contact me. I am a good citizen. Hoping to hear from someone back. Thank you!.
- I have lived and worked with a car-free, bike-heavy lifestyle in San Mateo for the last five years, renting various single family units alongside other adult roommates. While I think San Mateo has a high quality of life, it is very clear from transport, zoning, and city services that San Mateo is not intended for people with my lifestyle. I want to voice my full support for increasing density, walk ability, and safety for those outside of vehicles. I think this will be essential for the affordability and minimization of the city's environmental impact.

- I think many of the above questions were poorly designed - they seem to me like they were fishing for opinions, but they don't provide actual choices, and don't inform people of trade-offs. Overall, the needs are huge, so large that no individual city or county can really produce enough housing to make up for laggards in the greater region. And logically, if a city has a large underutilized piece of land, like, say, an outmoded office park on the Eastern side of San Mateo, or a shopping mall, you could add a significant number of units if you built tall. But you'd probably run into opposition to anything over 4 stories, which is ridiculous. So some think you can distribute production more widely. But recent decisions to allow 2-story ADUs in single-family neighborhoods like mine, without setbacks and directly on property lines bother me greatly - and I support ADU's in general. However, they are a nice lifestyle addition for homeowners; they will never be produced in large enough numbers to make a difference. Duplexes will never generate much production in San Mateo either; land and construction costs are way too high. It's a somewhat-better solution for lower cost cities. The only way to add real volume of housing units is through height. Utilize retail parcels. Utilize parts of the event center. Utilize the area near the juvenile detention center. Utilize parcels on El Camino - many are huge, e.g. Ah Sam. Utilize Hillsdale Mall - I live nearby. I would be happy with a mini-city of 10 story buildings - if designed well. Utilize the area near Molly Stone, on the SM side. There is plenty of land to add tall housing. If it's not going to be tall, then it winds up having minimal impact.
- New housing units need to be developed at every income level.
- While I agree with the premise of more affordable housing and appreciate all the creative options listed here, it seems we're putting the cart before the horse. Building all this housing requires infrastructure to support the increase in population. Where will these kids go to school? What park will they play in? Is there enough parking? Love the idea of people living near public transportation and/or their jobs, but that does not mean they won't drive on the streets, or need parking. We can't even get El Camino re-paved! It seems like we need to present the vision for the city first and then figure out how to get there.
- Frustrating when young adults who grew up in San Mateo cannot afford to live here and are forced to move away. Much of housing in SM which is considered "affordable", is still not to many and there is not enough of it.
- Yes, there is a need for more affordable housing, but there is no need and no space for more housing overall. The population is dense enough, the infrastructure can hardly support the people that are already living here. In my mind we need to discourage further growth. Any growth that needs to happen needs to be sustainable and consider its effect on biodiversity. Apply the UN's Sustainable Development Goals, by evaluating the respective underlying targets and their applicability to San Mateo's development.

- Making affordable housing a top priority; connecting it to social justice and equity work
- "San Mateo needs to add more housing units to make it more affordable. We should spend less time adding rules and restrictions (such as zoning that limits to single family, requirements to include affordable units, etc) and instead be open to all alternatives that will add more housing units.
- All of the following is welcome:- converting single family unit to duplexes and triplexes
- - converting single family unit to duplexes and triplexes
- - affordable units
- - taller building with units at market rates
- - units near mass transit and far from mass transit "
- please don't neglect parking and traffic impacts. I heard about a new proposed development in San Bruno with over 100 apartments and something like 20 parking spots. THAT IS NOT REALISTIC. Even if people use transit for jobs and other basic elements of living, most people need a car sometimes and therefore need a spot to park it.
- Please do not create another Bay Meadows-type situation, where there community is built to further house and serve privilege. Prioritize community, not developer's financial outlook. Put a “build by” stipulation into agreements, removing the power of developer ls to delay infrastructure development to times when it best serves their individual interests. Stop prioritizing non-affordable “luxury” rental housing for high-wage tech workers.
- Address transportation. I am a SF native and have not see any new bridges ir roads that have dealt with the increase in bay area population. I have a clipper card. I am concerned about traffic, air quality, lack of infrastructure improvements (roads etc.) And yet we want to keep adding more homes.
- Money should be used wisely. Many of the above solutions are short sighted. Housing should have blended in overall city development plans. Piece meals will be disaster for any city. It is the big tech created these housing problems. They should be hold responsible for solving it. They have the money to build new communities and cities in mountains. Policies should be made to encourage them to move out.
- None of my children who are now young adults can afford decent housing here. The airspace above our three downtown areas is wasted space. We should allow and encourage those property owners to build apartments over the existing businesses.
- Single family neighborhoods should remain as they are. Use unused/undeveloped space to create affordable housing.
- Do not allow taller buildings in R1 neighborhoods and keep taller developments located in areas with existing taller developments.

- Improving transit in the community, and co-locating housing with such transit, would be a huge benefit!
- Housing near public transportation is a must. Low income residents often do not have access to cars.
- I think the covid restrictions have really hurt businesses in San Mateo, especially restaurants. These restrictions mean less profit which means higher prices for goods sold. This impacts everyone and trickles down to those trying to save for a house in San Mateo.
- What is the vacancy rate in San Mateo with all the new housing that have been built in the past few years.
- Spend some money along with the other interested peninsula cities to fight the Sacramento Mandates that no one seems to want. You never asked the question would you like to preserve the community as it is? This survey gives the flavor of confirming the biases of the survey writers.
- Inflated RHNA numbers exaggerate the need. Basic resource limitations, such as water and electricity, are not available to support the growth targets. Basic policies to over develop the peninsula while avoiding other parts of California should be re-evaluated. Housing to commercial ratios should be determined and enforced.
- Let's have owners rent places at a reasonable price and owners being responsible for paying water and trash. As well for properties who are in charge of apartments or houses need to be more considerate when asking for rent because you still have to pay water and trash and if they would like that every apartment should have its own meter for the water.
- I love what the city has done in the Bay Meadows development. I'd love to see more developments like this in strategic areas.
- We should have Rent Control Policy to limit the rent increase % to make sure the market rental is affordable to low income population
- Schools and roads need to be considered and improved with add'l housing. Traffic is already a mess, how are we to enjoy living here with 1000s more added?? More family-centered places need to me considered too. There is no roller skating, arcades, mini-golf, etc anymore. Is the plan for San Mateo to become a metro downtown that's not intended to raise children? The quality of life here is not being considered in the forced addition of housing. Big tech companies should included housing on their large properties rather than squeezing more units in already small single family lots.
- Over building will ruin this city.
- I have been a renter in San Mateo county for about 25 years and city of San Mateo for almost 15 years. I work at SFO as an essential worker where I have been since first moving here. I dream of being able to afford to buy a house near my job, but on my salary I cannot compete against wealthy investors,

who only want an investment, not a place to live. It is unfortunate, and will likely never change until essential services are more severely impacted from lack of workers.

- The housing (both selling and rent) is ridiculous. Due to the high prices, people like me who are young and grew up in the Bay Area are forced to live in sketchy areas since they are cheaper, or move out. The problem is if you have a job here and have to live in San Mateo, but it is so right because the rent is taking up so much of our income.
- Yes. Please explain why high levels of job/population growth in the already most populated state are being encouraged without environmental impacts being resolved. Please identify the so-called benefits of "growth" to the existing residents and the environment. How will water be provided for all the projected population growth and how can we keep increasing housing/population without knowing this. Who benefits; who pays for the externalities of growth? Link the big money development interests to their environmental damage. Will the construction unions, whose salaries have boomed, decrease their labor costs for affordable housing projects? Ten years ago, pre-tech boom, SM was much more balanced, diverse and sustainable. We need a development "time-out" to improve the social and environmental equity of the current population and environment. And also, to start restoring trust in government.
- The last question is more about preserving existing housing than it is access to housing. Both are important but they are not the same. We need to increase access to opportunity by creating new housing and keep existing residents housed by providing rental assistance, creating a rental registry, and enforcing just cause eviction.
- Rent control and eviction moratoriums will do more harm than good in the long run. The voters spoke to these policies in 2015. Let's move on and not go down that rat hole again.
- I think in order to get buy-in for denser housing, you need address people's traffic concerns. I'd like to see more multistory flats, like what you find in the Richmond and Eureka Valley districts in SF.
- We need more housing of all types, especially housing for middle and low income people. I live in a single family home and would be delighted to add a small rental unit but I would need two things - an affordable loan and assistance overseeing the project. I would like to see a city program helping people to add second or third units to their properties. There are environmental impacts to new housing - but there are far greater environmental costs to Not building new housing in places like San Mateo that have jobs, transit, and quite a bit of land area that has low exposure to natural hazards. Without housing in places like San Mateo, people end up on the streets where, through no fault of their own, they leave trash and human waste on streets and in streams. Other people live far from their jobs and do super-commutes. We need more housing that is designed in such a way that it preserves public green spaces, reduces or is traffic-neutral, and increases the diversity of neighborhoods.

- While I do think that adding ADUs and in-law units will be helpful, that process depends on homeowners having the desire and funds and energy to push things forward one parcel/unit at a time. We need faster progress than that, so I also support larger projects, particularly city- or county-sponsored housing that looks similar to Lesley Towers (close to downtown and amenities, large building with lots of units).
- "Establish rental registry.
- Look for ways to prevent homelessness through preventing evictions."
- "when private developers set aside 'affordable' housing, it should really be affordable. 10% off the normal price in this area isn't affordable either. make it a deeper discount and make the developer pay for it.
- "
- San Mateo does not need expanded housing policies. The city is becoming urbanized and losing its suburban qualities.
- We need specific plans with measurable results to address the past housing discrimination and it's resulting impacts on those discriminated against. We need to try and address the housing inequality that is the result of past unfair actions.
- I think this survey is "slanted". The City's priority should be to existing property owners.
- L
- Stop assuming we have to provide housing for everyone. There are PLENTY of places to live. If you want to live in San Mateo, there is a cost.
- "This survey is very biased with circular reasoning and biased towards high density housing questions coming up as options in every question.
- Work with existing land and property owners to improve their land and building to accommodate more housing units by offering cost reductions and cost sharing for construction and modifications. "
- Affordable housing for independent seniors
- "Please do not ruin our great neighborhoods like San Mateo Park by allowing unrestricted building of multiplex units.
- "
- We can't add housing until we fix the traffic problems that continue to escalate in this area. You mention building smaller housing units which only will increase density in this city. This only adds to the problems we have on the road. Traffic is a concern on the major highways but also is a concern on the smaller city streets. San Mateo was built as a residential suburb, with mostly single-family home neighborhoods. Don't take that away from us who pay the property taxes.

- The price and availability of housing in San Mateo is greatly affected by the amount of disposable income from the high tech, bio tech, and finance professionals in this area. The values are continually driven up by sales that are hundreds of thousands over asking. You can't make up for this by ruining the character of San Mateo neighborhoods and taxing the residents to pay for developer and underserved community services. The middle class is being wiped out here and it's starting to look like San Jose.
- The push to develop downtown San Mateo with multiple high rise buildings is not giving the community what is needed. Housing with space for families, and is affordable housing really affordable? Increasing density comes with increased traffic and this affects existing residents and does not offer a better quality of life. I am looking to leave San Mateo county because of the lack of planning and vision for the Peninsula. People don't want to be forced into small “chicken coops” which are still very expensive. My children have no desire to return to where they grew up, focus on ADU's to add space for both young and old in life transitions.
- It may not be necessary to build any new housing. San Mateo may have maxed out in that regard. We don't need to feel compelled to build on every square foot of undeveloped land. We certainly do not want tall or high rise or high density apartments or housing. That would be ugly and an eyesore. Some things are just better left alone. There are many other small cities, towns and suburbs with abundant undeveloped land where housing can be built.
- We must ensure that our infrastructure can support additional housing wherever built. Water, utilities and services need to be met and can support new developments before permitting projects can be done.
- See above under other.
- I highly oppose the idea of turning single family homes into duplexes, as well as adding ADUs. While I understand the need for more housing, overcrowding could become an issue. It feels like the City is Justin's trying to “warehouse” bodies.
- Right now, lots of people live in RV parks. There are no protections for those who rent space in such parks. They can raise the rent $500 in one year if they want. Renters of RV space need protection. Cap rent increases across the board at .5% or 1% per year.
- "- Convert 1960s style subdivisions into walkable, mixed use, and denser zoned communities.
- - Stop the building of luxury studio apartments. Incentivize for accommodating blue collar families. We need 1000s more units quickly.
- - Implement road diets & replace with bike paths & mass transit"
- Build new houses outside of the main transit area to avoid traffic congestion. Also developers should stop building small rental units with high rent that only benefiting young high-income groups.

- There is continued building of high density rental units while there is still a high vacancy rate because the rents are too high for these new units. Even the so called 10% affordable units are not affordable. The new building of multiple unit buildings is removing neighborhood businesses ie: independent grocery stores, pharmacies and neighborhood restaurants. The roads cannot support the traffic the building is causing along with the lack of infrastructure.
- No new housing should be created until the city has the infer structural to support it. The city so far in my opinion is careless and not disciplined in its housing policy. The city is willing to build housing at the expense of small businesses. The city appears to allow housing without regard to business and open space . The city is willing to sacrifice quality housing just for the building fees.
- Pre-fabricated housing can lower the cost of housing and has been an available technology for 50 years. Union opposition is a big hurdle but pre-fab can be built with union workers. It is more efficient and therefore there will be fewer jobs but there has to be a trade off to get costs down. The only "model" we have is "trailer park" type units. But any type of housing can be build off site.
- Housing is a human right, and the fact that we cannot house our own community's teachers, nurses, plumbers, carpenters, janitors, grocers, and service workers ””the people who keep our society functioning”” is nothing less than shameful. People simply should not be stuck choosing between commuting 2.5 hours from Tracy or living in old broken down housing to work the jobs required to make this city livable. We need a robust social housing program, and I believe the Vienna model has a lot to offer. This video from The Gravel Institute is a nice introduction: https://youtu.be/LVuCZMLeWko
- Freeways are already congested. Even though some apartment buildings are built near train stations, people still drive. Building more apartment complex with hundreds of families will only make it worse. All we need is a good public transportation system, so people can commute easily to peninsula from less densely populated area. For ex, train from Hayward to San Mateo, Palo Alto, etc.
- More housing is more pollution, more cars with no place to park or to drive.
- Please build inside each Independent (but not disabled) Senior Housing apartments to include a washer and dryer inside each unit.
- Maintain open space, consider traffic and noise.
- There's no silver bullet in solving our housing crisis. We need to work together to encourage the development of new units in the form of multi-family and mixed use buildings as well as in ADUs and lot splitting of SFH => duplexes. All of these tools must utilized to ease costs. The state and possibly federal government also have a role to play in regional planning and the creation of funding streams or tax credits to make it all happen.
- I feel the peninsula is busting at the seams. I feel ferry service stops with connecting buses, either corp shuttles or SamTrans would help tremendously

- San Mateo needs to create a rental database to collect valuable and otherwise unavailable information about the rental market. This could also help to ensure that landlords are complying with laws that have been created to protect tenants from abuse.
- I think a rent stabilization mechanism is needed here and state wide to prevent rent gouging and profiteering..
- We also need a rental data registry to provide valuable and otherwise unavailable data about the rental market, and to track whether landlords are adhering to laws intended to protect tenants from abuse.
- More density, higher construction especially in and around downtown
- Allow Caltrain to own residential property around the stations and rent it out (Transit-oriented development) like in Arlington, VA and Hong Kong. Upzone all of San Mateo.
- Important to ensure affordable housing opportunities throughout entire city. Provide rental data registry.
- San Mateo should be a leader in housing production in terms of diversity and affordability.
- The Permit needs to be more efficient.
- More opportunities to purchase homes through programs like via Housekeys
- Market-based solutions will never solve the housing affordability crisis because the market treats housing as a commodity instead of a human need / human right. We must start to de-commodify housing through public/social ownership. Until we reach that point, use all available means to keep current residents protected and prices down: rent control + vacancy control, and impose a vacancy tax to incentivize landlords to rent all units / discourage speculators from buying units and keeping them empty because it's simply an investment / place to park their money.
- "A decade of TOD, what's basically a whole new city within San Mateo, thousands of housing units added over that time and we still have a problem? Not a big surprise. Building more units will not only NOT solve the problem but will continue making the city unlivable and ruining it's character and degrading the quality of life. The only winners are the developers who are making millions. Already, there are certain times of day when it's impossible to get from one side of town to the other by auto. All this development is ruining our city.

- San Mateo is and always has been expensive. Trying to out build the law of supply and demand is not working."
- No new housing, no more growth. This survey is all about your personal ultra liberal views. Stop catering to the lazy people that want to work the system. Recognize that “underprivileged” are mostly people who want it all for free. People can move to where they can afford to live. I want to live in

Beverly Hills, but I don't expect to get to live there, because I can't afford to. I work hard for what I have, I've seen the “underprivileged” they are “under motivated.” The elected officials best be careful and remember who they work for.

- Since renters account for half of San Mateo's population, it's critical to do more to ensure affordable rental units in the city and that policies are in place to protect renters from unjust evictions. Yet, we lack even the most basic data about rental units in San Mateo. I think the city should establish a rental registry to help gather key data about rental rates, evictions, and track landlord compliance with state and local laws. These data will be critical for the city to develop effective policies to address the city's housing needs moving forward.
- "- 100+ Units project should be broken up into smaller parts so there is a phased approach versus needing to wait 2+ years for planning then 2+ years for construction. (Creating supply constraint).
- - Since 2008 most new housing has been for rent, need more private ownership. (Creating supply constraint).
- - Need sticks for project that are approved the go undeveloped Essex Central Park and 28th & El Camino (Creating supply constraint).
- - Densities should mirror ADU policy, use and density should be proportional to lot size versus a one size fits all policy (makes land costs too expensive and encourages hold outs)."
- Less offices & housing built exclusively for the employees of the offices. Priority should be given to working class residents who serve the community.
- "cap private owners from raising rents, not allowed to increase over 5%; fine owners who raise rents over 5% each year.
- Landlord incentives to keep rents down."
- Stop the current Bohannan survey asking same questions.
- As someone who has lived in San Mateo since 1963 and in my single-family home since 1966, I want my neighborhood to stay the same until I die.
- San Mateo drastically needs better mass transit to service a growing population. Increasing housing without improving mass transit should be avoided at all costs. Make it possible for more people to CONVENIENTLY leave their cars at home.
- "(1) To make housing more affordable, there must be more housing which equates to higher density. Higher density puts a strain on public infrastructure: parks, traffic, schools. In lieu payments do not create more roads, more classrooms or more parkland. Incremental additional housing does not address these problems.
- (2) Housing is a regional issue. Additional development in San Mateo will not change regional trends. Housing costs are increasing region wide. San Mateo alone cannot adequately address the problem.

What San Mateo does must be compared and coordinated with Hillsborough, Foster City, Belmont, etc. Changing San Mateo alone will not ""fix it all"".

- (3) Traffic is a major issue. Transit-orientated or near-amenities-housing will still create additional traffic.
- (4) Those that currently own homes in San Mateo, are thrilled with the rise in property values and are not impacted by a housing shortage. Those that currently rent in San Mateo, will not see any relief from rental prices from incremental additions of housing units. Asking current residents to formulate long term housing plans may be unproductive, because the current residents 9including myself) may be naive and under informed. The different communities on the peninsula are geographically similar but substantially different flavors (compare Atherton to Redwood City). Perhaps a better question is what does San Mateo want to be? More like Foster City or more like Palo Alto or more like San Carlos?
- (5) Not addressed in this survey is what housing options are the most sustainable and address climate change? Envision where San Mateo needs to be 100 years from now. Okay, now with that vision - adopt policies and plans to move in that direction. "
- There really needs to be a rent control limit for the county, these landlords are going way too high in rent and their units are so small
- "Again (see 3rd answer to first question), we're paying the price for San Francisco especially, along with other high-job-growth cities in Silicon Valley, adding hundreds of thousands of new jobs (mostly very high-paying) in the last decade, with almost zero regard for the impact on housing and surrounding local communities. Now most rank-and-file workers and families are priced out of the market.
- But while we *do* need to provide more affordable housing, we have to resist the urge to build so urgently and imprudently that we destroy existing neighborhoods and communities -- and the things that make those communities attractive and livable -- in the process.
- Finally, the mindset that even recent high school and college grads MUST be provided with affordable, $1K-a-month rental units with ocean or bay views, before they've even toiled at a job for awhile (seemingly a prevalent viewpoint among the oh-so-enlightened in SF or Sacramento), and that thousands of such units must be built immediately, regardless of cost or impact on communities, seems a bit idiotic.
- On the flip side, those that have toiled and saved and worked in and served our local communities and/or have children in our communities and schools DO indeed have a just expectation that they should have at least a fighting chance to afford some place, any place, to live in our communities.
- -- Good luck to you, city officials, in this quest !!!"

- Rent is high. Houses to purchase are unaffordable. I would like to see programs for first-time home buyers. More single housing developments with 3 plus bedrooms to accommodate families, which San Mateo is comprised of. Thank you.
- Desperately need more units.
- I think the City has done a good job thus far with adding more units, and hopefully they will continue on this path. Public transportation is a big issue and could be improved upon. Adding the additional railroad crossings has also been very helpful.
- An increase in housing capacity, and particularly of high-density housing, is necessary and unavoidable. Subjective standards about "look and feel" should not be used as a veil for what is opposition against higher density housing.
- The city council keeps approving more and more buildings which increases the traffic jams. But the council doesn't care about this. Then we're told to conserve water. So how does the council conserve water? They allow more buildings that have more showers and toilets that need more water! The redevelopment at the site near the main post office is a good example. How many toilets were flushing back then? 10-20? Now how many toilets are flushing with all those apartments? 100's! How is that conserving water? We need to stand up to the state politicians and say NO MORE BUILDING!
- "Please have a rent control in San Mateo. Apartment is so expensive. I have no money left for saving.
- Please open more housing for low income and first time buyer program in San Mateo l, so that we have an opportunity to own a house."
- More affordable housing is great however the impact is limited to a small group of beneficiaries. Improving access to San Mateo via public transit benefits both a larger portion of the population by reducing demand for existing units.
- Improve program similar to that found with "Housekeys" programs for area such as Menlo Park, Hayward, Campbell.
- Do not bring BART into city of San Mateo to keep crime down. Give more of a voice for opposing view points that are concerned about the negative impact that over building the town of San Mateo can bring and never be undone. The survey is biased.
- quit trying to solve everyone problem education is the key to income and affordability
- "This survey is a bit disingenuous. It drives the person answering the survey to a predetermined set of conclusions. It would have been nice to choose 3 options I did not want like lot splits or inappropriate multi family developments in single family neighborhoods.
- "

- "My family has lived in San Mateo for generations and we're getting pushed out because of the cost. Houses are ridiculously over priced, land lords are gouging people for rent money and the bay area is just plain over populated.
- If houses and apartments were affordable that would alleviate a lot of the problem. Also cramming people in high density apartments is not the solution.
- I've seen families who have lived here for generations pack and leave. So sad. All I know is I wish with all my heart I could afford a house. A home should be for everyone not just the wealthy."
- "The elephant in the room...approve affordable housing...not just market rate.
- Use affordable housing developers, like Mid-Peninsula to build 1000's of affordable units, not just a couple of hundred of them.
- Look around there is plenty of market rate housing available, both rental and for sale, right now up and down the Peninsula. Thousand of units...why approve more, when clearly that is not the solution to affordability. We can't build the millions of market rate units that it would take to lower the cost of California real estate.
- This whole process seems to be some kind of game, in which the only stated alternatives have a clear pro-market rate development bias. Why is the section about designating affordable housing?
- The same kind of game pushed by the Bohannon Companies in their recent, losing campaign.
- Running out first responders and essential workers as the target market has been used for over 40 years now as a front for market rate developers...it's getting old.

- This is a critical issue for our city and appreciate you seeking freed back and working to solve a very complex and challenging issue.
- As an educator in San Mateo, and a middle-age woman living on a single income, I have a great deal of trouble finding appropriate housing in San Mateo. I currently rent a duplex, and must live with my two adult children (it only has two bedrooms), and need to work a side job to afford my rent. I don't have a bedroom, I live in the living room. I would really like to finish my career and enter retirement in a more comfortable housing situation, but fear none exists for me on my income on the Peninsula. If I move out of the area, I will pay more commuting. It is a catch 22.
- the question at the beginning of this survey suggests that San Mateo can continue to add more housing and still be a great place to live. I feel that San Mateo is already over-built and the infrastructure needed for more development is not there and San Mateo has slowly deteriorated from a place that was great to live to a place that I no longer identify with and the quality of life has diminished. Over the past 15 years I have seen an rise in the population of San Mateo yet we have less emergency services and overall infrastructure. What is being done about that? There is basically no protection for residents

when things are stolen because we have no police force. You can read it all over NextDoor, property is stolen everyday and as citizens, there is no protection anymore.

- Jobs need to pay more!! If wages kept up with inflation and the housing market, we wouldn't be in this mess. The minimum wage should be increased even more! This is one of the most expensive places to live in the country and minimum wage is woefully behind.
- Of course, Please review your policies and your commitments about serving communities. Want to solve the housing problem? So, build houses or rent houses with prices that are not abusive and that help people to have decent housing. No for free but paying decent prices according how our county pay our salaries.
- smaller homes on small lots but restrict vehicles to 2 per parcel
- Duplexes please
- We need to improve and increase public transportation so people could get around without cars thereby freeing up space for more apartments and reducing the need for more parking and reducing congestion on the streets. I hear so often that we shouldn't build any more housing because it will bring more cars to the neighborhood and tie up traffic. If we had efficient, safe, and clean public transportation maybe that wouldn't necessarily be the case.
- Build infrastructure (roads, power, transit) and stop trying to manipulate the housing market and it will improve.
- Glad to see San Mateo taking steps to increase supply of housing/reduce cost of housing. I feel that new housing/denser housing needs to go hand-in-hand with improved transit options. A denser San Mateo can also be a greener San Mateo if we improve the range of non-car-based options for getting people to work, school, etc.
- "Build more, lots more!
- Especially west of El Camino Real."
- We need more housing urgently. Any measures that can lead to more housing have my support!
- It is a near suicide wish to try to bicycle anywhere without the kind of BICYCLE only infrastructure that makes the safety threshold enough that the masses, including old people, and people with small children, feel safe. Paint on streets doesn't prevent cars from going into bike lanes! You MUST have separation with planters (which also add beautifying foliage). Allocating space to park cars, in a system where each person owns their own car is NOT sustainable. Cars need to be LESS needed in our system. We should have them on a shared basis similar to the public library system where each of us doesn't have to own a copy of Charles Dickens but it is the occasional access that needs to be met...most of the time most peoples cars sit parked! And here we are talking about parking being a problem? Decrease dependence on cars by creating housing density (building UP), near meaning walkable or bikeable to

shops, parks and places to eat and stop allocating space for giant metal boxes on wheels that take up so much space, add to pollution and we then have the trouble to having to allocate parking space for.

- "We were homeowners for 30+ years in Burlingame, but in 2009 with the depression 2.0, we lost a teaching job and graphic arts job. So we had to sell our home and lost all our equity since this whole depression was caused by housing speculation. The home values were back up to their "real Burlingame" values 2 years later, but we couldn't wait that long since the panic caused the closure of the business I had worked for went bankrupt and the state of California cut back many night school teaching jobs, including my husband's. We are now making it work by having a large storage rental space for legacy and current business items. The rent takes up 25% of our income and we are continuing our day-jobs so we can currently afford it. I don't see many opportunities to downsize from here. I do see an effect in our rent from the new rental units built along the Rail Road tracks. More units would help everyone in that respect, because there are many lower paying jobs WAITING for employees that can't afford to live here any more.
- Full-on public housing for low income workers is not the answer (Bedford-Stivason in NYC proves that) but making new apartment units have to include 20% of smaller units for regular low wage workers with some kind of double depreciation for those units could help them be built. Living in mixed income housing brings it back to the "village" idea where low income folks can watch and learn how better income folks live, as well as having better income folks seeing that low income folks are working just as hard as they are, but at jobs they wouldn't want to do anyway."
- Hope there's special Loan program for those medium-income families to purchase house in San Mateo County.
- Improve educational system, lower commercial rates so business can stay open to promote jobs and increase seasonal entertainment and leisure programs
- Reduce the amount of investment properties. Such as an HOA with CC&R's restricting a certain percentage of rental properties within that area. Safely and affordably build up.
- "I don't think homeowners should be able to own more than 1 property in the city, or the state.
-
- Is there anyway to create temporary units with shipping containers?
-
- Or perhaps to continue to buy empty hotel rooms for the homeless?
-
- Public transportation should be more frequent so it encourages more ridership. More commuter shuttles to popular industrial parks would be useful."

- Make project parking requirements pragmatic and on-site. DO NOT rely on neighborhood street parking to "absorb" the overflow! (BTW, that is the opposite of good bike lane land use policy also.) Stop the expectation that if a project has insufficient parking, residents will forego car ownership and use public transport instead - that is SO unrealistic! Studios must get 1.0 parking spaces, 1 & 2 bedroom units get 2.0 parking places, etc. Most low income residents work 2 jobs to make sufficient income to pay rent of "affordable" units. Mass transit will never work for getting to /from 2 jobs/day.
- It has reached criminal levels. It should NOT cost $5000 to rent a one bedroom, nor should it take duel income. Read the fine print, they are expecting 4 to 6 time monthly rent at $5000 to even apply. I work in tech and can't afford the $5000 a month rent so have been stuck in my apartment for over 25 years because there is NOTHING I can afford to move to either in rental or to purchase. If I do move it will be out of the area due to the lack of options.
- We are a built out city, no more room density is bad, it spreads Covid and increases crime and is not healthy. People are leaving California, because of plans like this to destroy our cities and neighborhood.
- Affordable housing for middle class folks who make ok salary & not high salaries of those in tech industry.
- "1. Cost of property tax.
- 2. Cost of homeowners insurance.
- 3. Cost of flood insurance.
- 4. Cost of upkeep (maintenance and repair).
- 5. Limited parking and transportation costs (eg. toll lanes are a parasitic cost).
- 6. Maintain/establish neighborhood quality of life (careless housing growth).
- 7. Deteriorating quality of life that drives people out of the city.
- 8. Livable/stagnant salaries (housing cost is at the mercy of inflation).
- 9. Understand/education of the total and escalating cost of housing.
- 10. Assure rental property is worthwhile to own or just a losing proposition."
- There is not enough affordable senior housing in San Mateo. If you earn $40,000/year and are retired, where can you live?
- Frankly, matter how much additional housing is built, it will have little benefit to current residents as long as new people/new businesses from outside the area continue to move into San Mateo. Perhaps preference can be given to long term residents and their children. Exactly how that could be accomplished would be the question.
- I don't understand why buildings aren't taller here. We're pretty far from SFO flight paths. For example, I live in a 4 story apartment building. I often wonder why it wasn't 6 stories. That could have been 50

percent more units on the same footprint. I think downtown San Mateo can support and should have taller developments. There's one 15 story apartment building, but there could be more.

- "Educate retiree's in low income and subsidized relocation. I was a Kaiser Secretary, fell down, several surgeries later forced to retire. Could not move on disability. I looked for years to relocate and did not know that subsidized rent was available. Went through entire inheritance after partner died, covid sheltered me in place and basically I'm homeless, all I own is in storage, I care for a elder after my battling cancer. What is needed is a consultant who knows properties and relocates me into affordable housing.
- Looking online for months, years at I thought was unaffordable rentals I tired from chemo, older age and exhaustion. I asked San Mateo Housing if there was a class or training, I would love helping place those having a hardship. Us seniors do not wish to move out of state, away from our doctors, friends, family. We are not a throw away generation of retirees. "
- Higher buildings downtown, transforming some of the old unattractive single story commercial buildings along el Camino into taller, more attractive buildings but with assistance for small businesses who may be impacted, turn Hillsdale mall into mixed use commercial and residential. Include small studio units, perhaps like those in Asia, and larger units that are multigenerational or can accommodate families, build housing for teachers and their families on school grounds and perhaps for other civil servants as well, turn the old OSH property into housing- so convenient to restaurants and shopping. If feasible, convert vacant commercial buildings into apartments- even just some floors if allowed could be a win win, esp given more remote work for certain sectors. How about the set of low buildings near the Marriott and 19th Ave neighborhood- they are on a big piece of land. Could those be knocked down and turned into mixed commercial/retail and housing. People don't get on Caltrain to go to target, build close to shopping so it is in walking distance. Please do not mix apartment buildings in with single family homes. If I wanted to live in high density housing I would not have chosen a single family neighborhood. Ensure adequate water, Etc are available for people, build green buildings. While I sympathize with homeless folks, providing more resources may draw more homeless people to the area- need to work with neighboring cities to ensure they are offering the same. For example, what does Hillsborough plan to do to address homelessness in the county? Any open land in unincorporated San Mateo that is available? I worry about creating hotels for homeless folks along el Camino. While I could be wrong, it is my understanding that the rates of meth use is quite high, esp among people living in encampments. People screaming, agitated, etc are not going to do well living in high density housing, those around them will expect neighborly behaviors. If some of the hotels purchased by the city are for homeless populations, there also needs to be access to appropriate mental health and

substance abuse treatment, job assistance, etc along with it. LifeMoves for homeless families is a good example.

- Please consider that the infrastructure for this city will not support too many more people. The infrastructure for electricity, water, plumbing, trash/recycling should all have enough capacity to support more housing before the housing is put in. Also, there should be enough parks and open spaces in every neighborhood of the city before additional construction is considered. We won't be doing current residence any service if adding more residence reduces the quality of life for all.
- Not allowing tech companies to take over multiple units for employees. Each occupant should be able to find their own without tech companies stepping in.
- Government and community leadership needs to collect data related to the number of jobs and income of the population. How many jobs in the city or county are full-time? How many are part-time. How many single income jobs can afford a studio or one bedroom dwelling?
- The highest-resource neighborhoods should allow more types of housing: plexes, townhomes, small-to-midsize apartment and condo buildings, cottage courts, and more.
- Is zoning additional *office* jobs relevant to housing price? Based on Economics 101, the price of anything is a balance of supply and demand. I presume we do need more office jobs, but would that also generate more demand for people (understandably) wanting to live in San Mateo? How does San Mateo find the optimal balance?
- It is time to do something, rather than just talk about what to do.
- Don't allow tall buildings to be constructed in areas that have single family homes.
- San Mateo has a history of developers who live away from San Mateo and develop in their own self interest. They have supported racism, segregation, and "old boys" ways of doing business. San Mateo needs to find some new developers with ethics and a sense of community. Business as usual will not support affordability or fair housing. Some Council members need to think about who they should be serving.
- I wasn't able to write in above, but I would love to see office spaces (especially of large tech sector offices) be purchased and repurposed for housing now that nearly two years have passed where most large companies have allowed employees to work from home. I understand there is significant re-zoning that would need to be done to convert these spaces to housing but I really think it would be a valuable opportunity to make use of the desirable land we have in San Mateo County which is currently being vastly underutilized.
- Unlimited growth is not sustainable. Public education regarding environmental limits to growth should be on-going and at the fore front. Affordable housing is only achievable by public no-profit housing.

The private sector has not and will not build sufficient affordable housing as there is no profit in it. Water is a very limited resource and existing supplies are not sufficient to sustain long-term growth.

- Outdated ordnances, unfavorable permitting requirements and obstructionist NIMBYism has exacerbated housing affordability in San Mateo for decades. It is now a crisis for the middle and lower classes. New homes for rent and purchase must be built, despite opposition from existing residents who benefited from and exacerbated supply limits. Action to ameliorate this dire issue is crucial or the economy and body politic of the area will lead to greater heights of crisis.
- We need more housing everywhere, especially in existing single family neighborhoods. To avoid increased traffic, we need to prioritize better options for waking, biking and transit.
- "San Mateo, many other cities the County and the State have tended to approach affordable housing by focusing on building new buildings and then worrying about everything else later. Affordable housing that is sustainable and attractive must be a holistic effort. Preserving existing affordable housing is key. If new buildings are created, however, there must be a holistic plan at the same time that shows how there will be sufficient public transit (both east/west as well as north/south), open space, parking, traffic safety, retail/grocery/etc shops and services around the housing. This will make the new/preserved housing more attractive to the purchasers/renters, as well as to their neighbors. Everyone wants quality of life. Just building a building doesn't do it.
- We also need to encourage more affordable rentals and purchases. Helping with downpayment loans/subsidies for both rentals and subsidies removes a huge obstacle. More innovative public/private partnerships can speed up creation/preservation of affordable housing rather than putting impact fees in bank accounts where they sit for a very long time doing no good for the community.
- We need more focus on specifically preserving/creating affordable housing, not just building lots more market rate housing in the hopes that that will put pressure on less new housing units to lower their rents/prices. While this is a strategy, we have leaned on it far too much for our city's needs.
- Finally, while there are greater financial incentives for our City to keep approving more commercial buildings, this only continues to throw our housing/jobs imbalance further out of wack and makes residents cynical about our City's commitment to affordable housing. If the State is serious about addressing affordable housing, State/local and private developer collaborations should focus on encouraging more mixed use housing (and not just luxury housing units). This is not just about $$$. It is about regulations and short and long term incentives.
- Thanks for putting this survey out. Everyone in San Mateo wants more affordable housing. There may be several reasons for this, but there is a common goal. I look forward to how our General Plan 2040 presents a holistic and actionable approach to affordable housing that we all can get behind."

- Housing needs easy transit - public or bike connections for new housing is necessary
- In my opinion we need higher density housing near transit and we need to invest in a high quality transit network and a high quality bike network.
- We are not meeting the critical needs of extremely low income people who grew up in this community and who are either elderly or challenged by a disability. A studio apt is not adequate for those who need live-in personal assistance in order to remain in their home community. The federal incentive/reimbursement formula for developers based on number of units should not be allowed to preclude/disincentivize options for those whose needs require more square footage than a studio. Exploration of duplex/quadplex arrangements, in addition to 1-2 bedroom apts, would be very helpful in meeting some of these needs. We also need to address housing needs of direct support persons who make it possible for individuals with disabilities to access and participate in the life of this city.