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APPENDIX F | PUBLIC PARTICIPATION

- True North Survey Results (Excerpts) – February 21, 2022
- Community Engagement, Pop Ups and Intercepts – Public Feedback Received
- Online Housing Element Survey Results
- Builders Focus Group – November 15, 2021
- Fair Housing Workshop – January 13, 2022 - Discussion and Poll Summary
- Housing Policy Workshop – November 2, 2021 - Discussion and Poll Summary
- Community Relations Commission – September 29, 2021: Speaker Notes Community Needs and Housing Needs Workshop Notes
- San Mateo Countywide Housing Elements Listening Sessions – Summary Notes
    - Fair Housing – September 27, 2021
    - Housing Advocates – October 18, 2021
    - Builders – November 1, 2021
    - Service Providers – November 15, 2021
- Root Policy Fair Housing Survey Summary – Summary of Public Feedback
- Community Correspondence received by the City prior to April 6 2022, and between May 7, 2022 and December 29, 2022.
- Planning Commission and City Council Minutes – April 26, 2020 to November 7, 2022
- Additional Community Outreach collateral and activities:
    - Citywide mailer sent October 2021
    - Mailer targeted to renters sent January 2022
    - Housing Element Flyer
    - Intercept Surveys (English and Spanish), October-December 2021
    - Where do you live/Donde Vives interactive activity results, October 16, 2021
    - “Eggstravaganza” outreach activity, April 16, 2022
- Official City response letters to Bohannon and the Housing Action Coalition
- *See also: Appendix G – Public Review Period for public review period comments received by the City April 6, 2022 to May 6, 2024.*

TRUE NORTH SURVEY RESULTS (EXCERPTS) – FEBRUARY 21, 2022

Community Opinion Survey
Summary Report

Prepared for the
City of San Mateo

February 21, 2022

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INTRODUCTION

Incorporated in 1894, the City of San Mateo encompasses 15.9 square miles in the San Francisco Bay Area and is currently home to an estimated 105,661 residents.[1] One of only two charter cities in San Mateo County, the City is governed by a five-member City Council, while the City's daily operations are managed by a dedicated team of employees that provide a full suite of services to residents and the local business community.

To monitor its progress in meeting residents' needs, the City engages residents on a daily basis and receives periodic *subjective* feedback regarding its performance and policies. Although these informal feedback mechanisms are a valuable source of information for the City in that they provide timely and accurate information about the opinions of specific residents, it is important to recognize that they do not necessarily provide an accurate picture of the community as a whole. For the most part, informal feedback mechanisms rely on the resident to initiate feedback, which creates a self-selection bias. The City receives feedback only from those residents who are motivated enough to initiate the feedback process. Because these residents tend to be those who are either very pleased or very displeased with a particular service or policy, their collective opinions are not necessarily representative of the City's resident population as a whole.

PURPOSE OF STUDY The motivation for the current study was to design and employ a methodology that would avoid the self-selection bias noted above and thereby provide the City with a *statistically reliable* understanding of its residents' satisfaction, priorities, opinions, and concerns as they relate to city services, facilities, and policies. Ultimately, the survey results and analyses presented in this report will provide Council and staff with information that can be used to make sound, strategic decisions in a variety of areas including service improvements and enhancements, measuring and tracking internal performance, budgeting, and community outreach.

In addition to gathering performance-related feedback, the survey was also designed to help inform the City's General Plan update. Like most California cities, the City of San Mateo relies on its General Plan to guide decisions with respect to land use, development, mobility, sustainability, and related policy matters. Although the City Council, staff, and consultants have played an important role in gathering data and organizing the update process, it was the desire of the City that the citizens of San Mateo be the true inspiration for the Plan. Accordingly, a portion of the survey was dedicated to understanding San Mateo residents' needs and opinions as they relate to issues that will be addressed in the General Plan, with a focus on mobility and how best to plan for future housing as required by State law.

To assist in this effort, the City selected True North Research to design the research plan and conduct the survey. Broadly defined, the survey was designed to:

- Identify key issues of importance for residents, as well as their perceptions of the quality of life in San Mateo;

1. US Census estimate, April 2020.

- Measure residents' overall satisfaction with the City's efforts to provide municipal services, and their satisfaction with a variety of specific services;
- Gather opinions on General Plan topics with a focus on mobility and housing;
- Determine satisfaction with (and perceived effectiveness of) the City's communication with residents; *and*
- Collect additional background and demographic data that are relevant to understanding residents' perceptions, needs, and interests.

OVERVIEW OF METHODOLOGY A full description of the methodology used for this study is included later in this report (see *Methodology* on page 47). In brief, the survey was administered to a random sample of 775 adults who reside in the City of San Mateo. The survey followed a mixed-method design that employed multiple recruiting methods (mailed letters, email, text, and telephone) and multiple data collection methods (telephone and online). Administered in English and Spanish between January 21 and February 2, 2022, the average interview lasted 18 minutes.

STATISTICAL SIGNIFICANCE This is not the first statistically reliable community survey conducted for the City of San Mateo. A similar study was conducted by True North for the City in 2020, and many of the questions included in the 2022 survey were purposely tracked from the prior survey. Because there is a natural interest in tracking the City's performance in meeting the evolving needs of its residents, where appropriate the results of the current study are compared with the results of identical questions included in the 2020 survey. In such cases, True North conducted the appropriate tests of statistical significance to identify changes that likely reflect actual changes in public opinion between the prior survey (2020) and the current (2022), as opposed to being due to chance associated with selecting two samples independently and at random. Differences between the two studies are identified as *statistically significant* if we can be 95% confident that the differences reflect an actual change in public opinion between the two studies. Statistically significant differences within response categories over time are denoted by the † symbol which appears in the figure next to the appropriate response value for 2022.

ORGANIZATION OF REPORT This report is designed to meet the needs of readers who prefer a summary of the findings as well as those who are interested in the details of the results. For those who seek an overview of the findings, the sections titled *Just the Facts* and *Conclusions* are for you. They provide a summary of the most important factual findings of the survey in bullet-point format and a discussion of their implications. For the interested reader, this section is followed by a more detailed question-by-question discussion of the results from the survey by topic area (see *Table of Contents*), as well as a description of the methodology employed for collecting and analyzing the data. And, for the truly ambitious reader, the questionnaire used for the interviews is contained at the back of this report (see *Questionnaire & Toplines* on page 50), and a complete set of crosstabulations for the survey results is contained in Appendix A.

ACKNOWLEDGEMENTS True North thanks the City of San Mateo for the opportunity to conduct the study and for contributing valuable input during the design stage of this study. The collective experience, insight, and local knowledge provided by city representatives and staff improved the overall quality of the research presented here.

DISCLAIMER The statements and conclusions in this report are those of the authors (Dr. Timothy McLarney and Richard Sarles) at True North Research, Inc. and not necessarily those of the City of San Mateo. Any errors and omissions are the responsibility of the authors.

ABOUT TRUE NORTH True North is a full-service survey research firm that is dedicated to providing public agencies with a clear understanding of the values, perceptions, priorities, and concerns of their residents and customers. Through designing and implementing scientific surveys, focus groups, and one-on-one interviews, as well as expert interpretation of the findings, True North helps its clients to move with confidence when making strategic decisions in a variety of areas—such as planning, policy evaluation, performance management, establishing fiscal priorities, passing revenue measures, and developing effective public information campaigns.

During their careers, Dr. McLarney (President) and Mr. Sarles (Principal Researcher) have designed and conducted over 1,200 survey research studies for public agencies—including more than 400 studies for California municipalities and special districts.

JUST THE FACTS

The following is an outline of the main factual findings from the survey. For the reader's convenience, we have organized the findings according to the section titles used in the body of this report. Thus, to learn more about a particular finding, simply turn to the appropriate report section.

QUALITY OF LIFE

- San Mateo residents provided the most positive ratings for the overall quality of life in the City (85% excellent or good), San Mateo as a place to shop and dine (77%), and as a place to raise a family (68%).
- Although still rated favorably by over half of respondents, residents provided somewhat softer ratings for San Mateo as a place to work (62%) and as a place to recreate (59%).
- Just over one-third of residents provided a favorable rating for San Mateo as a place to retire (37%), although approximately 13% held no opinion or did not provide a rating.
- When asked what they like most about living in the City of San Mateo that city government should make sure to *preserve* in the future, residents were most apt to cite parks and recreation facilities and opportunities (24%), followed by shopping and dining opportunities (16%), proximity to surrounding cities/areas (12%), and the open/green spaces and mountains (12%). Other specific attributes that were mentioned by at least 5% of respondents included San Mateo's diversity of business, cultures, and activities (9%), small town atmosphere (8%), low crime rate/public safety (7%), downtown area (7%), and friendly people/neighbors (6%).
- When residents were asked to indicate the one thing city government could *change* to make San Mateo a better place to live, now and in the future, providing more affordable housing was the most common (19%), followed by limiting growth and preserving open space (13%), improving public safety/more police presence (8%), and improving and maintaining infrastructure, streets and roads (7%).

CITY SERVICES

- Close to three-quarters (74%) of San Mateo residents indicated they were either very (25%) or somewhat (49%) satisfied with the City's efforts to provide municipal services. Approximately 16% were very or somewhat dissatisfied, whereas 10% were unsure or unwilling to share their opinion.
- Residents were asked to rate their satisfaction with 18 specific services provided by the City of San Mateo. Although the majority of residents surveyed were satisfied with 13 of the 16 services tested, they were most satisfied with the City's efforts to provide fire protection, prevention, and emergency medical services (94% very or somewhat satisfied), followed by maintain public buildings and facilities like City Hall, libraries, and parking garages (91%), provide parks, sports fields, and recreation facilities (87%), provide paths and trails for walking, jogging, and running (82%), and provide a variety of recreation programs for all ages (81%).
- At the other end of the spectrum, respondents were less satisfied with the City's efforts to facilitate the creation of affordable housing (33%), address homelessness (42%), manage traffic congestion (48%), and maintain local streets and roads (54%).

HOUSING & LAND USE

- Approximately two-thirds of residents indicated that there is currently too little housing that is affordable for middle-income (67%) and low-income families (64%) in the City of San Mateo.
- When asked to prioritize among a list of factors the City could consider as it plans for additional housing units as required by state law, ensuring adequate water supplies (98% at least somewhat important) was viewed as the most important factor, followed by preserving open space and creating new park lands (97%), minimizing vehicle trips and traffic congestion (95%), creating pedestrian-friendly areas that encourage people to walk rather than drive (94%), and minimizing pollution and greenhouse gas emissions (93%).
- When compared to the other items tested, respondents indicated that keeping building heights low (68%) and minimizing the number of new units added to single-family neighborhoods (68%) were the least important when planning for future housing in the City.
- When presented with the opportunity to reserve more land for parks, recreation areas, and community amenities *and* minimize change to existing neighborhoods, 63% of San Mateo residents indicated they would support concentrating new housing in higher-density buildings downtown and near transit up to 12 stories. A higher percentage (68%) indicated they would support buildings up to eight stories.

MOBILITY

- The vast majority of residents (87%) indicated they use a personal vehicle on a weekly basis when traveling within the City of San Mateo, while 45% reported that they walk from their home to a local store or restaurant at least once per week. Less than one-in-five respondents indicated that they ride a bicycle or scooter (19%), use public transit such as a bus or train (8%), or use Uber, Lyft, or a taxi (4%) at least once per week when traveling within the City of San Mateo.
- Among strategies the City could consider to reduce vehicle trips and mitigate growth-induced congestion in the future, improving safe routes to school to encourage more kids to walk and bike to school (84% high or medium priority) and improving sidewalks, crosswalks, pedestrian safety, signs and infrastructure to encourage more walking (84%) were widely viewed as the top priorities, followed by improving bus and shuttle services with more routes and more frequent service within San Mateo and to neighboring areas (71%), providing financial incentives to encourage greater use of transit use (64%), and expanding the network of dedicated bike lanes and shared lanes to encourage more bicycling (63%).
- Sixty-four percent (64%) of respondents indicated they generally support adding bike lanes and widening sidewalks in San Mateo, even if it requires removing a vehicle lane or parking spaces in certain locations.

COMMUNICATIONS

- Overall, 62% of respondents indicated they were satisfied with the City's efforts to communicate with residents through newsletters, the Internet, social media, and other means in 2022. The remaining respondents were either dissatisfied with the City's efforts in this respect (25%) or unsure of their opinion (13%).
- Thirty percent (30%) of respondents indicated the were interested in receiving more information from the City.

- The most commonly mentioned topics of interest were information about the City's future commercial and residential development plans (31%), affordable housing (13%), street/road and infrastructure maintenance (13%), environmental issues (8%), public transportation (7%), public safety/crime statistics (7%), and recreation programs (7%).
- When asked to identify the information sources they *currently* use most often for news, information, and programming in San Mateo, the most frequently cited sources were the San Mateo Daily Journal and email notifications from the City, both mentioned by 30% of respondents. These sources were followed by letters, postcards, flyers, or brochures mailed to the home from the City (24%), Nextdoor (23%), the Internet not including the City's site (18%), the City's website (15%), and friends/family/associates/word of mouth (15%).
- Respondents indicated that email was the most effective method for the City to communicate with them (84% very or somewhat effective), followed by postcards, letters, and newsletters mailed to the home (i.e., direct mail, 78%), social media like Facebook, Twitter, and Nextdoor (78%), and the City's website (72%).
- Townhall meetings (52%), television programs (41%), and advertisements in local papers (40%) were generally viewed by residents as less effective ways for the City to communicate with them.

Conclusions

As noted in the *Introduction*, this study was designed to provide the City of San Mateo with a statistically reliable understanding of its residents' satisfaction, opinions, and priorities as they relate to city services, facilities and policies, as well as topics pertinent to the General Plan update. Whereas subsequent sections of this report are devoted to conveying the detailed results of the survey, in this section we attempt to 'see the forest through the trees' and note how the collective results of the survey answer some of the key questions that motivated the research.

How well is the City performing in meeting the needs of San Mateo residents?

The two years leading up to the *2022 Community Opinion Survey* were punctuated by difficult and dramatic events in San Mateo. The coronavirus pandemic that arrived in early 2020 has taken lives, threatened livelihoods, and forced dramatic changes in the way residents live, work, socialize, and play. Non-essential businesses were shuttered for weeks or months at a time to curb the spread of COVID-19, and the City's operations were also adjusted to protect public health and adhere to State and County guidelines. Services that could be effectively moved to an online format were able to continue in that form, whereas other programs and services were modified, curtailed, or canceled to protect the safety of the public and City employees. Many city facilities were also closed periodically to prevent the spread of COVID-19, including City Hall.

Against this turbulent backdrop, residents' opinions of their community and city government remained positive. Approximately three-quarters of residents (74%) indicated they were satisfied with the City's overall efforts to provide municipal services, whereas just 16% were dissatisfied and the remaining 10% were unsure or did not provide a response. The percentage of respondents who indicated they were very satisfied with the City's overall performance also increased significantly between 2020 and 2022, and satisfaction was widespread across resident subgroups (see *Overall Satisfaction* on page 15).

The high level of satisfaction expressed with the City's performance *in general* was also mirrored in residents' assessments of the City's performance in providing specific services, with the highest satisfaction scores assigned to the City's efforts to provide fire protection, prevention, and emergency medical services, maintain public buildings and facilities like City Hall, libraries, and parking garages, provide parks, sports fields, and recreation facilities, provide paths and trails for walking, jogging, and running, and provide a variety of recreation programs for all ages (see *Specific Services* on page 17).

The City's performance in providing municipal services has contributed to a high quality of life for residents. Indeed, the vast majority of residents surveyed in 2022 (85%) rated the quality of life in the City of San Mateo as excellent or good, a statistically significant increase of 4% when

compared to 2020. This sentiment was also widespread, with the percentage who rated the quality of life as excellent or good exceeding 75% across *every* identified resident subgroup (see *Overall Quality of Life* on page 10). When asked in an open-ended manner to describe the things they value most about living in San Mateo that they would like to preserve in the future, parks and recreation facilities and opportunities topped the list, followed by shopping and dining opportunities, proximity to surrounding cities/areas, and the open/green spaces and mountains (see *What do You Like Most About Living in San Mateo?* on page 11).

Where should the City focus its efforts in the future?

In addition to measuring the City's current performance, a key goal of this study is to look *forward* and identify opportunities to adjust services, improve facilities, and/or refine communications strategies to best meet the community's evolving needs and expectations. Although resident satisfaction in San Mateo is generally high (see above), there is always room for improvement. Below we note some of the areas that present the best opportunities in this regard.

Considering respondents' verbatim answers regarding what they feel city government could do to make San Mateo a better place to live (see *What Should Be Changed?* on page 13) and the levels of satisfaction found in specific service areas (see *Specific Services* on page 17), the top priorities are: facilitating the creation of more affordable housing, limiting growth/preserving open space, addressing homelessness, managing traffic congestion, maintaining local streets and roads, improving public safety, and improving city-resident communication.

With the recommendation that the City focus on these areas, it is equally important to stress that when it comes to improving satisfaction in service areas, the appropriate strategy is often a combination of better communication and actual service improvements. It may be, for example, that many residents are simply not aware of the City's ongoing infrastructure improvement efforts, or the limits of what a city can do to address homelessness. Choosing the appropriate balance of actual service improvements and efforts to raise awareness on these matters will be a key to maintaining and improving the community's overall satisfaction in the short- and long-term.

What criteria do residents want the City to prioritize when planning for future housing?

Affordable housing (or lack thereof) has become a hot topic in many communities, increasing in saliency during the past few years along with rising rents and home prices. When asked directly, most respondents felt there was too little affordable housing (of any type) in San Mateo, and increasing the availability of affordable housing was the most frequently mentioned change that residents indicated would make San Mateo a better place to live, now and in the future.

When asked to rate various criteria the City could consider as it explores different ways that it could accommodate future housing, factors related to environmental sustainability tended to rise to the top of the list among survey respondents. Of the 18 factors tested, ensuring adequate water supplies was viewed as the most important factor, followed by preserving open space and creating new park lands, minimizing vehicle trips and traffic congestion, creating pedestrian-friendly areas that encourage people to walk rather than drive, and minimizing pollution and greenhouse gas emissions. When compared to the other factors tested, respondents indicated that keeping building heights low and minimizing the number of new units added to single-family neighborhoods were the *least* important when planning for future housing in the City (see *Factors to Prioritize when Planning Housing* on page 21).

The desire to preserve land for parks and community spaces was also evident in residents' willingness to accept taller, high-density housing up to 12 stories (64%) or eight stories (68%) downtown and near transit if it would reserve more land for parks, recreation areas, and community amenities while also minimizing the impacts of new housing in existing neighborhoods (see *Building Height & Density Trade-offs* on page 26).

What actions do residents prioritize for minimizing vehicle trips and congestion in the future?

One of the key challenges when planning for population growth and future housing is the issue of mobility. Put simply, adding housing and people to a community will naturally lead to more congestion and decreased mobility unless improvements are made to the transportation system to accommodate the additional demand and/or vehicle demand is mitigated through use of alternative modes. Accordingly, the survey explored the types of actions and strategies residents would prioritize for minimizing growth-induced congestion in the future.

Improving safe routes to school to encourage more kids to walk and bike to school (84% high or medium priority) and improving sidewalks, crosswalks, pedestrian safety, signs and infrastructure to encourage more walking (84%) were widely viewed as the top priorities among the actions tested, followed by improving bus and shuttle services with more routes and more frequent service within San Mateo and to neighboring areas (71%), providing financial incentives to encourage greater use of transit use (64%), and expanding the network of dedicated bike lanes and shared lanes to encourage more bicycling (63%). It is worth noting, moreover, that 64% of respondents indicated they generally support adding bike lanes and widening sidewalks in San Mateo, even if it requires removing a vehicle lane or parking spaces in certain locations (see *Mobility* on page 29).

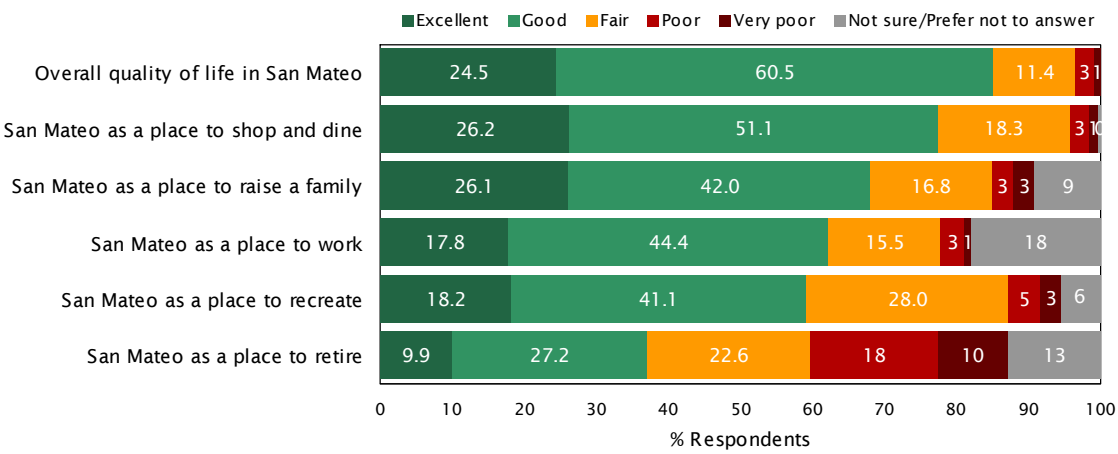
Quality of Life

The opening series of questions in the survey was designed to assess residents' top of mind perceptions about the quality of life in San Mateo, what they would most like to preserve about the City, as well as ways to improve the quality of life in San Mateo.

OVERALL QUALITY OF LIFE At the outset of the interview, respondents were asked to rate the City of San Mateo on a number of key dimensions—including overall quality of life, as a place to raise a family, and as a place to work—using a five-point scale of excellent, good, fair, poor, or very poor. As shown in Figure 1 below, the majority of residents shared favorable opinions of San Mateo on five of the six aspects tested, with the most positive ratings provided for the overall quality of life in the City (85% excellent or good), San Mateo as a place to shop and dine (77%), and as a place to raise a family (68%). Although still rated favorably by over half of respondents, residents provided somewhat softer ratings for San Mateo as a place to work (62%) and as a place to recreate (59%). Just over one-third of residents provided a favorable rating for San Mateo as a place to retire (37%), although approximately 13% held no opinion or did not provide a rating. It is worth noting that the percentage of residents who were unsure or unwilling to share their opinion ranged from a low of 0% for the overall quality of life to a high of 18% for San Mateo as a place to work.

Question 2 *How would you rate: _____? Would you say it is excellent, good, fair, poor or very poor?*

FIGURE 1 RATING CITY OF SAN MATEO



As shown in Table 1 on the next page, when compared to 2020, the percentage of respondents in 2022 who offered ratings of excellent or good increased significantly for San Mateo as a place to retire (+7%), as a place to shop and dine (+6%), as a place to work (+5%), and the overall quality of life in the City (+4%). Tables 2 through 5, meanwhile, show how the ratings for each dimension tested in Question 2 varied by length of residence, gender, age, presence of a child in the home, presence of a senior in the home, ethnicity, and home ownership. For ease of comparison, the top three ratings within each subgroup are highlighted green.

TABLE 1 RATING CITY OF SAN MATEO BY STUDY YEAR

	Study Year 2022	Study Year 2020	Change in Excellent + Good 2020 to 2022
San Mateo as a place to retire	37.0	30.3	+6.7†
San Mateo as a place to shop and dine	77.4	71.6	+5.8†
San Mateo as a place to work	62.2	57.6	+4.6†
Overall quality of life in San Mateo	85.0	80.9	+4.1†
San Mateo as a place to raise a family	68.1	65.1	+3.0
San Mateo as a place to recreate	59.2	56.3	+3.0

† Statistically significant change ($p < 0.05$) between the 2020 and 2022 studies.

TABLE 2 RATING CITY OF SAN MATEO BY YEARS IN SAN MATEO & GENDER (SHOWING % EXCELLENT & GOOD)

	Years in San Mateo (Q1)				Gender (QD2)	
	Less than 5	5 to 9	10 to 14	15 or longer	Male	Female
Overall quality of life in San Mateo	88.8	87.0	88.5	82.0	86.4	85.9
San Mateo as a place to shop and dine	83.6	77.2	85.6	73.0	79.0	77.8
San Mateo as a place to raise a family	63.8	64.7	72.9	69.8	69.4	68.9
San Mateo as a place to work	57.0	63.7	56.6	65.2	62.9	64.6
San Mateo as a place to recreate	59.1	56.5	63.3	59.2	57.2	62.3
San Mateo as a place to retire	28.7	36.8	39.6	40.1	35.2	40.6

TABLE 3 RATING CITY OF SAN MATEO BY AGE (SHOWING % EXCELLENT & GOOD)

	Age (QD1)					
	18 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 or older
Overall quality of life in San Mateo	88.2	83.6	83.4	86.0	86.0	86.0
San Mateo as a place to shop and dine	86.1	81.8	75.5	77.1	77.8	70.8
San Mateo as a place to raise a family	69.4	62.2	71.8	73.5	69.8	67.5
San Mateo as a place to work	75.9	60.9	54.8	65.9	67.9	59.3
San Mateo as a place to recreate	67.0	54.5	60.7	62.1	62.8	55.2
San Mateo as a place to retire	54.5	30.6	28.1	30.7	32.1	51.7

TABLE 4 RATING CITY OF SAN MATEO BY CHILD IN HSLD & ADULT OVER 65 IN HSLD (SHOWING % EXCELLENT & GOOD)

	Child in Hsld (QD3,4)			Adult Over 65 in Hsld (QD5)	
	Yes, under 18	Yes, under 6	None	Yes	No
Overall quality of life in San Mateo	82.0	76.0	88.6	84.5	87.0
San Mateo as a place to shop and dine	77.2	72.8	78.6	74.3	79.8
San Mateo as a place to raise a family	76.6	75.6	66.3	69.2	69.3
San Mateo as a place to work	68.2	65.6	61.2	58.1	65.5
San Mateo as a place to recreate	58.5	56.5	60.4	56.1	61.2
San Mateo as a place to retire	30.5	24.3	40.7	48.4	32.1

TABLE 5 RATING CITY OF SAN MATEO BY ETHNICITY & HOME OWNERSHIP STATUS (SHOWING % EXCELLENT & GOOD)

	Ethnicity (QD12)				Home Ownership Status (QD6)	
	Caucasian / White	Asian American	Latino / Hispanic	Mixed or other	Own	Rent
Overall quality of life in San Mateo	87.5	89.6	80.3	80.7	85.7	86.1
San Mateo as a place to shop and dine	74.8	80.8	80.1	75.5	75.2	80.8
San Mateo as a place to raise a family	67.4	73.3	67.4	66.1	73.4	64.6
San Mateo as a place to work	59.6	65.4	66.3	53.1	61.0	65.1
San Mateo as a place to recreate	59.4	64.9	56.9	51.2	59.4	59.9
San Mateo as a place to retire	33.1	40.2	42.9	29.6	40.0	33.5

WHAT DO YOU LIKE MOST ABOUT LIVING IN SAN MATEO? The next question in this series asked residents to identify what they like most about living in the City of San Mateo that city government should make sure to preserve in the future. Question 3 was posed in an open-ended manner, thereby allowing residents to mention any aspect or attribute that came to

mind without being prompted by—or restricted to—a particular list of options. True North later reviewed the verbatim responses and grouped them into the categories shown in Figure 2.

San Mateo residents were most apt to cite parks and recreation facilities and opportunities (24%) as what they like most about living in the City of San Mateo and would like to preserve, followed by shopping and dining opportunities (16%), proximity to surrounding cities/areas (12%), and the open/green spaces and mountains (12%). Other specific attributes that were mentioned by at least 5% of respondents included San Mateo's diversity of business, cultures, and activities (9%), small town atmosphere (8%), low crime rate/public safety (7%), downtown area (7%), and friendly people/neighbors (6%). For the interested reader, Table 6 on the next page lists the top five responses to Question 3 in 2020 and 2022.

Question 3 *What do you like most about the City of San Mateo that should be preserved in the future?*

FIGURE 2 LIKE MOST ABOUT SAN MATEO

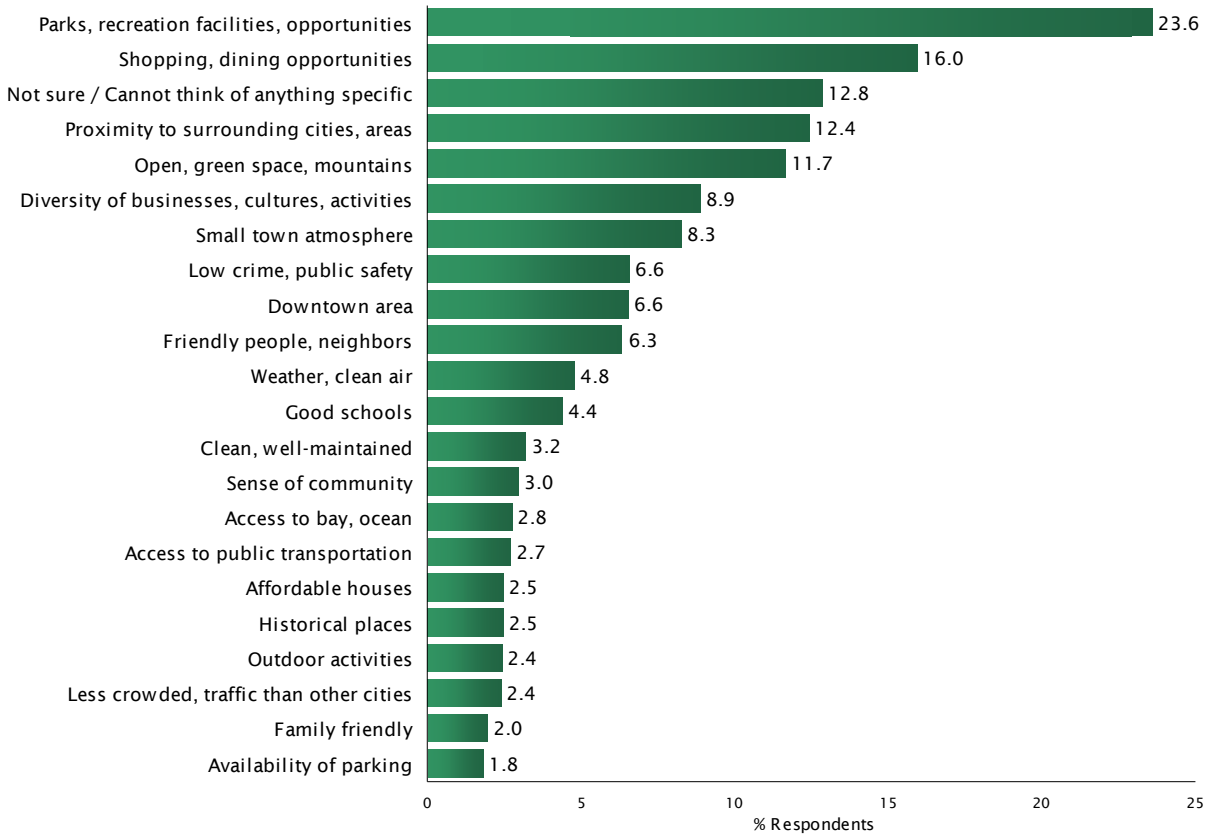


TABLE 6 LIKE MOST ABOUT SAN MATEO BY STUDY YEAR

Study Year	
2022	2020
Parks, recreation facilities, opportunities	Parks, recreation facilities, opportunities
Shopping, dining opportunities	Not sure / Cannot think of anything specific
Not sure / Cannot think of anything specific	Shopping, dining opportunities
Proximity to surrounding cities, areas	Small town atmosphere
Open, green space, mountains	Proximity to surrounding cities, areas

WHAT SHOULD BE CHANGED? In an open-ended manner similar to that described for Question 3, all respondents were also asked to indicate the one thing that city government could *change* to make San Mateo a better place to live. True North reviewed the verbatim responses to Question 4 and grouped them into the categories shown in Figure 3. Among the specific changes desired, providing more affordable housing was the most common (19%), followed by limiting growth and preserving open space (13%), improving public safety/more police presence (8%), and improving and maintaining infrastructure, streets and roads (7%). Approximately 14% could not think of a desired change (10%) or reported that no changes are needed (4%). Table 7 shows the top 5 responses to Question 4 in 2020 and 2022.

Question 4 *If the city government could change one thing to make San Mateo a better place to live now and in the future, what change would you like to see?*

FIGURE 3 CHANGES TO IMPROVE CITY

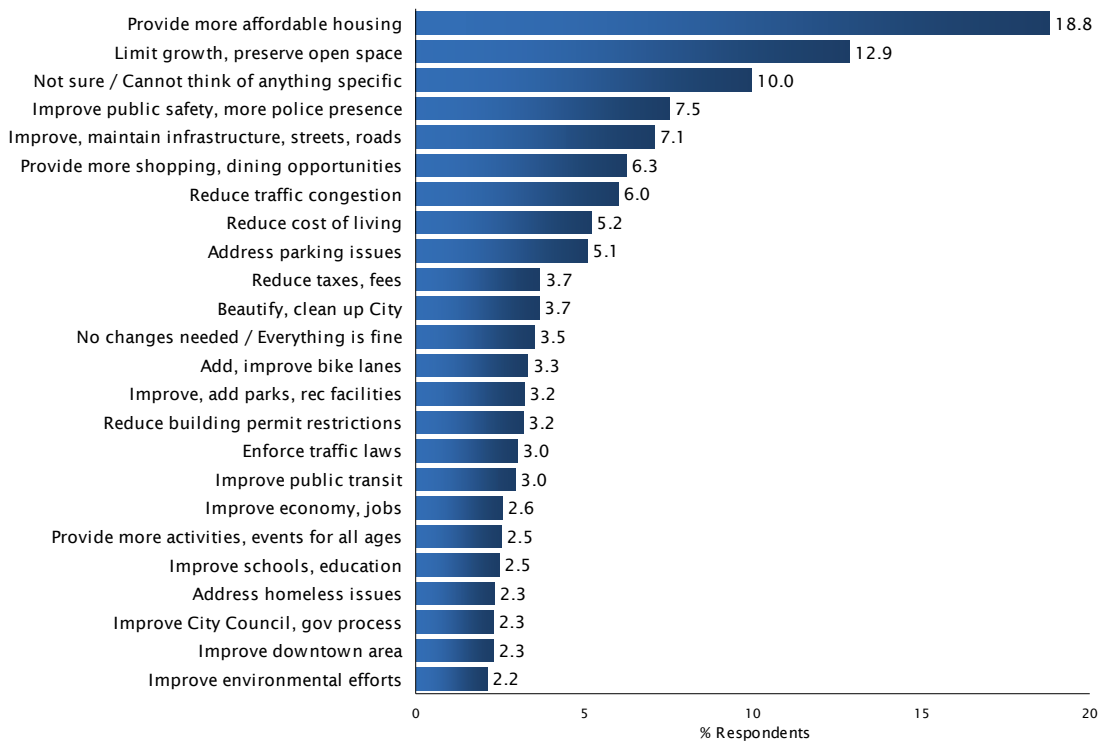


TABLE 7 CHANGES TO IMPROVE CITY BY STUDY YEAR

Study Year	
2022	2020
Provide more affordable housing	Provide more affordable housing
Limit growth, preserve open space	Reduce traffic congestion
Not sure / Cannot think of anything specific	Limit growth, preserve open space
Improve public safety, more police presence	Improve, maintain infrastructure, streets, roads
Improve, maintain infrastructure, streets, roads	Improve parking

City Services

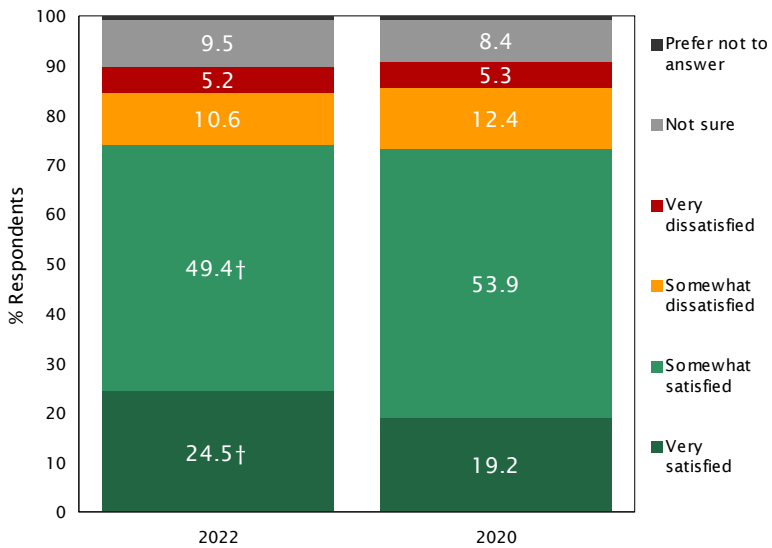
After measuring respondents' perceptions of the quality of life in San Mateo, the survey next turned to assessing their opinions about the City's performance in providing various municipal services.

OVERALL SATISFACTION The first question in this series asked respondents to indicate if, overall, they were satisfied or dissatisfied with the job the City of San Mateo is doing to provide city services. Because this question does not reference a specific program, facility, or service and requested that the respondent consider the City's performance in general, the findings of this question may be regarded as an *overall performance rating* for the City.

As shown in Figure 4, close to three-quarters (74%) of San Mateo residents indicated they were either very (25%) or somewhat (49%) satisfied with the City's efforts to provide municipal services. Approximately 16% were very or somewhat dissatisfied, whereas 10% were unsure or unwilling to share their opinion. When compared to 2020, its worth noting that the percentage of respondents indicating they were *very* satisfied with the City's performance increased significantly.

Question 5 *Generally speaking, are you satisfied or dissatisfied with the job the City of San Mateo is doing to provide city services?*

FIGURE 4 OVERALL SATISFACTION BY STUDY YEAR



† Statistically significant change ($p < 0.05$) between the 2020 and 2022 studies.

The next three figures display how residents' opinions about the City's overall performance in providing municipal services varied by years in San Mateo, children in the household, survey language, age of the respondent, gender, ethnicity, home ownership status, and presence of an adult 65 years and older in the household. The most striking pattern in the figures is that the solid levels of satisfaction exhibited by respondents as a whole (see Figure 4 above) were generally echoed across resident subgroups, with satisfaction ranging from a low of 62% to a high of 90%.

FIGURE 5 OVERALL SATISFACTION BY YEARS IN SAN MATEO, CHILD IN HSLD & SURVEY LANGUAGE

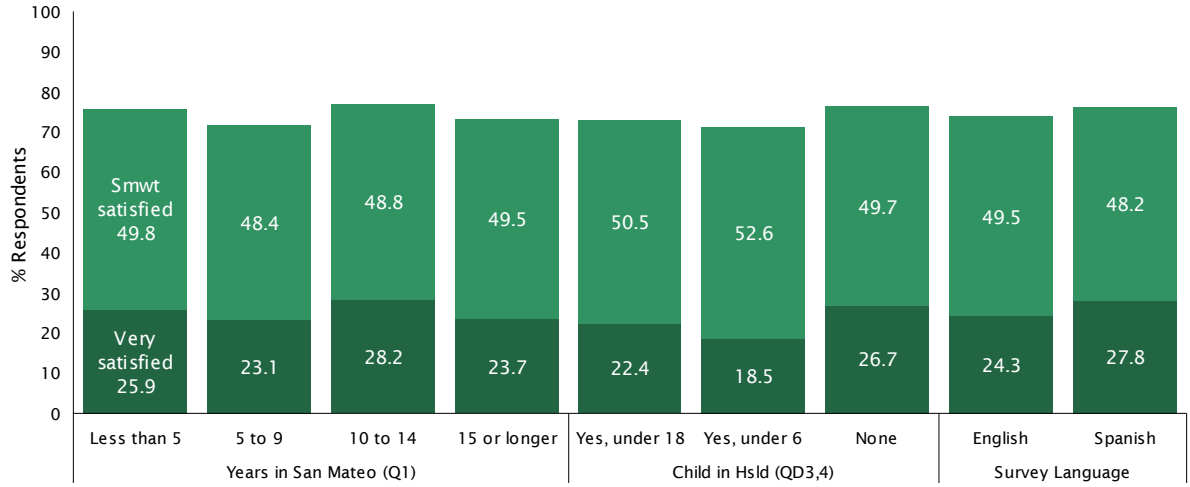


FIGURE 6 OVERALL SATISFACTION BY AGE & GENDER

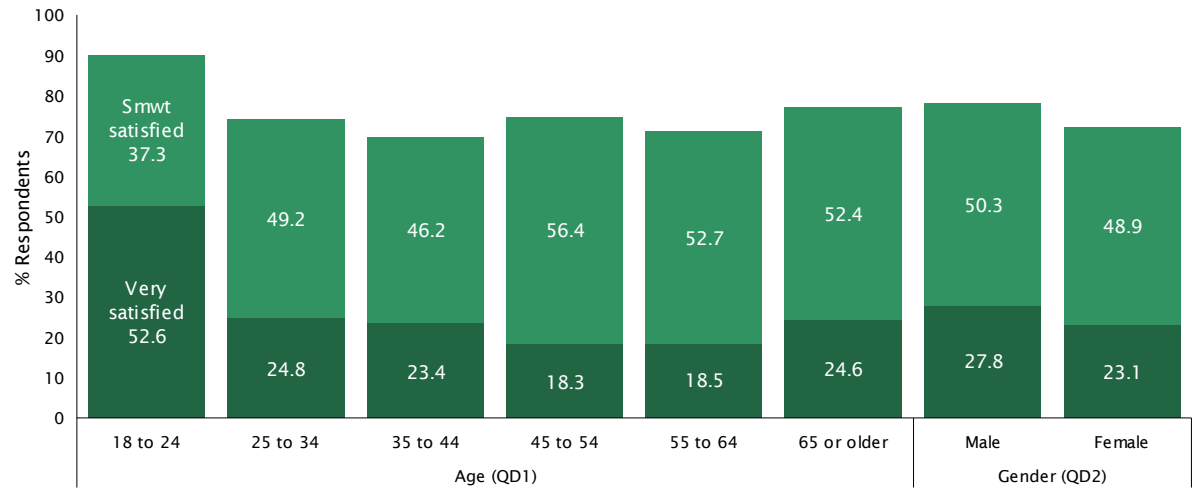
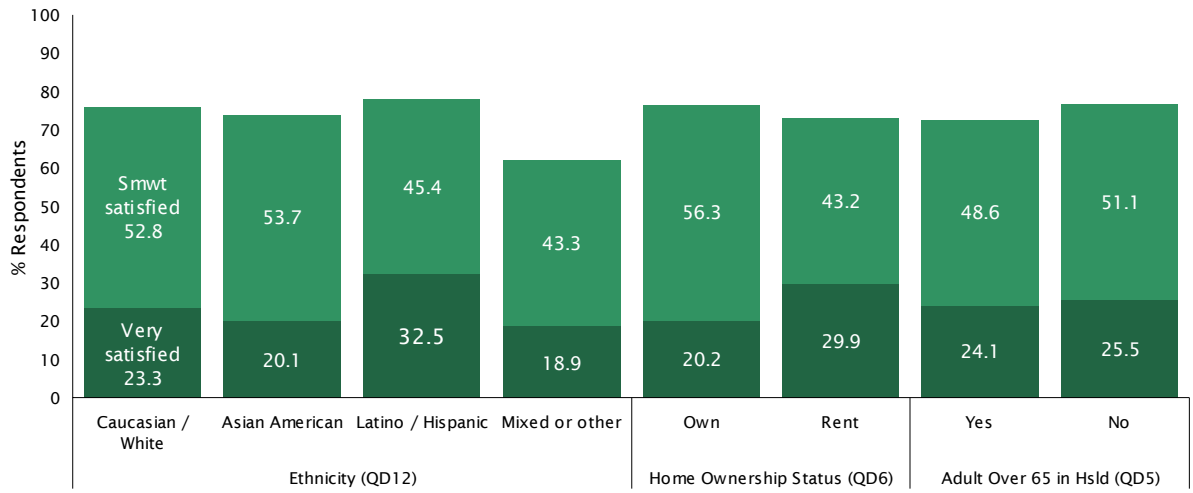


FIGURE 7 OVERALL SATISFACTION BY ETHNICITY, HOME OWNERSHIP STATUS & ADULT OVER 65 IN HSLD

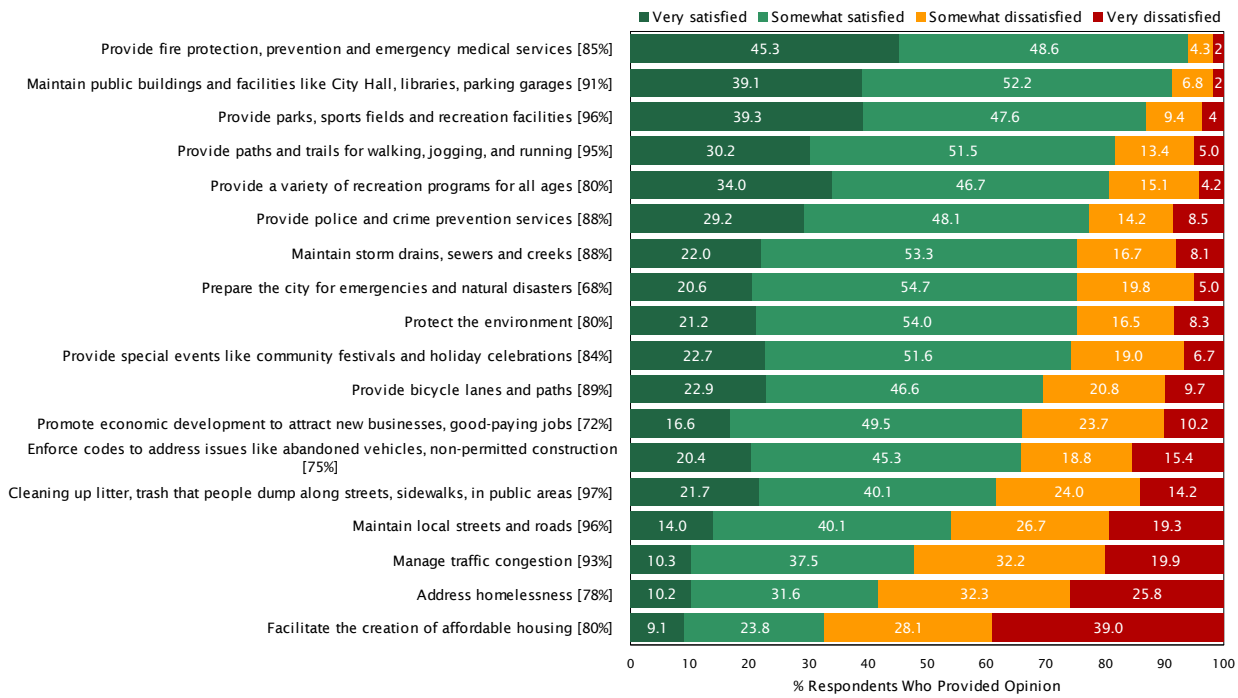


SPECIFIC SERVICES Whereas Question 5 addressed the City's *overall* performance, Question 6 asked residents to rate their level of satisfaction with each of the 18 specific service areas shown in Figure 8. The order in which the service areas were presented was randomized for each respondent to avoid a systematic position bias, although they have been sorted from high to low in Figure 8 according to the percentage of respondents who indicated they were satisfied with the City's performance in providing the service. For comparison purposes between the services, only respondents who held an opinion (satisfied or dissatisfied) are included in the figure. Those who did not have an opinion were removed from this analysis.[2]

At the top of the list, respondents were most satisfied with the City's efforts to provide fire protection, prevention, and emergency medical services (94% very or somewhat satisfied), followed by maintain public buildings and facilities like City Hall, libraries, and parking garages (91%), provide parks, sports fields, and recreation facilities (87%), provide paths and trails for walking, jogging, and running (82%), and provide a variety of recreation programs for all ages (81%). At the other end of the spectrum, respondents were less satisfied with the City's efforts to facilitate the creation of affordable housing (33%), address homelessness (42%), manage traffic congestion (48%), and maintain local streets and roads (54%).

Question 6 *For each of the services I read next, I'd like you to tell me how satisfied you are with the job the city is doing to provide the service. Are you satisfied or dissatisfied with the city's efforts to: _____, or do you not have an opinion?*

FIGURE 8 SATISFACTION WITH CITY SERVICES



2. The percentage who held an opinion for each service is shown to the right of the service label in brackets.

Table 8 displays the percentage of respondents who were satisfied with each service by study year, and the difference between 2020 and 2022. When compared with the 2020 survey, satisfaction with the City's efforts to manage traffic congestion increasing significantly (+18%), while satisfaction with the City's efforts to provide a variety of recreation programs for all ages (-4%), police and crime prevention services (-5%), special events like community festivals and holiday celebrations (-8%), and address homelessness (-9%) decreased significantly.

TABLE 8 SATISFACTION WITH CITY SERVICES BY STUDY YEAR

	Study Year		Change in Satisfaction 2020 to 2022
	2022	2020	
Manage traffic congestion	47.9	30.3	+17.6†
Enforce codes to address issues like abandoned vehicles, non-permitted construction	65.8	62.0	+3.7
Prepare the city for emergencies and natural disasters	75.3	73.8	+1.4
Promote economic development to attract new businesses, good-paying jobs to community	66.1	65.5	+0.6
Maintain storm drains, sewers and creeks	75.3	75.1	+0.2
Maintain public buildings and facilities like City Hall, libraries, parking garages	91.3	91.5	-0.1
Maintain local streets and roads	54.0	54.3	-0.3
Provide parks, sports fields and recreation facilities	86.9	88.6	-1.7
Provide fire protection, prevention and emergency medical services	93.9	95.9	-1.9
Provide a variety of recreation programs for all ages	80.7	84.6	-3.9†
Provide police and crime prevention services	77.3	82.7	-5.3†
Provide special events like community festivals and holiday celebrations	74.2	82.5	-8.3†
Address homelessness	41.8	51.0	-9.1†
Protect the environment	75.2	N/A	N/A
Provide paths and trails for walking, jogging, and running	81.6	N/A	N/A
Provide bicycle lanes and paths	69.5	N/A	N/A
Cleaning up litter, trash that people dump along streets, sidewalks, in public areas	61.8	N/A	N/A
Facilitate the creation of affordable housing	32.9	N/A	N/A

† Statistically significant change ($p < 0.05$) between the 2020 and 2022 studies.

DIFFERENTIATORS OF OPINION For the interested reader, Table 9 on the next page shows how the level of satisfaction with each specific service tested in Question 6 varied according to residents' overall performance ratings for the City (see *Overall Satisfaction* on page 15). The table divides residents who were satisfied with the City's *overall performance* into one group and those dissatisfied into a second group. Also displayed is the difference between the two groups in terms of the percentage who indicated they were satisfied with the City's efforts to provide each service tested in Question 6 (far right column). For convenience, the services are sorted by that difference, with the greatest differentiators of opinion near the top of the table.

When compared to their counterparts, those who were satisfied with the City's *overall* performance in providing city services were also more likely to express satisfaction with the City's efforts to provide each of the services tested in Question 6. That said, the greatest specific differentiators of opinion between satisfied and dissatisfied residents were found with respect to the City's efforts to maintain local streets and roads, promote economic development to attract new businesses and good-paying jobs to the community, maintain storm drains, sewers and creeks, provide police and crime prevention services, and enforce code violations to address issues like abandoned vehicles, non-permitted construction, and yards not being properly maintained.

At the other end of the spectrum, there was much less difference between the two resident groups regarding their satisfaction with the City's efforts to provide fire protection, prevention, and emergency medical services, and provide paths and trails for walking, jogging, and running.

TABLE 9 SATISFACTION WITH CITY SERVICES BY OVERALL SATISFACTION WITH CITY

		City's Overall Performance (Q5)		Difference Between Groups For Each Service
		Very or somewhat satisfied	Very or somewhat dissatisfied	
% Respondents Satisfied With Each Service	Maintain local streets and roads	61.0	20.7	40.3
	Promote economic development to attract new businesses, good-paying jobs	74.7	35.3	39.4
	Maintain storm drains, sewers and creeks	81.9	47.9	34.0
	Provide police and crime prevention services	83.8	50.6	33.1
	Enforce codes to address issues like abandoned vehicles, non-permitted construction	71.9	39.3	32.6
	Cleaning up litter, trash that people dump along streets, sidewalks, in public areas	67.9	36.3	31.7
	Manage traffic congestion	53.9	22.5	31.4
	Provide a variety of recreation programs for all ages	87.3	56.1	31.2
	Provide special events like community festivals and holiday celebrations	81.9	50.8	31.0
	Protect the environment	81.3	50.5	30.8
	Prepare the city for emergencies and natural disasters	81.8	51.0	30.8
	Address homelessness	47.8	20.7	27.1
	Maintain public buildings, facilities like City Hall, libraries, parking garages	95.0	71.6	23.4
	Provide parks, sports fields and recreation facilities	90.1	71.5	18.6
	Provide bicycle lanes and paths	74.3	56.3	18.0
	Facilitate the creation of affordable housing	37.0	21.0	16.0
	Provide paths and trails for walking, jogging, and running	84.8	69.6	15.1
	Provide fire protection, prevention and emergency medical services	96.7	82.2	14.5

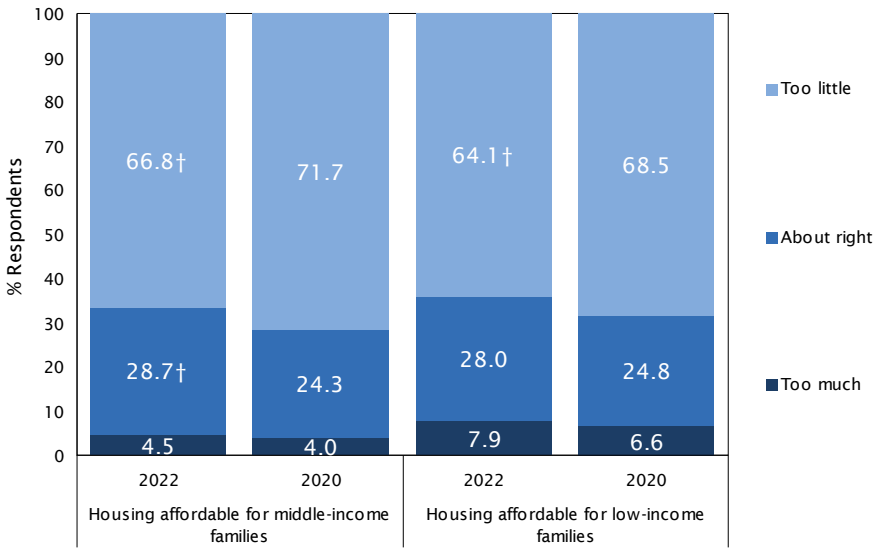
HOUSING & LAND USE

The General Plan will help shape the nature of San Mateo's future development and redevelopment—including the size, type, character, and location of new housing projects—as well as the pace at which these changes occur. To help inform the City's General Plan update, the survey included a series of questions related to housing and density, as well as the factors that residents feel the City should prioritize when planning new housing.

AFFORDABLE HOUSING The first question in this series simply asked respondents to indicate whether there is currently too much, about the right amount, or too little affordable housing in the City of San Mateo for middle-income and low-income families, respectively. Residents expressed similar opinions for both types of affordable housing, with approximately two-thirds of residents indicating that there is currently too little housing that is affordable for middle-income (67%) and low-income families (64%). Approximately three-in-ten residents felt the amount of affordable housing was about right or were unsure (middle income: 29%, low income: 28%), while just 5% felt there was too much housing that is affordable for middle-income families and 8% shared the same sentiment for housing that is affordable for low-income families.

Question 7 *As I read the following housing types, please tell me whether you feel there is currently too much, about the right amount, or too little of this type of housing in the City of San Mateo.*

FIGURE 9 AMOUNT OF AFFORDABLE HOUSING IN SAN MATEO BY STUDY YEAR



† Statistically significant change ($p < 0.05$) between the 2020 and 2022 studies.

Tables 10-12 on the next page display the percentage of residents who felt there is currently *too little* of each affordable housing type in the City by key demographic traits. When compared to their respective counterparts, younger residents (under 35), renters, and those who had lived in the City between 10 and 14 years were the most likely to perceive there is not enough affordable housing for low-income families in San Mateo, while those who completed the survey in Spanish, renters, those between 35 and 44 years of age, and those who had lived in the City between 10

and 14 years were the most likely to indicate there is not enough affordable housing for middle-income families.

TABLE 10 AMOUNT OF AFFORDABLE HOUSING IN SAN MATEO BY YEARS IN SAN MATEO, ADULT OVER 65 IN HSLD & SURVEY LANGUAGE (SHOWING % TOO LITTLE)

	Years in San Mateo (Q1)				Adult Over 65 in Hsld (QD5)		Survey Language	
	Less than 5	5 to 9	10 to 14	15 or longer	Yes	No	English	Spanish
Housing affordable for middle-income families	68.3	65.1	72.9	64.7	63.5	68.7	65.8	75.8
Housing affordable for low-income families	67.3	61.5	72.0	60.7	62.1	65.1	63.5	64.8

TABLE 11 AMOUNT OF AFFORDABLE HOUSING IN SAN MATEO BY AGE (SHOWING % TOO LITTLE)

	Age (QD1)					
	18 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 or older
Housing affordable for middle-income families	60.6	71.5	75.3	63.9	63.5	62.4
Housing affordable for low-income families	87.5	72.8	58.3	58.9	53.4	60.3

TABLE 12 AMOUNT OF AFFORDABLE HOUSING IN SAN MATEO BY GENDER, CHILD IN HSLD & HOME OWNERSHIP STATUS (SHOWING % TOO LITTLE)

	Gender (QD2)		Child in Hsld (QD3,4)			Home Ownership Status (QD6)	
	Male	Female	Yes, under 18	Yes, under 6	None	Own	Rent
Housing affordable for middle-income families	66.6	67.7	67.7	65.5	66.3	59.3	75.1
Housing affordable for low-income families	63.0	65.9	57.6	50.3	67.2	51.0	78.1

FACTORS TO PRIORITIZE WHEN PLANNING HOUSING

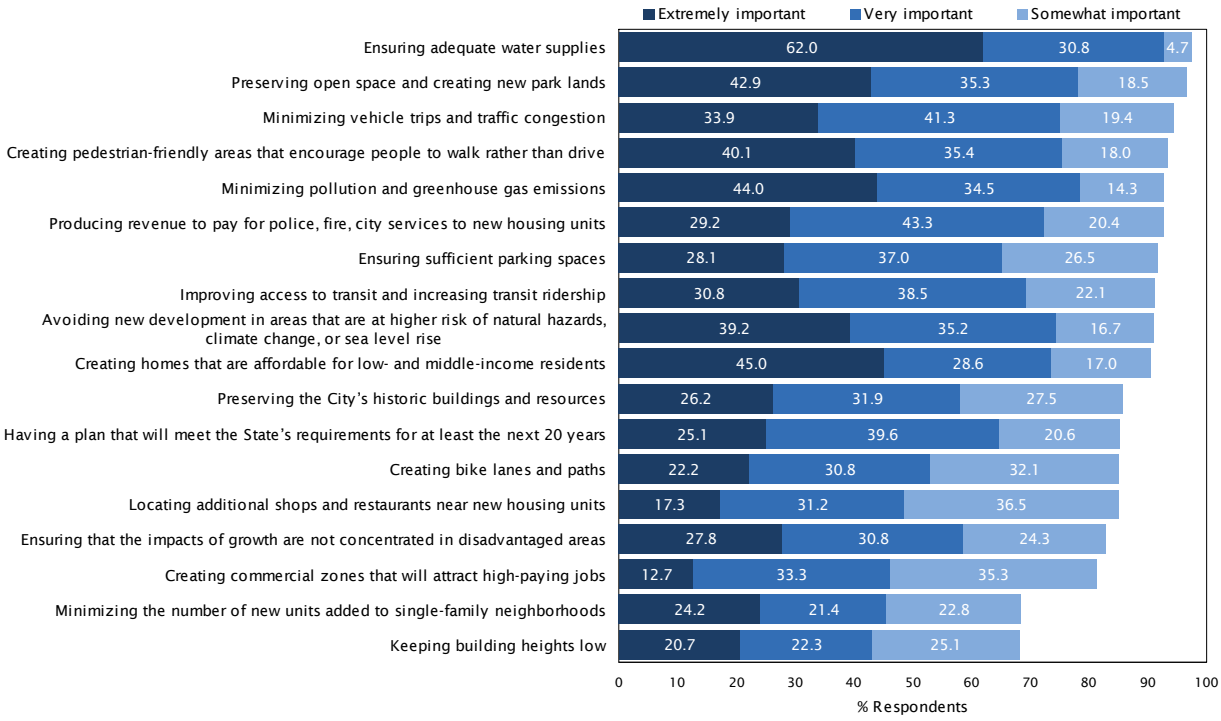
California State law requires that all cities plan for additional housing. With a general shortage of housing in California, the state is requiring that the City of San Mateo plan for thousands of new housing units. After providing this background information, Question 8 presented respondents with each of the factors shown in Figure 10 on the next page and asked them how important they feel the item should be as the City plans for future housing over the next 20 years. To ensure that respondents prioritized among the items, they were instructed to keep in mind that not all of the items can be extremely important.

Although all of the factors tested in Question 8 were viewed as important by at least two-thirds of respondents, factors that relate to environmental sustainability tended to rise to the top of the list when it comes to planning future housing. Overall, ensuring adequate water supplies (98% at least somewhat important) was viewed as the most important factor, followed by preserving open space and creating new park lands (97%), minimizing vehicle trips and traffic congestion (95%), creating pedestrian-friendly areas that encourage people to walk rather than drive (94%), and minimizing pollution and greenhouse gas emissions (93%).

When compared to the other items tested, respondents indicated that keeping building heights low (68%) and minimizing the number of new units added to single-family neighborhoods (68%) were the least important when planning for future housing in the City.

Question 8 *California State law requires that all cities plan for additional housing. With a general shortage of housing in California, the state is requiring that the City of San Mateo plan for thousands of new housing units. There are a variety of factors the City can consider when deciding where new housing may be located and the types of housing that may be built. As I read the following list of items, I'd like to know how important you feel the item should be as the City plans for future housing over the next 20 years. Please keep in mind that not all of the items can be extremely important.*

FIGURE 10 IMPORTANCE OF ISSUES OF CITY DEVELOPMENT



Tables 13-16 show the percentage of respondents in each respondent subgroup that identified a factor as *extremely* important when the City plans for future housing. For the reader's convenience, the top five factors in each subgroup are highlighted in green. When considering just those who indicated a factor was *extremely* important, three factors were consistently among the top five across subgroups: ensuring adequate water supplies, creating homes that are affordable for low- and middle-income residents, and minimizing pollution and greenhouse gas emissions.

TABLE 13 IMPORTANCE OF ISSUES OF CITY DEVELOPMENT BY YEARS IN SAN MATEO & OVERALL SATISFACTION (SHOWING % EXTREMELY IMPORTANT)

	Years in San Mateo (Q1)				Overall Satisfaction (Q5)	
	Less than 5	5 to 9	10 to 14	15 or longer	Satisfied	Dissatisfied
Ensuring adequate water supplies	55.1	62.0	69.2	63.6	62.8	64.1
Creating homes that are affordable for low- and middle-income residents	54.5	46.7	44.8	40.4	45.0	42.1
Minimizing pollution and greenhouse gas emissions	49.9	47.5	43.5	40.6	43.6	40.9
Preserving open space and creating new park lands	41.4	42.9	47.7	42.6	42.0	40.6
Creating pedestrian-friendly areas that encourage people to walk rather than drive	46.1	43.1	39.9	36.7	42.3	28.5
Avoiding new development in areas that are at higher risk of natural hazards, climate change, or sea level rise	42.8	33.7	32.3	40.6	39.0	39.0
Minimizing vehicle trips and traffic congestion	31.0	28.4	26.3	38.3	34.3	35.5
Improving access to transit and increasing transit ridership	37.6	26.8	29.6	29.2	32.4	25.7
Producing revenue necessary to pay for cost of providing police, fire, other city services to new housing units	20.6	28.7	35.7	31.7	29.2	33.4
Ensuring sufficient parking spaces	17.8	25.9	30.4	32.7	26.4	39.5
Ensuring that the impacts of growth are not concentrated in disadvantaged areas	30.4	25.7	23.6	28.1	27.0	31.6
Preserving the City's historic buildings and resources	17.4	18.3	21.8	33.3	27.0	26.5
Having a plan that will meet the State's requirements for at least the next 20 years	26.4	27.0	25.0	24.1	25.6	20.7
Minimizing the number of new units added to single-family neighborhoods	10.8	16.9	19.2	33.2	23.0	37.5
Creating bike lanes and paths	28.5	23.3	15.8	20.5	22.3	18.1
Keeping building heights low	14.6	12.9	19.6	25.9	18.3	35.3
Locating additional shops and restaurants near new housing units	13.9	20.0	17.0	18.0	17.1	16.3
Creating commercial zones that will attract high-paying jobs	11.5	12.3	15.6	12.8	13.3	13.7

TABLE 14 IMPORTANCE OF ISSUES OF CITY DEVELOPMENT BY AGE (SHOWING % EXTREMELY IMPORTANT)

	Age (QD1)					
	18 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 or older
Ensuring adequate water supplies	46.0	58.1	63.3	67.2	64.5	68.6
Creating homes that are affordable for low- and middle-income residents	50.2	58.3	42.8	40.4	36.9	42.4
Minimizing pollution and greenhouse gas emissions	49.0	46.3	40.3	42.8	39.8	50.9
Preserving open space and creating new park lands	27.8	39.4	47.8	48.1	48.2	40.0
Creating pedestrian-friendly areas that encourage people to walk rather than drive	36.1	49.3	34.9	44.1	42.5	30.7
Avoiding new development in areas that are at higher risk of natural hazards, climate change, or sea level rise	41.5	40.9	31.6	35.7	35.5	46.1
Minimizing vehicle trips and traffic congestion	26.9	28.0	36.1	35.7	40.9	35.1
Improving access to transit and increasing transit ridership	26.4	37.5	30.8	30.5	29.6	23.6
Producing revenue necessary to pay for cost of providing police, fire, other city services to new housing units	21.0	19.9	30.2	35.2	33.0	36.8
Ensuring sufficient parking spaces	13.9	17.3	27.8	29.2	34.4	40.6
Ensuring that the impacts of growth are not concentrated in disadvantaged areas	41.7	32.3	28.4	25.7	20.9	22.6
Preserving the City's historic buildings and resources	21.7	19.6	19.1	27.5	37.9	32.8
Having a plan that will meet the State's requirements for at least the next 20 years	27.1	22.4	22.7	30.7	20.7	30.3
Minimizing the number of new units added to single-family neighborhoods	16.0	12.3	22.7	28.2	34.0	31.5
Creating bike lanes and paths	13.9	21.8	21.4	32.0	24.2	17.2
Keeping building heights low	7.1	11.3	17.5	24.1	28.3	28.9
Locating additional shops and restaurants near new housing units	7.8	16.0	18.1	20.8	15.2	22.2
Creating commercial zones that will attract high-paying jobs	4.7	11.8	17.0	16.1	8.3	15.1

TABLE 15 IMPORTANCE OF ISSUES OF CITY DEVELOPMENT BY CHILD IN HSLD, ADULT OVER 65 IN HSLD & SURVEY LANGUAGE (SHOWING % EXTREMELY IMPORTANT)

	Child in Hsld (QD3,4)			Adult Over 65 in Hsld (QD5)		Survey Language	
	Yes, under 18	Yes, under 6	None	Yes	No	English	Spanish
Ensuring adequate water supplies	69.4	67.5	58.8	64.9	60.8	61.5	69.1
Creating homes that are affordable for low- and middle-income residents	43.2	39.6	46.9	39.6	48.8	42.9	74.8
Minimizing pollution and greenhouse gas emissions	44.4	39.1	44.6	43.8	45.0	43.0	57.2
Preserving open space and creating new park lands	46.9	44.4	41.5	39.4	43.9	42.9	42.5
Creating pedestrian-friendly areas that encourage people to walk rather than drive	39.1	39.0	40.6	31.9	43.4	39.4	49.6
Avoiding new development in areas that are at higher risk of natural hazards, climate change, or sea level rise	38.2	34.8	40.3	46.1	37.1	38.5	48.7
Minimizing vehicle trips and traffic congestion	32.2	27.1	33.5	35.5	32.4	33.2	43.6
Improving access to transit and increasing transit ridership	26.5	26.0	32.5	26.4	33.1	29.6	46.8
Producing revenue necessary to pay for cost of providing police, fire, other city services to new housing units	34.2	33.1	26.3	34.1	26.3	29.2	28.4
Ensuring sufficient parking spaces	29.4	25.1	27.0	39.2	22.8	28.2	27.0
Ensuring that the impacts of growth are not concentrated in disadvantaged areas	28.8	28.7	27.6	25.9	28.5	27.5	31.2
Preserving the City's historic buildings and resources	25.3	21.0	26.4	30.8	23.5	25.9	31.2
Having a plan that will meet the State's requirements for at least the next 20 years	23.4	19.6	26.1	25.4	25.1	24.3	36.4
Minimizing the number of new units added to single-family neighborhoods	28.9	25.7	21.0	29.6	21.0	24.4	21.1
Creating bike lanes and paths	24.1	19.6	21.2	18.4	23.7	22.0	25.3
Keeping building heights low	24.2	22.3	18.4	27.8	16.2	20.4	24.6
Locating additional shops and restaurants near new housing units	20.9	18.9	16.4	17.0	18.2	16.4	29.8
Creating commercial zones that will attract high-paying jobs	15.2	13.5	11.5	14.3	12.1	11.9	24.8

TABLE 16 IMPORTANCE OF ISSUES OF CITY DEVELOPMENT BY ETHNICITY & HOME OWNERSHIP STATUS (SHOWING % EXTREMELY IMPORTANT)

	Ethnicity (QD12)				Home Ownership Status (QD6)	
	Caucasian / White	Asian American	Latino / Hispanic	Mixed or other	Own	Rent
Ensuring adequate water supplies	61.2	63.1	58.3	69.6	65.3	59.0
Creating homes that are affordable for low- and middle-income residents	45.3	35.4	53.7	46.8	27.7	64.4
Minimizing pollution and greenhouse gas emissions	44.6	40.0	44.9	49.3	43.6	44.9
Preserving open space and creating new park lands	43.2	44.2	40.2	37.5	49.9	36.4
Creating pedestrian-friendly areas that encourage people to walk rather than drive	41.1	40.5	38.3	41.0	40.1	41.0
Avoiding new development in areas that are at higher risk of natural hazards, climate change, or sea level rise	38.7	38.5	40.7	42.2	38.8	40.6
Minimizing vehicle trips and traffic congestion	37.9	29.1	28.4	47.8	35.7	31.7
Improving access to transit and increasing transit ridership	33.5	25.2	28.3	42.1	29.9	32.3
Producing revenue necessary to pay for cost of providing police, fire, other city services to new housing units	27.8	30.4	26.7	30.4	33.4	25.1
Ensuring sufficient parking spaces	28.3	29.9	23.2	34.8	32.8	23.4
Ensuring that the impacts of growth are not concentrated in disadvantaged areas	29.8	18.9	28.8	45.2	22.3	33.1
Preserving the City's historic buildings and resources	25.9	24.5	28.2	27.1	26.6	25.7
Having a plan that will meet the State's requirements for at least the next 20 years	24.6	26.7	24.7	22.6	24.2	25.2
Minimizing the number of new units added to single-family neighborhoods	26.2	22.8	19.0	26.7	32.9	14.8
Creating bike lanes and paths	21.5	18.4	22.1	33.6	21.1	24.1
Keeping building heights low	20.5	20.7	19.0	18.9	28.0	12.8
Locating additional shops and restaurants near new housing units	18.9	16.3	17.5	13.3	18.5	16.8
Creating commercial zones that will attract high-paying jobs	8.4	14.1	13.5	27.6	15.4	10.5

BUILDING HEIGHT & DENSITY TRADE-OFFS Concentrating new housing in taller, higher-density buildings downtown and near transit would allow more land in the City to be reserved for parks, recreation areas, and community amenities, and will minimize change to existing residential neighborhoods. Once apprised of this trade-off, respondents were simply asked whether they would support or oppose concentrating future housing in higher-density buildings up to 12 stories. Those who did not support buildings up to 12 stories were subsequently asked if they would support buildings up to eight stories. The answers to both questions are combined in Figure 11 on the next page.

When presented with the opportunity to reserve more land for parks, recreation areas, and community amenities *and* minimize change to existing neighborhoods, 63% of San Mateo residents indicated they would support concentrating new housing in higher-density buildings downtown and near transit up to 12 stories. A higher percentage (68%) indicated they would support buildings up to eight stories. In general, newer residents (less than 10 years), younger residents (under 35), those who anticipated living in the City 5 to 10 more years, those without a senior in the home, Caucasians, Asians, and those who completed the survey in English were the most

supportive of concentrating new housing in higher-density buildings up to eight stories downtown and near transit (see figures 12-14).

Question 9 *Concentrating new housing in taller, higher-density buildings downtown and near transit would allow more land to be reserved for parks, recreation areas, and community amenities, and will minimize change to existing residential neighborhoods. Knowing this, would you support or oppose concentrating future housing in higher-density buildings up to 12 stories.*

Question 10 *Would you support or oppose concentrating future housing in higher-density buildings up to 8 stories.*

FIGURE 11 SUPPORT CONCENTRATING FUTURE HOUSING IN HIGHER DENSITY BUILDINGS

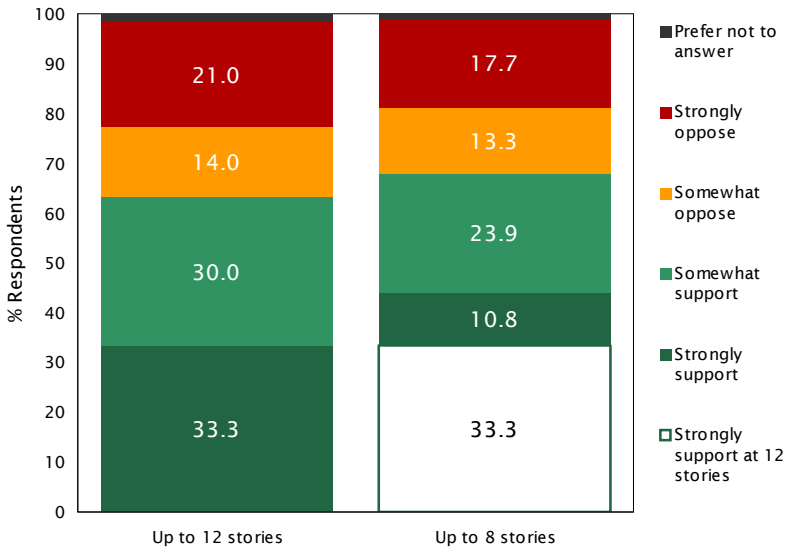


FIGURE 12 SUPPORT CONCENTRATING FUTURE HOUSING IN HIGHER DENSITY BUILDINGS UP TO 8 STORIES BY YEARS IN SAN MATEO & AGE

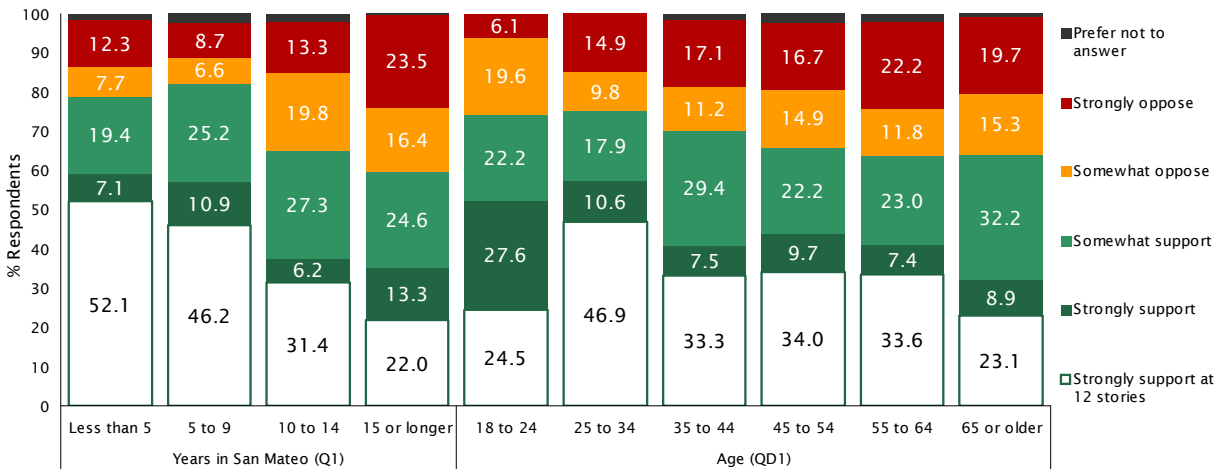


FIGURE 13 SUPPORT CONCENTRATING FUTURE HOUSING IN HIGHER DENSITY BUILDINGS UP TO 8 STORIES BY CHILD IN HSLD, ANTICIPATED YEARS IN SAN MATEO & ADULT OVER 65 IN HSLD

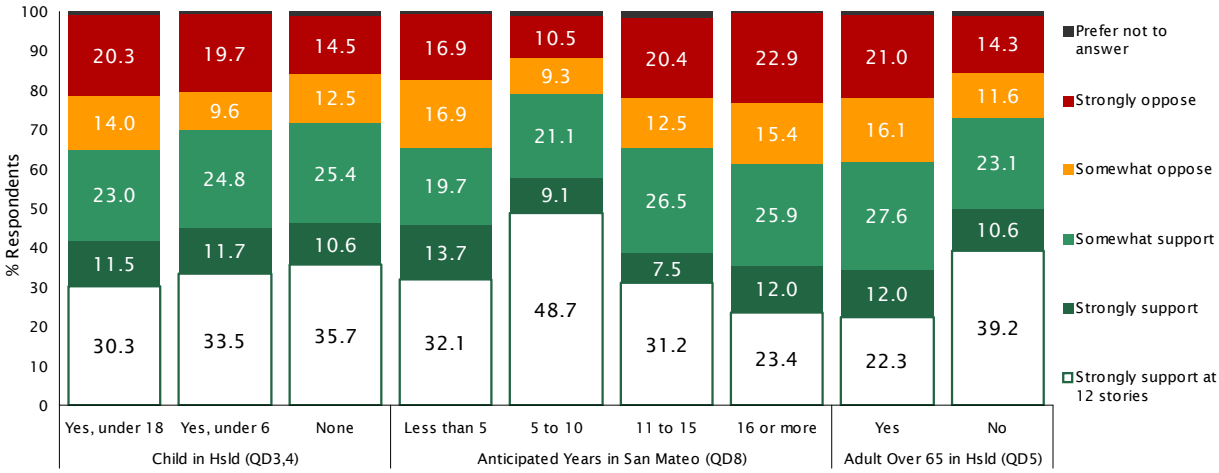
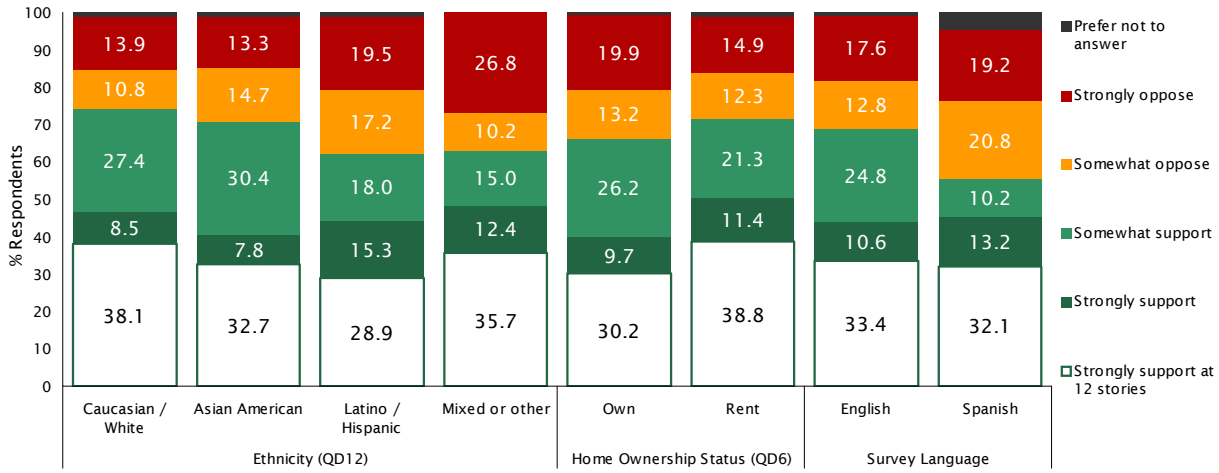


FIGURE 14 SUPPORT CONCENTRATING FUTURE HOUSING IN HIGHER DENSITY BUILDINGS UP TO 8 STORIES BY ETHNICITY, HOME OWNERSHIP STATUS & SURVEY LANGUAGE



Background & Demographics

Table 25 Demographics of Sample by Study Year

	Study Year 2022	2020
Total Respondents	*775*	*1,276*
Years in San Mateo (Q1)		
Less than 1	5.7	5.8
1 to 4	16.7	18.5
5 to 9	14.8	12.8
10 to 14	10.8	10.1
15 or more	51.9	52.4
Prefer not to answer	0.1	0.4
Age (QD1)		
18 to 24	8.6	9.0
25 to 34	23.4	20.5
35 to 44	17.8	21.0
45 to 54	15.2	16.8
55 to 64	13.7	12.8
65 or older	16.8	15.7
Prefer not to answer	4.3	4.2
Child in Hsld (QD3,4)		
Yes, under 18	28.6	34.3
Yes, under 6	11.8	16.5
None	67.1	60.5
Prefer not to answer	4.4	5.2
Adult Over 65 in Hsld (QD5)		
Yes	29.2	32.1
No	66.2	63.0
Prefer not to answer	4.6	4.9
Home Ownership Status (QD6)		
Own	49.5	56.7
Rent	45.8	40.1
Prefer not to answer	4.7	3.2
Home Type (QD7)		
Single family	51.8	60.1
Townhome	7.5	8.4
Condo	10.9	9.6
Apartment	26.0	18.5
Prefer not to answer	3.9	3.3
Anticipated Years in San Mateo (QD8)		
Less than 5	20.5	20.0
5 to 10	29.6	25.2
11 to 15	9.2	10.5
16 or more	32.1	33.7
Prefer not to answer	8.6	10.5
Employment Status (QD9)		
Full-time	61.4	63.4
Part-time	5.8	5.3
Student	5.3	5.4
Homemaker	1.1	2.5
Retired	18.0	15.6
Between jobs	3.8	2.2
Prefer not to answer	4.6	5.5
Ethnicity (QD12)		
Caucasian / White	39.2	39.8
Asian American	21.6	18.3
Latino / Hispanic	27.4	23.5
Mixed or other	7.3	10.4
Prefer not to answer	4.5	8.0
Gender		
Male	47.8	45.2
Female	46.1	50.5
Not listed	0.2	0.6
Prefer not to answer	5.9	3.7

Table 25 presents the key demographic information collected during the survey. In additional to providing insights into how the results of the survey vary across demographic subgroups, the information is also used to ensure that the survey sample matches the profile of San Mateo's adult population on key characteristics based on the latest Census figures.

METHODOLOGY

The following sections outline the methodology used in the study, as well as the motivation for using certain techniques.

QUESTIONNAIRE DEVELOPMENT Dr. McLarney of True North Research worked closely with the City of San Mateo to develop a questionnaire that covered the topics of interest and avoided many possible sources of systematic measurement error, including position-order effects, wording effects, response-category effects, scaling effects, and priming. Several questions included multiple individual items. Because asking items in a set order can lead to a systematic position bias in responses, the items were asked in a random order for each respondent.

Some questions asked in this study were presented only to a subset of respondents. For example, only respondents who indicated they were interested in additional information from the City (Question 15) were subsequently asked to briefly describe their topics of interest (Question 16). The questionnaire included with this report (see *Questionnaire & Toplines* on page 50) identifies the skip patterns used during the interview to ensure that each respondent received the appropriate questions.

PROGRAMMING, PRE-TEST & TRANSLATION Prior to fielding the survey, the questionnaire was CATI (Computer Assisted Telephone Interviewing) programmed to assist interviewers when conducting the telephone interviews. The CATI program automatically navigates the skip patterns, randomizes the appropriate question items, and alerts interviewers to certain types of keypunching mistakes should they happen during the interview. The survey was also programmed into a passcode-protected online survey application to allow online participation for sampled households. The integrity of the questionnaire was pre-tested internally by True North and by dialing into random homes in the City prior to formally beginning the survey. The final questionnaire was also professionally translated into Spanish to allow for data collection in English and Spanish according to the preference of the respondent.

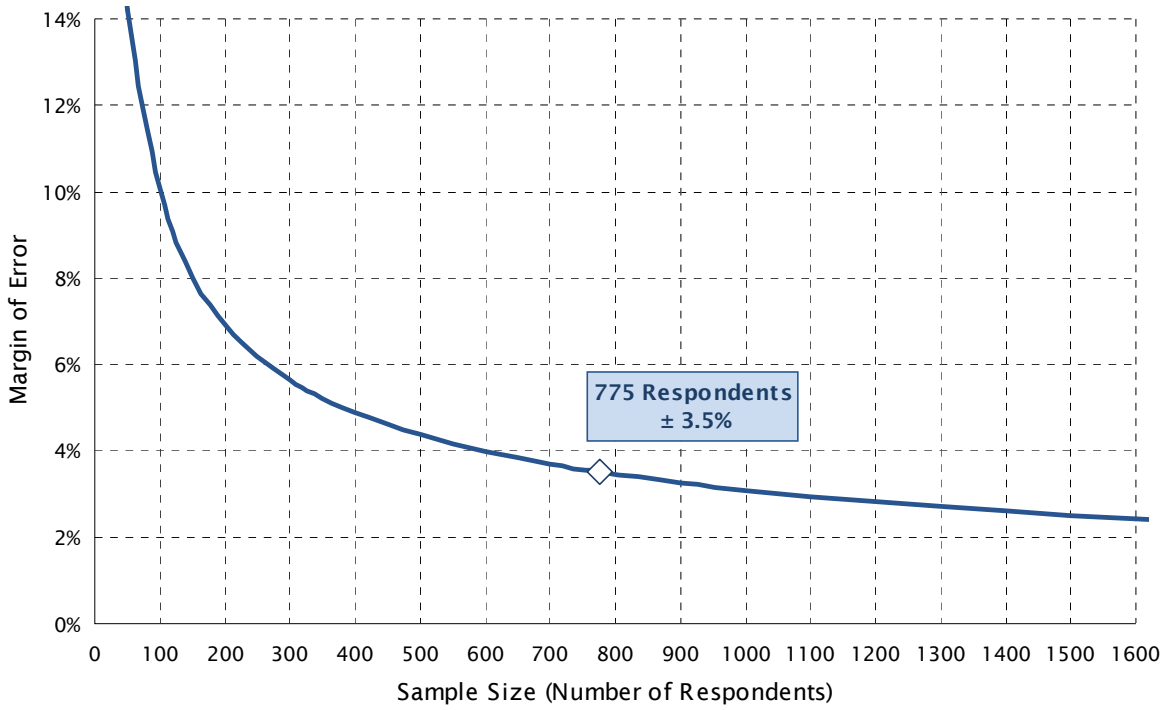
SAMPLE, RECRUITING & DATA COLLECTION A comprehensive database of households in the City of San Mateo was utilized for this study, ensuring that all households in San Mateo had the opportunity to be selected for the survey. After random selection, households were recruited to participate in the survey using a combination of mailed letters, email invitations, text invitations, and telephone calls to both land lines and mobile lines, as appropriate. The mail, email, and text invitations contained a unique passcode so that only those invited could access the secure survey site, and they could complete the survey one-time only. Following a period of online data collection, True North recruited by telephone to households that had yet to participate in the online survey in response to the mail, email, and/or text invitations, or for which only telephone contact information was available.

Telephone interviews averaged 18 minutes in length and were conducted during weekday evenings (5:30PM to 9PM) and on weekends (10AM to 5PM). It is standard practice not to call during the day on weekdays because most working adults are unavailable and thus calling during those hours would bias the sample. A total of 775 completed surveys were gathered online and by telephone between January 21 and February 2, 2022.

MARGIN OF ERROR DUE TO SAMPLING The results of the survey can be used to estimate the opinions of all adult residents of the City. Because not every adult resident of the City participated in the survey, however, the results have what is known as a statistical margin of error due to sampling. The margin of error refers to the difference between what was found in the survey of 775 adult residents for a particular question and what would have been found if all of the estimated 83,578 adult residents[3] had been interviewed.

Figure 39 provides a plot of the *maximum* margin of error in this study. The maximum margin of error for a dichotomous percentage result occurs when the answers are evenly split such that 50% provide one response and 50% provide the alternative response. For this survey, the maximum margin of error is ± 3.5% for questions answered by all 775 respondents.

FIGURE 39 MAXIMUM MARGIN OF ERROR



Within this report, figures and tables show how responses to certain questions varied by demographic characteristics such as length of residence and age of the respondent. Figure 39 is thus useful for understanding how the maximum margin of error for a percentage estimate will grow as the number of individuals asked a question (or in a particular subgroup) shrinks. Because the margin of error grows exponentially as the sample size decreases, the reader should use caution when generalizing and interpreting the results for small subgroups.

DATA PROCESSING & WEIGHTING Data processing consisted of checking the data for errors or inconsistencies, coding and recoding responses, categorizing verbatim responses, and preparing frequency analyses and cross-tabulations. The final data were weighted to balance the sample by age and ethnicity according to Census estimates.

3. US Census Bureau estimate, April 2020.

ROUNDING Numbers that end in 0.5 or higher are rounded up to the nearest whole number, whereas numbers that end in 0.4 or lower are rounded down to the nearest whole number. These same rounding rules are also applied, when needed, to arrive at numbers that include a decimal place in constructing figures and tables. Occasionally, these rounding rules lead to small discrepancies in the first decimal place when comparing tables and charts for a given question. Due to rounding, some figures and narrative include numbers that add to more than or less than 100%.

COMMUNITY ENGAGEMENT, POP UPS AND INTERCEPTS – PUBLIC FEEDBACK RECEIVED

City of San Mateo Housing Element Intercept Survey Results

October 16, 2021 – December 21, 2021

Let's Talk Housing
CITY OF SAN MATEO

The results of an "Housing Element Update Intercept Survey" conducted by City of San Mateo staff and they City's consultants and community partners during the Fall of 2021 are presented here. 156 surveys were completed in person by community members. Intercept locations were selected in consultation with community outreach partners at Peninsula Conflict Resolution Center, following City Council direction to proactively reach out to communities not traditionally well represented in online surveys. These included:

- Harvest Festival at King Park, Saturday, October 16: 93 Responses
- Central Park Storytime in the park, Wednesday, October 27: 4 Responses
- Mi Rancho Market in North Central, Friday, October 29: 26 Responses
- Chavez Market in Shoreview, Thursday, November 18: 25 Responses
- Macedonia Food Distribution, Various Tuesdays October to December: 8 Responses

Please note that multiple choice subject-related questions (questions 5 and 7) are present first, followed by open ended questions (questions 6 and 8), and demographic responses (questions 1-4) are included at the end of this document. 39 email addresses were collected in response to Question 8 and were added to the City's project mailing list. The individual email addresses have been removed from these published survey results.

Question 5: Given that there is limited land available, what do you think are best strategies to manage production of new housing? (Please select up to three)

Summary: To manage the production of housing overall, there was notable interest in in redeveloping existing properties that have potential for more housing (45%), creating accessory units on existing single-family properties (22%), and encouraging mixed-use projects that have both commercial and residential uses (21%). The twelve individual responses are included below. They ranged from "redevelop around 280" to "create jobs outside of Bay Area."

Redeveloping existing properties that have potential for more housing.	70	45%
Create accessory units on existing single-family properties.	35	22%
Convert existing single-family houses into duplexes.	25	16%
Increase the allowable density in areas that are close to transit	27	17%
Encourage mixed-use projects that have both commercial and residential uses	33	21%
Allow taller developments if they include open space	25	16%
Other	13	8%

Individual Responses for other:

- ADU Building Plan
- More Golf Courses
- create housing for people who don't have a place to live (cuear vivienda para personas que no tienen donde vivier)
- access to parking lower rents
- redevelop around 280
- create jobs outside of Bay Area)
- fair price (precio justo)
- stop building
- infrastructure development
- rent control
- more construction, more people, San Mateo could be a new SF (mas construccion mas gente San Mateo podra ser un nuevo SF)
- more housing means more traffic, more garbage, less parking (mas vivienda es mas traffico mas basura menos estacionamiento)

Question 7: What do you think are the best ways to address housing affordability? (Please select up to three)

Summary: To address housing affordability, there was substantial interest in financial assistance programs for people who cannot afford housing, such as subsidized rent and down payment loans (47%), and public funding to construct new housing (26%). The eleven individual responses are included below. Some comments included: "Include up-scale neighborhoods in zoning changes" and "Always include preferences for people w/ developmental disabilities + others."

Financial assistance programs for people who cannot afford housing, such as subsidized rent and down payment loans	73	47%
Public funding to construct new housing	41	26%
Incentives for developers to build more affordable housing	28	18%
Encourage conversion of single-family units to duplexes in single-family neighborhoods	17	11%
Financial assistance to homeowners to add accessory dwelling units	28	18%
Streamline residential approval process	14	9%
Locate affordable housing near transit and jobs	29	19%
Develop programs that help people experiencing homelessness find permanent housing	33	21%
Other	15	10%

Individual Responses for other:

- More Golf Courses
- Remove Height Limit
- Always include preferences for people w/ developmental disabilities + others
- Include up-scale neighborhoods in zoning changes
- no more big companies
- reduce interest rates for housing
- address prop owner gouging. Its shear greed. Its inherently wrong
- find another solution for companies to grow in central valley

- they really need them (que en realidad las necesiten)
- federal level should help
- increase wages and control rents (aumentar los sueldos y controlar la renta)

Question 6: how does the current housing situation in San Mateo affect you or people you know?

Summary: 104 community members shared how the current housing situation in San Mateo is affecting them or people they know. A number of recurring themes could be extracted from these responses, including: high cost of housing in general, the cost of housing's impact on types of individuals (child care workers, adult children, older adults), inability to purchase a home due to cost, self or others moving away due to price, traffic, and difficulty commuting. Select responses include: "I have to move b/c its getting too expensive, I will move away from County to an in-law unit with relatives in Marin" and "I'm homeless, I sleep on street behind the gas station. I can't afford rent, I can hardly get food."

- Middle class families are being priced out. Our working class commutes too far
- People are losing homes because of rates going up
- Traffic is out of control on Hillsdale. Infrastructure needs to keep up with any housing increases
- Less parking, getting crowded
- Price is too high
- Impact to commute/loss of productivity
- I have family in need
- price
- the price so high
- Rent is expensive for ppl who aren't low income, but not high income
- Hard to buy their first home
- Housing is too expensive
- we are homeowners worried about traffic
- expensive
- I have friends who find it difficult to commute to school from where they live
- we live in the densest neighborhood. We don't mind the density but there are too many cars
- traffic + parking in dense areas are painful
- too expensive
- too expensive to live
- my sisters left
- feels like I will never be able to afford to own a house
- discourages people from moving here

- not enough housing available leads to high prices
- rent increase, tough to buy a home
- childcare providers had to move away - sad for our family
- I live in a BMR
- it affects my ability to buy a home
- more affordable rent
- high rent - constant increases for friends who rent
- more el Camino traffic
- limited housing options and affordability
- rent
- young adults can't afford to live here. Limited housing for people w/ developmental and other disabilities. Housing need for extremely low income + homeless
- our friends keep moving away because of the cost of living here
- lack of local housing increases commute traffic. Homelessness is a real problem
- things are too expensive
- hard to buy or upgrade homes as it is too expensive
- multiple adults in households near me have more cars than fit in their own space
- traffic so much traffic
- crowded street parking
- we just bought a home. Many neighbors would not be able to afford living where they do if they had to buy now. I fear a progressive gentrification of the area over the years
- A friend of mine living in North Central slept on the couch for years due to lack of housing/high rents prompting overcrowding. I personal can't afford living here.
- many of our neighbors will not be able to keep their houses at their age. People who do not work for apple, google, etc cannot buy or pay taxes on property (our family works for big tech)
- people have to move away
- no space makes it hard for parking at times
- it inflates my home value artificially
- there is no affordable housing (no hay vivienda accesible)
- housing has become very expensive in San Mateo pushing families to more out of the area even out of state - working in making more affordable
- we can not afford to rent or think about buying. Way too expensive
- Getting evicted after 16 years of living here in South City
- Cost is too high (costo mul alto)

- Housing price is too high, I had to move to Alameda (el precio de vivienda es demasido alto tuve que movendo a Alameda)
- housing is too expensive (vivienda muy cara)
- high cost of housing (alto de vivienda)
- high cost of housing (alto costo de vivienda)
- we had to leave San Mateo because of the high cost of housing (tuvimos que irnos de San Mateo por el alto costo de vivienda)
- paying rent (pagando renta)
- high cost of housing (alto costo de vivienda)
- having two jobs to make ends meet, sometimes you struggle to pay rent (tener dos trabajos para poder sobrevivier a veces se batalla para pagar renta)
- it’s hard when one's rent is too expensive (es dificil si uno renta es muy caro)
- high cost alone (alto costo solomente)
- financially (economicamente)
- high cost of housing (alto costo de vivienda)
- paying rent (pagando renta)
- housing is too expensive (vivienda muy cara)
- had to leave San Mateo because it is too expensive (tuvo que irse de San Mateo pq muy caro)
- it’s hard to get a place to live (es dificil para conseguir un luger donde vivir)
- it’s very expensive and difficult to afford an apartment (es muy caro y dificil para poder tene un apart)
- the apartment is affordable (es accisble el apartamento)
- very expensive housing, if there were affordable housing (muy cra la vivienda hubiera viviendos economicas)
- I know my children don't want to come back to live because they can't afford it
- parking - no Humbolt - no parking on the street please don't remove it (estacianamient - no hay Humbolt - quiten esta cianamento en la calle por favor no lo quiten)
- expensive rent - had to move to another place, used to live here but not now (cara la renta - se tuvo que mundar a otro lugar antes vivia aqui pero anora no)
- prices are going way too high wants to buy a house someday
- parking
- I'm homeless but I'm a Veteran & I have a Homeless Vet Voucher getting it on Nov 10th. $2,350/mo & my portion < 200/mo
- its getting overcrowded
- personally I need housing, especially for seniors (personalmente necesito vivienda, especialmente para mayores de edad)

- its expensive
- no one can afford it here our child can't live here w/o 2 jobs. Its too expensive takes too long to make a down payment
- leave to move (mover a mudo)
- expensive - high rent (caro - alta la renta)
- too many people, no new roads. Stop packing more people into san mateo
- yards dirty, not kept clean, smoking, people smoking and leaving trash everywhere, no clean up services (yards dirty, no mantienen limpios, fumar, people smoking and leaving trash everywhere, no services for cleaning up)
- difficulty in affordability
- very expensive houses, everything very expensive, and it's getting more and more expensive (muy caras las casas todo muy caro y cada vez mas caro)
- too crowded
- high property prices/living expenses
- everything expensive, 1 room $1,200 - $1,500 per month. They do not accept more than 1-2 people in the apartment. I have had to move several times. Immigrants have responsibilities in other countries – it's very hard to make ends meet. (todo caro, 1 cuarto 1200-1500 por mes. No aceptetan tener mas de 1-2 personas en el departamento. Me he tenido que mudar varias vecez. Personas immigrantes tienen responsabilidades en orthos paises - es muy dificil "making ends meet".)
- I'm homeless, I sleep on street behind the gas station. I can't afford rent, I can hardly get food.
- too expensive - no matter what
- house value has gone up. Homeowner. has not had any negative affects related to housing
- make houses cheaper, paying is difficult, if I don't work one day, then I can't pay the rent. (hacer mas baratas las casas pagar es dificil si no trabajo un dia, entonces no puedo pagar la renta)
- the rent is too much (la renta es mucho)
- I am retired and I am going to have to move to Rosedale because I cannot afford to pay rent after 60 years of living in San Mateo. I would prefer to stay here if I could. Building more and more condos does not actually solve the ousing problem for people that live here. building more condos only helps the City collect more property taxes and makes San Mateo crowded
- I have to move b/c its getting too expensive, I will move away from County to an in-law unit with relatives in Marin. My rent went from 2600 to 2956 despite covid. The cost of housing is taking all of my savings.
- it doesn't affect me because I earn good money and my rent is comfortable (no afeta porque gono bien y elquile bien)
- very high rents (rentas muy altas)

- friends and family have moved out of San Mateo because they can't afford to pay rent (amigos y familiares se han movido fuera de San Mateo por ne poder pugar la renta)
- hard to pay rent because it is so high (dificil pagar renta por es alta)
- families are leaving to live further away and coming back to work here, very big economic impact (families se estan saliendo a vivir mas lejos y regresan a trabajar aqui impacto economico muy grande)
- can't afford it, not enough "low income" housing if so no pets allowed
- the high cost has affected my whole family, in addition to the job loss due to COVID, it is terrible not being able to live in this city. (el alto costa ha afectado a toda mi familia, ademas de la perdida de trabajo por COVID, es terrible no poder vivir en esta ciudad)
- I moved out of my neighborhood due to high cost of housing, it impacted my family's emotional and financial well being. (me movi de vencindario por alto costo de vivienda, impacto el benestar emocional y economico de mi familia)

Question 7: Are there any other thoughts about housing you would like to share?

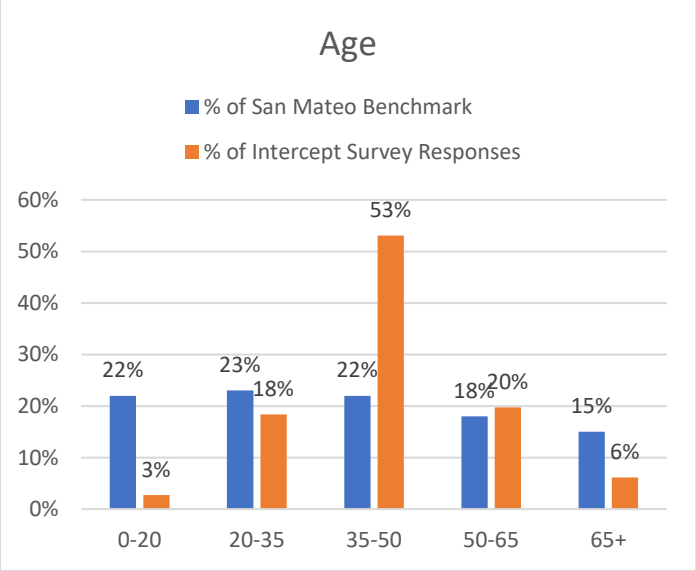
Summary: 44 community members shared additional comments. Several recurring themes could be extracted from these responses, including: the high cost of housing in general, an interest in additional development to house more people, rental housing assistance, and traffic concerns. Select responses include: “We love that we have many kinds of neighbors, socio-economically. We hope that can continue,” “we should all have housing (que todos teugamos vivienda),” and “allow higher buildings (permitendo edificios mas altos).”

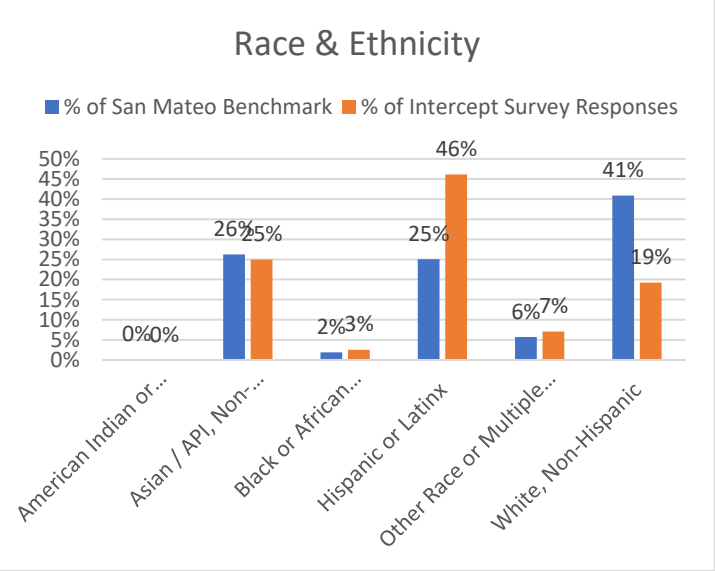
- improve traffic flow through dense areas
- more golf courses
- taller buildings mean more housing without compromising single fmaily neighborhoods
- build more
- more affordable BMRS
- build awareness about housing how to navigate services. Its confusing. Integrate behavioral developmental services w/ housing services
- more affordable housing
- housing needs to be more affordable for first time buyers + middle class families
- do not assume residents will use transit only to justify reducing requirements for parking spaces on site
- so expensive so many people in dwellings. Makes parking difficult
- affordable housing should be a priority for anything new
- we need to up-zone all neighborhoods and create a citywide affordable housing overlay
- we love that we have many kinds of neighbors, socio-economically. We hope that can continue

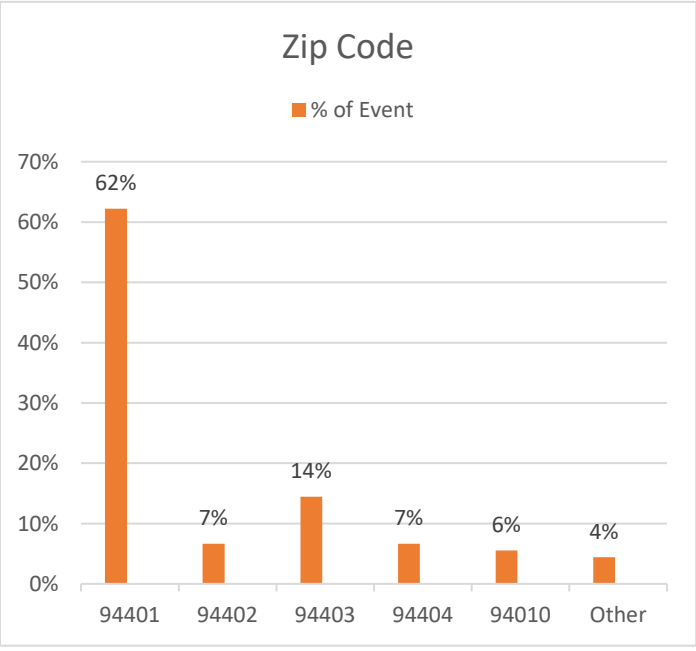
- bigger = better
- more affordable housing opportunities (renters)
- thank you for helping the people who need this
- building more means more parking problems (edificando mas es mal problema de estaonamiente)
- we should all have housing (que todos teugamos vivienda)
- low income families don't have housing and others don't, and there are families that don't need it, they have affordable housing (familias de bajos recursos no tenea vivienda y otros no y hay familias que no lo necesitan tiuenen vivienda asequible)
- the population is growing, there should be more housing for everyone. (la poblacion esta creciendo, debe de haber vivienda mas para todos)
- more affordable rent (renta mas accesible)
- rental housing assistance is needed (se necesita ayuda para alquilar vivienda)
- too many requirements to access housing programs, not a good experience. (demasiodos requisitos para access programas de vivienda no bueno experiencia)
- it needs to early childcare so kids don't grow up poor. I don't want property values to go down
- parking - biggest issue. No parking in neighborhoods
- Nothing (nada)
- some kind of legislation should be passed to limit landowners greed. These are people who inherited property - they are lucky
- no use of protective lands
- lots of construction but very expensive. Living only on retirement money and I have no affordable housing. (much construccion pero muy cura. Vivir solo con el dinero del retiro y no tengo vivienda accesible)
- my 20 year old w/a degree can't buy a house here. Traffic is crazy its too expensive
- lower the rental prices (bajer los precios de elquiler)
- offer a chance to [find?] a house and buy it. (que den una oportunidad para ogoura una casa y comprale)
- stop the building. Theres no more room.
- increase salaries, don’t increase the costs (aumentar el salario, no aumenter los costos)
- more affordable housing I have two daughters who can't buy houses
- wish we can make it more affordable. Lower rent please
- make it easier for people like me to get housing
- stop building in our neighborhood where we cannot afford to pay rent - need rent control
- allow higher buildings (permitendo edificios mas altos)

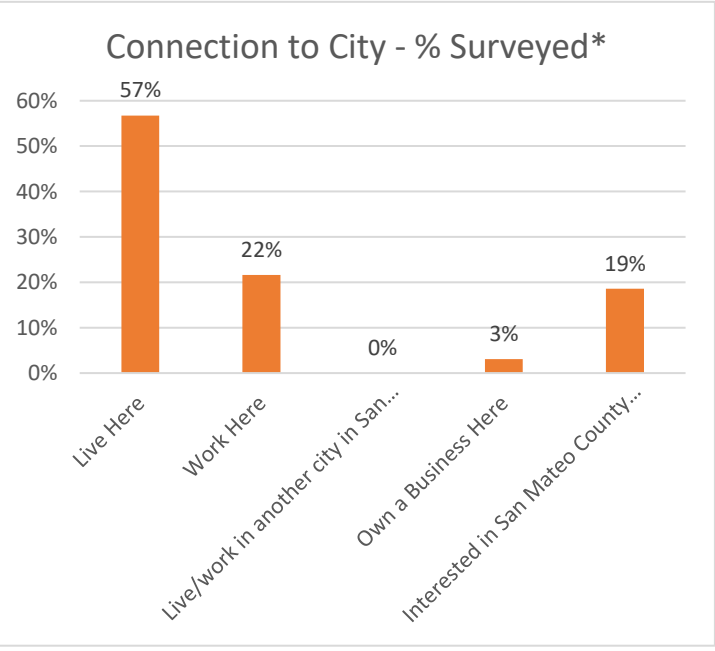
- 2 stories are bad b/c leggs are hurt. I only need a place that is safe, close, and affordable. More density lowers price & increases safety
- increase wages and not allow landlords to charge more than the minimum wage. (aumentando los sueldos y que los propietarios no puedan cobrar mas que el salario munimo)
- maybe a way where younger generaltion can afford houses/apartments
- please help us stay in this city. (por favor, ayudamos a permaneer en esta ciudad)

Demographic data:









ONLINE HOUSING ELEMENT SURVEY RESULTS

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:

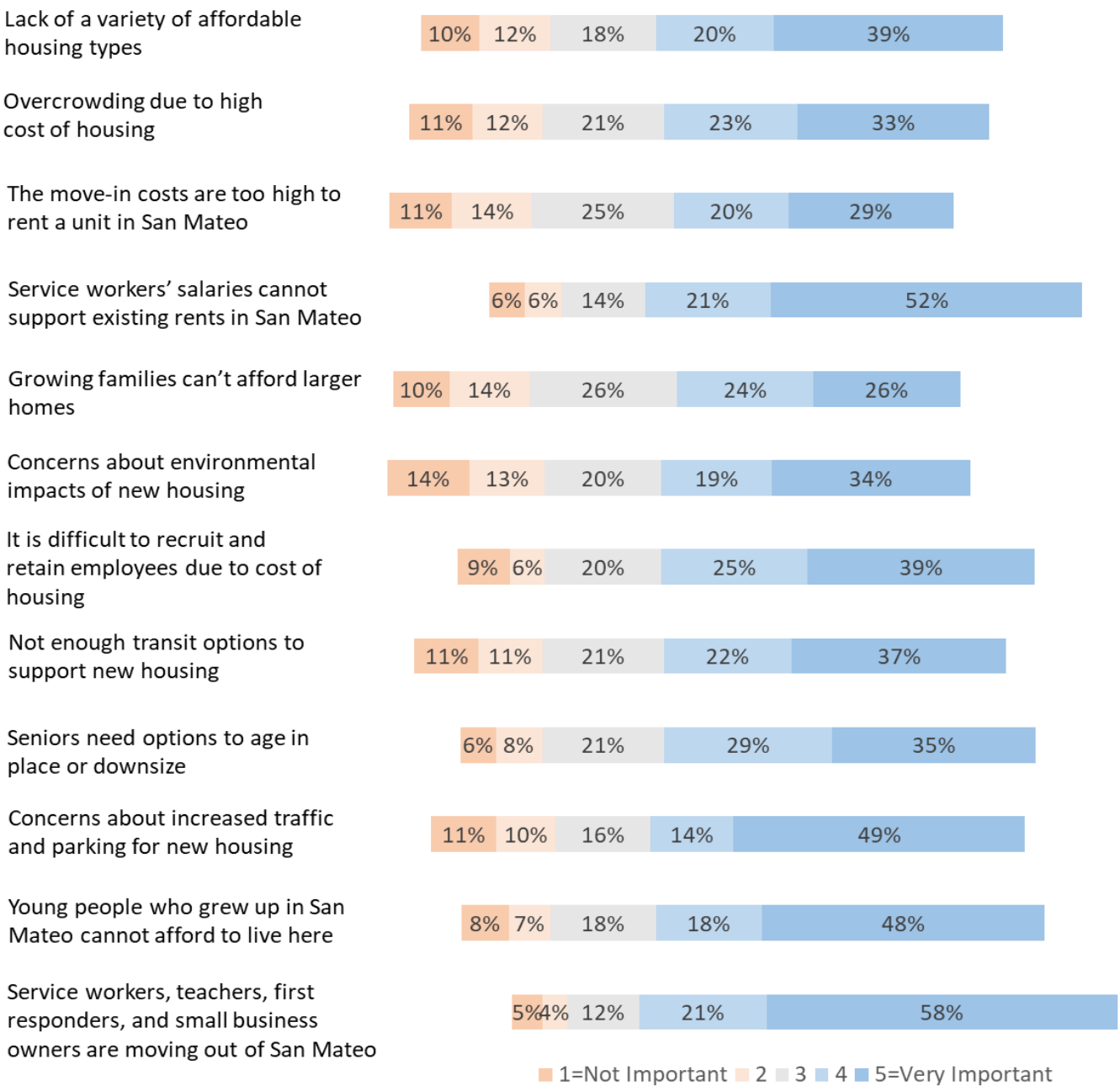
- **Section I** Results for survey responses (Questions 1-7)
- **Section II** Demographic breakdown of those who completed the survey
- **Section III** All open-ended responses provided by those who completed the survey (296 responses for Question 7, and 450 responses for those completing the "Other"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

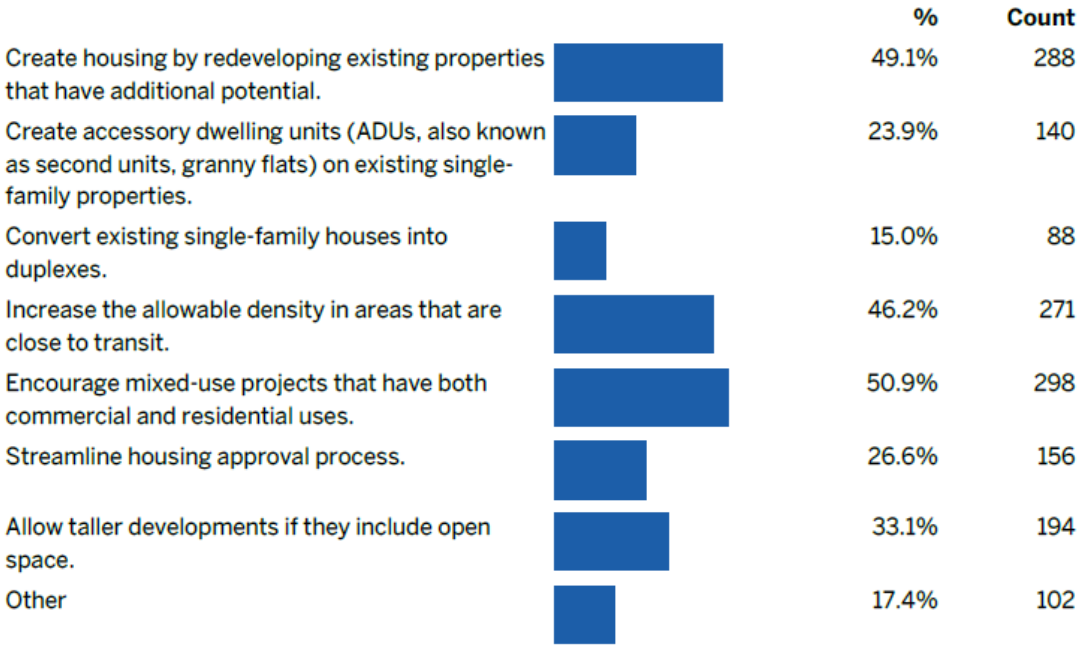
Others noted:

- 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

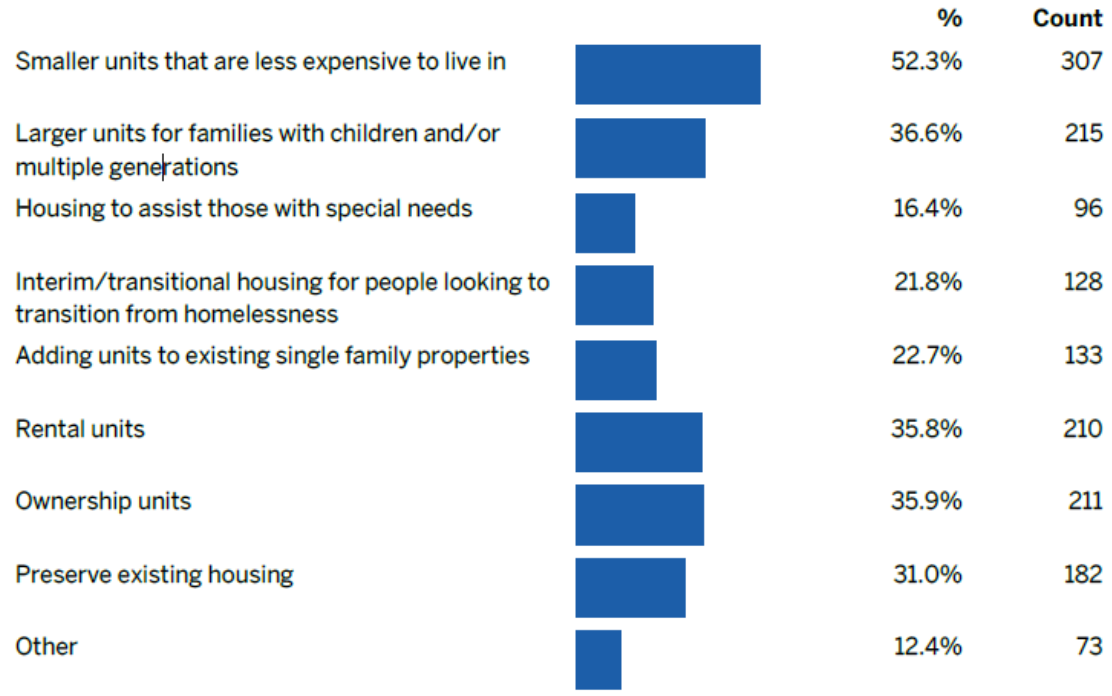
Others noted:

- 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

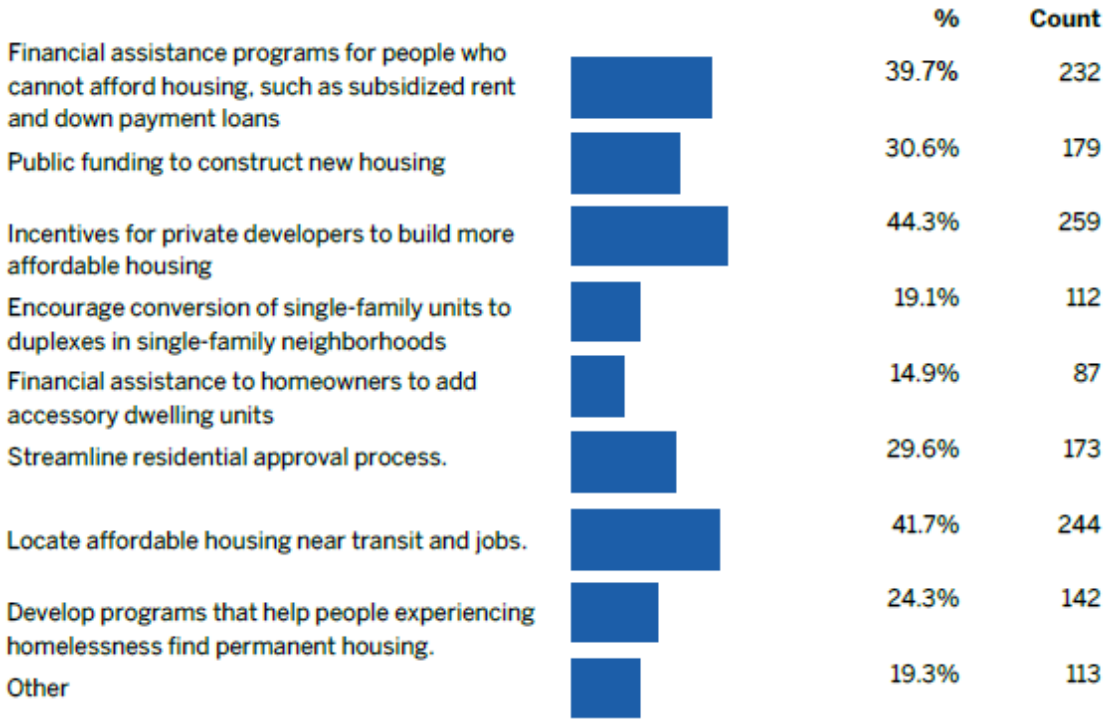
Others noted:

- 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

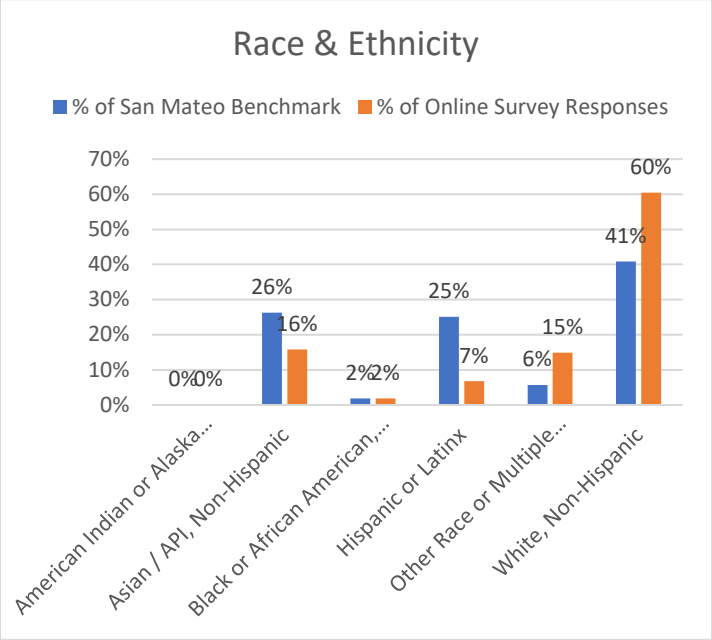
Select responses:

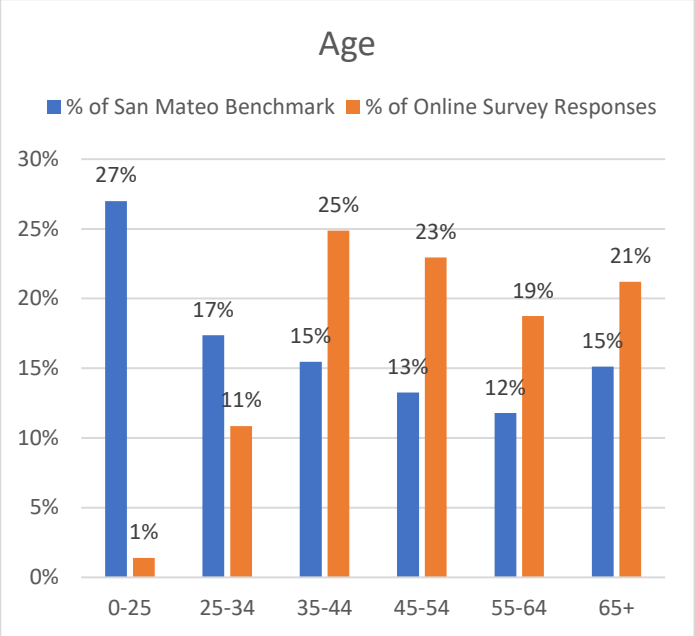
- "San Mateo is a beautiful, beautiful place, I would like to buy a small house and grow old here to see the sunsets”
- “Forcing residents to live in more crowded conditions by increasing density throughout the city and converting homes to multiple housing units or converting single-family zoning to 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.”

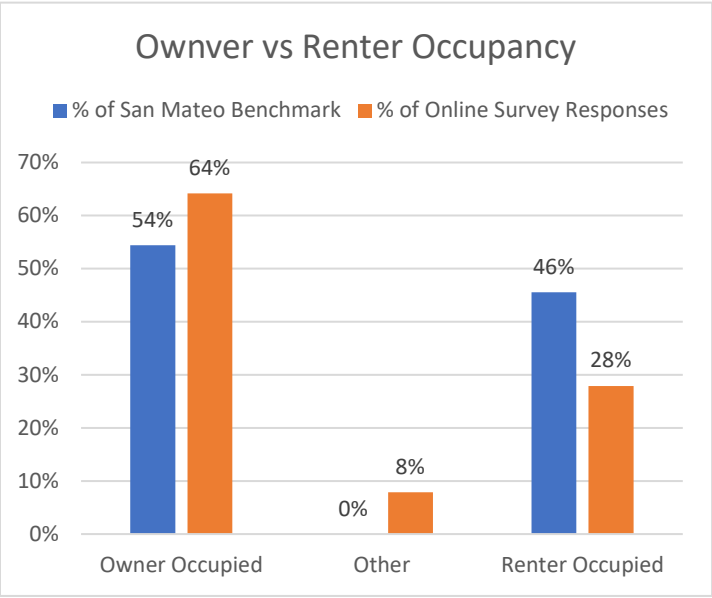
- "Please do not create another Bay Meadows-type situation, where their community is built to further house and serve privilege... Stop prioritizing non-affordable 'luxury' rental housing for high-wage tech workers."
- "As someone who has lived in San Mateo since 1963 and in my single-family home since 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."

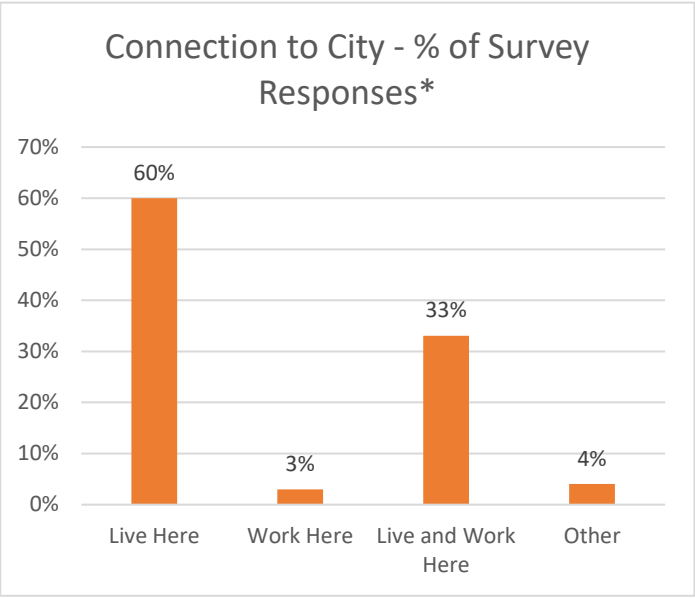
SECTION II

DEMOGRAPHIC DATA (QUESTIONS 8-15)









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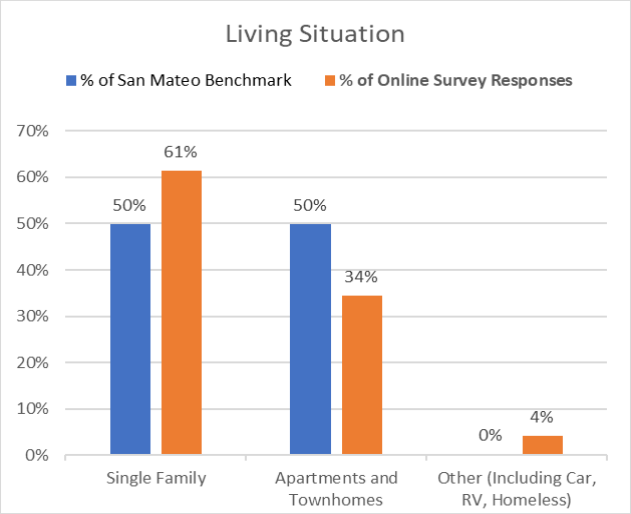
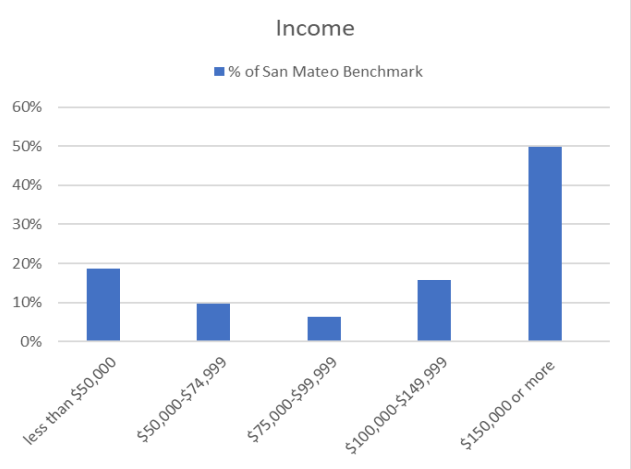
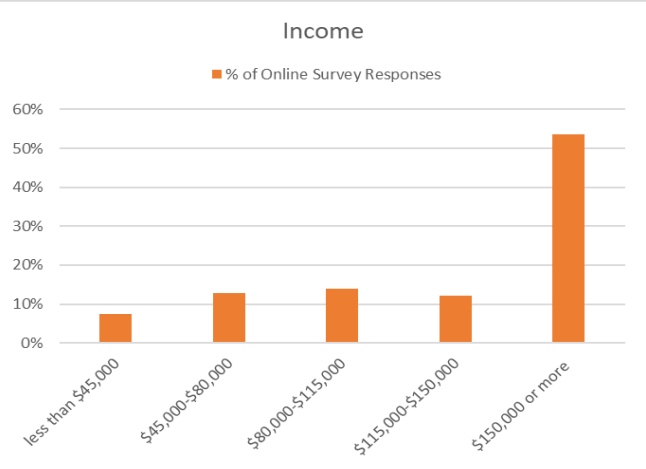
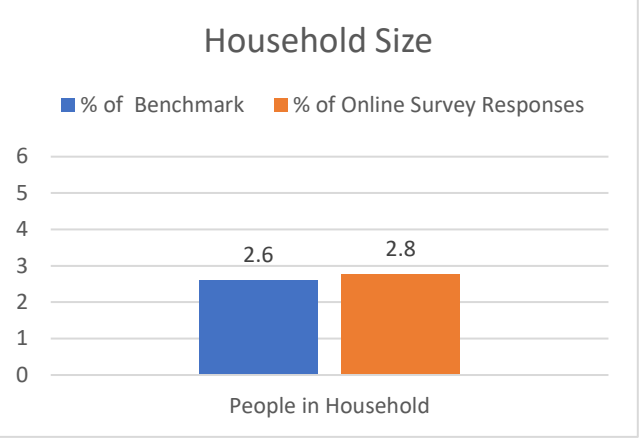








SECTION III

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.

BUILDERS FOCUS GROUP – NOVEMBER 15, 2021

City of San Mateo
Housing Builders Workshop
November 15th, 2021

The following comments were collected as part of a workshop with housing developers, builders, and architects on policies and programs for the City of San Mateo's Housing Element on November 15th, 2021 via Zoom Webinar. Seven external participants and ten City of San Mateo Housing Element team members joined the event and results from the discussion are presented below.

Discussion Topic 1: Zoning and Building Regulations

Summary: There was general interest in relaxing height restrictions, particularly as they can conflict with minimum height requirements for ground floor uses. There was support for relaxing parking requirements in general and for excluding above grade parking from FAR calculations. There was also interest in establishing a local density bonus program to complement the State Density Bonus law.

- "The height calculation is too rigid; the City should regulate height by story rather than by feet."
- "For modular construction, the minimum heights go up within same number of floors, an extra 14-15" per floor. As modular becomes more popular, the City could consider allowing additional height to accommodate modular construction."
- "To have FAR and density (e.g. FAR of 2) at the same time is at conflict. State Density Bonus language on FAR appears to be mutually exclusive of unit per acre density. I would like greater flexibility here." (comment supported by multiple participants).
- "For sites with limited frontage, requiring a fire control room on ground floor and frontage can create a conflict with density and height criteria."
- "We need more ground floor height if we want to allow mechanical parking options or active commercial."
- "For an all-residential wood frame construction, five stories within 55' is ok, but not for taller ground floor, parking or modular construction, it's difficult or not possible to get five stories within 55'."
- "Above ground parking shouldn't be counted as FAR area, and below grade parking is very expensive and drives up unit cost."
- "I support increasing height and density limits"
- "I support creating a local density bonus program. HOME SF is a program that allows for increases in height for increases of affordability. In one recent project I saw an increase in density of 225% (much more than State Density Bonus) with an increase from 21% to 30% affordable units (ended up with same number at low end, but got more middle-income units). An increase in density led to only a slight cost increase moving from type 5A to type 1 with 3A above."
- "I support the idea that density of 50 du/acre is too low with a 55' height limit."
- "Open space and lot coverage requirements are also constraints, so the 50 units/acre isn't always the controlling requirement. In South SF at 100 du/acre, the project was aided greatly by reduced parking and open space requirements."

- "Height limits should have more flexibility. In a recent project a stair bulkhead was counted as an additional floor causing a series of conflicts (including with setbacks). I request additional and broader carve outs or exceptions."
- "FAR of 1.0 limits density to ~25-30 du/acre, should be addressed. "
- "I request above grade parking not to count as FAR to bring City's regulations in line with other cities, or include a carve out for housing and mixed-use projects in how FAR is calculated."
- "Any relaxation for mixed-use projects helps with the cost of housing development."
- "Density and height limits are inhibiting smaller unit creation and should be relaxed: I had a project with ~700 sf units and bumping against 3.0 FAR and height limits."
- "State Density Bonus law is sometimes invoked to get the state financing available for affordable housing development. Because state has prioritized cost efficiency, in a high-cost area like San Mateo the only way to demonstrate efficiency is to go for scale with as tall and dense and large as possible. Lowering parking requirements also helps with this. So does lowering other development standards (e.g. small three bedroom units, and 1.5 baths in a 2 or three bedroom unit)."
- "Consider eliminating single-family zoning and/or establishing minimum units per development."
- "I support all of the tenant supports being considered."
- "I support the highest heights and densities possible to get more units. "
- "Eliminating parking requirements could get projects to 75+ du/acre within height limit."

Discussion Topic 2: Development Review and Entitlement Process

Summary: Participants suggested that departmental and review agency expectations for level of detail required during the Planning Application (PA) phase should be further clarified and streamlined. There was also a common sentiment that some development standards (e.g. height limits and guest parking requirements) were increasingly out of step with contemporary trends on the Peninsula.

- "We need to calibrate the expectations of departments, e.g. Public Works expects Design Development-level design during early entitlements phase."
- "Many development standards are based on more of a suburban community, it takes a lot of effort and work to satisfy those standards that other cities don't have (e.g. guest parking), height limits are too rigid, all of which adds costs to housing development."
- "The application requirements are concise but followed by more robust list of comments that are hard to accommodate, this bogs down resources on both sides. It would be better to have clarity up front on submittal requirements at both pre-app and application phases to limit total number of reviews e.g. streetlight design doesn't need to be done during PA phase."
- "Eliminate the early study session with PC."

- "Develop a clearer submission checklist to clarify the right element of the appropriate code to be satisfied."
- "Additional fee clarification would be helpful."
- "We need to confirm the definition of substantial conformance."
- "Height limits are onerous and inhibit housing development."

Discussion Topic #3: Affordable Housing Alternatives

Summary: There was general interest in seeing an expansion of available incentive programs to bring additional affordable units online in general, and particular interest in creating a strong local density bonus program to extend incentives beyond those in the State Density Bonus.

- "Deed restricting is a significant way to address this, greater clarity on what the requirements and thresholds are would be helpful."
- "Acquisition and upgrading of existing housing units is a worthy concept."
- "All of these programs (inclusionary requirements, including units onsite and offsite, in lieu fees, deed restrictions, land dedication) are good. They should be mutually available."
- "The more options: a bigger toolkit will give developers more opportunities to bring projects online."
- "Be very cautious when setting the relative cost of participation in one program vs another (e.g. if you make offsite 3x more expensive present a clear rationale for the policy that is furthering)."
- "Make community benefits a clear formula anyone could calculate."
- "With a base density of 50du/acre, it's hard to get much of value."
- "Create a local density program: its ok if State doesn't cross match local 1:1, as long as local is extending the tool."

Discussion Topic #4: Housing in Mixed-Use Developments

Summary: The City should set a minimum density if it wants a higher percentage of housing in mixed-use projects, height limit, FAR and parking a constraint on developing mixed-use, be sensitive to economic thresholds and constraints; consider adopting codes that are more form based.

- "The 55' height limit makes it difficult to have an active ground floor. State Density Bonus is almost always needed to achieve optimal heights. Consider an overlay zone to make this easier to achieve without using State Density Bonus."
- "For mixed-use with a 15' ground floor ceiling, and 12'-13' on 2nd/3rd floors, then five stories cannot be achieved within 55' height limit and constraints created for installing mechanical and HVAC. Allow for greater ground floor flexibility."

- "Consider more flexible ways to achieve an active ground floor without a traditionally leased commercial space. E.g. amenities for housing, a coffee cart vendor in the lobby, etc."
- "Consider defining number of floors instead of linear feet for height limit."
- "Use Redwood City's Form Based Code downtown as a model, the city can dictate the form for the sites you want to develop, that can be the roadmap and the applicant can come in and take pieces out of it."
- "Building systems are more expensive in mixed-use, so a critical mass (minimum size) is necessary to make investment worthwhile; otherwise, mixed-use can be cost prohibitive."
- "I suggest eliminating above ground parking from FAR."
- "We should consider ways to count the inverted parking demand inherent in much mixed-use to lower the total required parking; have shared parking allowed under the code and offer clarity around how shared parking is counted."

Discussion Topic #5: Parking

Summary: There was significant interest in relaxing parking requirements, particularly in walkable areas close to transit, but there was also an understanding that the market demand supports providing a certain amount of secure on-site parking for residents. There was general agreement that guest parking was unnecessary, but that electric vehicle charging requires more area than traditional parking, and on-site bike parking requirements are high.

- "I would prefer to build to a parking ratio of 1.15 spaces/unit in general but less in more challenging sites and in very-walkable sites. Or we can consider lower ratios."
- "Access to secure parking is a big deal. We put garages into a multi-family because didn't have enough parking."
- "There are mixed views on mechanical lifts, some developers avoid them while others have had success using them. We have concerns over user error, reliability and unknown maintenance costs. "
- "Mechanical parking allows you to better future proof the floor for other uses going forward if paradigm changes. They can also be cost-efficient (parking can be 1/3 or more of overall budget)."
- "Guest parking is less market driven than resident parking."
- "Electric vehicle charging equipment can be challenging to squeeze into a typical 30' column grid."
- "For affordable housing projects, I would prefer a parking ratio around 0.7, or even lower in TOD areas. Demand can be lowered effectively through transit passes, car share packages, and that guest parking isn't well utilized or needed."
- "I suggest eliminating the covered parking requirement for lower density residential projects."
- "Given Reach code and EV demands, larger transformers are needed. Also, PG&E doesn't want transformers underground, and transformers occupy a lot of ground floor space."

- "City's on-site bike parking requirement is very high."
- "Projects should be given more latitude on parking requirements, and that parking studies should be a method to support alternative solutions to parking/mobility requirements on a site-specific basis."
- "We need to make clear and have more grades of flexibility in parking requirements: one set of requirements for greater than ½ mile to transit, one for ¼ to ½, yet more flexibility for less than ¼ mile to transit."
- "Policy driver should be walkability and proximity to transit, not bike use or size of bike room."
- "Locating housing near schools and strengthening safe routes to schools will eliminate the need for many cars from the origin point."

Discussion Topic #6: Amenities

Summary: There was agreement that open space and roof decks are attractive amenities supported by market demand, however, physical location and climate can reduce usability, being located in a walkable downtown is an amenity in itself and can lessen the need for onsite open space.

- "Because densities are so low compared to rest of Peninsula, open space requirements are relatively easy to meet."
- "When located near high-sound areas (freeway and train) and near very walkable areas (e.g. downtown) open space isn't as well utilized and shouldn't be required as strongly as it might be elsewhere."
- "Roof decks are an attractive amenity, and the market supports their existence, however privacy conflicts should be managed sensitively and can be done by guardrails being strategically set back from edge to manage sightline privacy, etc."
- "Climate conditions of a site can impact usability of a roof deck (e.g. windy location)."
- "Many projects require every inch of roof for solar, for common area electricity load, so there can be tension there if roof decks are effectively required by open space minimums."
- "We need to allow for flexibility in code re: elevator override, what can be counted as a shade structure in roof (what counts as temporary vs permeant, ability to bolt down objects, etc."
- "Downtown is an amenity in and of itself, so other amenity requirements can be flexible in the downtown."

FAIR HOUSING WORKSHOP – JANUARY 13, 2022 – DISCUSSION AND POLL SUMMARY

City of San Mateo Housing Element
Fair Housing Workshop Results
January 13, 2022

Let's Talk Housing
CITY OF SAN MATEO

The following comments were collected as part of a community workshop on the topic of Fair Housing as it relates to the City of San Mateo's Housing Element on January 13, 2022 via Zoom Webinar. Twenty-nine community members participated in the workshop and results from each three breakout room discussions is presented below. Reponses to an optional demographic poll conducted during the event can be found at the end this document.

Each breakout room conducted two discussion sessions. Following a presentation of background information, each discussion group considered these questions: "Share housing opportunity challenges you have experienced or know about? What do you think are the highest equity priorities for SM to focus on? Do you have ideas to address these needs?" After a second presentation on existing demographic patterns across city neighborhoods, each discussion group responded to the following questions: "Do you think that the segregation patterns in SM create any housing equity issues? Can you think of ways to address? Should the City prioritize improving lower resourced neighborhoods? If so, how?"

Breakout discussion group #1

Share housing opportunity challenges you have experienced or know about?

- "I've been a resident for 40 years. We need solutions for supportive homes. Approx. 1000 people need extremely low income housing in the City."
- "I moved here with family and became renter because I had difficult time finding somewhere affordable to live. Having an affordable place for a single person to live has been a challenge"
- "I work in housing for people with special needs, it's difficult for people with disabilities to navigate the application process"
- "I've been on the BMR home buying list for 20+ years and am having a difficult time purchasing a house. There's no communication where people are on the list and any properties that were coming up for BMR. I want to know the queue for the list and status for BMR housing"
- "I'm a part of the One San Mateo group. There is no place in San Mateo for people who make extremely low income"
- "It's a daily occurrence to see people who are overcrowding multiple households in a single household. This hurts children doing schooling outside of class because there's not enough room.
- "I'm a practicing architect that used to have a firm in DT that was priced out"

What do you think are the highest equity priorities for SM to focus on? Do you have ideas to address these needs?

- "We need to look at the income of people and make it affordable at all income levels"
- "We have to prevent evictions, particularly for communities of color who are more threatened for eviction more than others. We have to avoid the abuse of evicting tenants without just cause and provide better benefits if eviction is necessary"
- "The City should require developers to have more affordable units"
- "Can we revamp low to mod income to include the extremely low income and protected class? The real low income is not shown and missing because the "real" low income are people with $1000 or less income per month."
- "There are no programs that support or help people that are potentially going to be homeless. No vouchers or anything.
- "It's hard to find landlords who are willing to rent to people who have been homeless"
- "We need education for people on how to apply and how to get into low income housing. More skills and programs to educate like the Life moves homeless program. We should provide vouchers/funding for people who face homelessness.
- "Let's add more links and resources on the City webpage – make prominent the organizations that support these programs."
- "We need a minimum wage in City of SM, particularly an increase of minimum wage/accelerate min. wage"
- "Provide resources that could assist people who are facing homelessness"
- "We need to find more people who are willing to rent to people who were homeless. Perhaps create a program which promotes this with tax credit incentives?"
- "Promote ADUs as a way to increase housing available"
- "Create a rent registry for rent units in the City of SM that tracks compliance with rent and ordinances since many of these items are violated by landlords. If landlords are forced to record, it would lead to more accountability."
- "It's possible for homeowners to rent out a bedroom through home sharing."
- "We should continue to provide further guidance and rental assistance"

Do you think that the segregation patterns in SM create any housing equity issues? Can you think of ways to address? Should the City prioritize improving lower resourced neighborhoods? If so, how?

- "Fixing existing patterns of segregations can result in extremely different outcomes for children. More segregated areas have less opportunities and more challenges."
- "There is an issue with single family zoning and isolating lower income housing away from those areas. We must rezone some of these R1 districts along with adding ADUs which may help with opening more opportunities to move into these R1 districts"
- "There is a huge disparity between east and west side in the equity and resources"
- "We should increase access to opportunity through transportation"
- "The City of San Mateo has exclusionary zoning. The majority of the City is covered in R1 zoning and we need to explore how to make these areas more accessible to others."
- "We should create a bike path in North Central. Biking is a means of transportation and livelihood in this neighborhood."
- "It's time to invest in getting affordable housing built City-wide by creating an affordable housing overlay."
- "Central neighborhood needs improvements in infrastructure. Sidewalks are in disrepair, lighting could be improved for safety, we need more traffic calming measures, and better bike lanes.
- "We should increase preservation of these neighborhoods. Provide nonprofits or programs that support low income housing a priority when it comes to purchasing low-income properties."
- "Investment is a double-edged sword where investing will lead to more unaffordability/gentrification. Finding a good way to balance both of those is difficult."

Breakout discussion group #2

Share housing opportunity challenges you have experienced or know about?

- "My child has autism, has trouble finding affordable housing, and is looking for resources. Rent has been increasing (from $2,700 to now $3,100) and I'm not sure how to deal with rent increases."
- "I live in San Mateo. I know many people who are getting rent increases and also evicted, despite the moratorium against doing so. Theoretically with state law they should still have protections because they have rent relief, but they are being evicted, so that is a big concern. There are no low-income or affordable units for them to move into. "
- "I work for organization called Housing Choices where I help people and families with members who have developmental or intellectual disabilities. I was formerly was a housing coordinator who worked

with clients to help them find housing where I saw many issues with Section 8 – landlords who don't know or don't care about rules, especially with raising rents illegally or refusing to accept Section 8 vouchers although they are required to. There are source of income discrimination laws now, yet I still see these issues quite often. Many clients depend on social security incomes which is less than $1,000 per month (might have increased recently to $1,400 – still very low for this area). A lot of clients are at risk of homelessness because they are burdened with high housing cost. Example: worked with single black mother with a disability who lived in San Mateo County who rented an ADU for $1,200/month. Had a total income of $1,600/month, so majority of income went towards rent. Landlord did not take care of maintenance issues, so she called Code Enforcement out, who red tagged the unit as unpermitted and so she was forced to leave the unit, which was unfortunate. It's difficult for her to relocate; she has family and other circumstances in this region, so was homeless for several months after. So there are many people who are at extremely low income category that are at risk of homeless or homeless already. This is a huge priority that should be addressed."

- "I have a question: what kind of relationship does City of San Mateo have with housing authority? I do a lot of investments out of state, especially Section 8 housing in Chicago – Section 8 is very engaged there. I don't see that here. I've been lifelong San Mateo resident since 1975, and often engaged in General Plan, am an ADU provider, am real estate broker. We need to change ADU laws - right now too many discretionary items that need to be clarified. Non-discretionary, ministerial items are fine, but discretionary items need to be clarified because that prevents homeowners from providing ADUs. What can we do to make it easier for property owners to build ADUs?"
- "I have a question about interest numbers, and how that would impact me. Interest has been too high – Every time I try to put a down payment for house, interest goes up, but my salary does not go up. I would like the opportunity to be able to purchase a house. I live in Millbrae, and wanted a unit in new residential project, but was limited to buying."

What do you think are the highest equity priorities for SM to focus on? Do you have ideas to address these needs?

- "It appears the rate increase described previously was probably illegal – seems higher than what state law 1482 allows. The rent went up $400 which is 15% when it is supposed to cap out at 8 or 10%. Unfortunately, City does not have ability to track activities of certain landlords and how contracts are or are not being upheld. There is discussion about getting some program in place so that incidents similar to what was described can be addressed through the courts; we don't have those mechanisms in place now, yet we know there are issues out there, and that is one of the solutions I think that a wide variety of people with numerous different conditions could be addressed by the courts. We need

to figure out the extent of the abuses that may or may not be occurring. Can the City consider a renter registry?"

- "It's good to remind or educate people these resources are available. We have a diverse group; we need to pay more attention to outreach to Latin groups."
- "We need education on what rights people currently have pertaining to renter's rights."
- "Education is key, the City can partner with Housing Authority to have workshops regarding source of income discrimination. We should make sure tenants understand what their rights are so that they're in these situations where they're taken advantage of by landlords. We need to create more Extremely Low-Income Housing. The State Density Bonus law focuses on very-low income and low-income housing, and the City can go further by providing concessions/waivers for Extremely Low Income or Acutely Low Income as well as creating a menu of options of affordable housing. Another suggestion: an inclusionary housing ordinance that allows for more units to be below market rate if the higher income levels are less units to be below market rate if they're lower income levels."
- "I have seen the housing crisis across own personal family experiences, teachers at kids' schools, doctor moving away, etc. This is an important issue for community. I am here to move the needle as much and as quickly as we can."

Do you think that the segregation patterns in SM create any housing equity issues? Can you think of ways to address? Should the City prioritize improving lower resourced neighborhoods? If so, how?

- "How can we desegregate in order to create housing equity? How do we answer this tough question? We need to make housing more affordable to make it more equitable."
- "This has been a problem for a long time; there are deep historic reasons why we have segregation and unequal opportunities across the city. I would like to have a deeper conversation about this as we try to address this issue. Zoning is a big problem – my neighborhood is lower resourced, it's multi-family zoning. Other parts of city doesn't have multi family zoning which keeps costs very high. We should create opportunities for more multi-family and affordable housing, in high-resource areas as well.**"**
- "I'm a 12 year resident of San Mateo, still a renter, probably always will be. The low resource areas are in the flats closer to the shore, which is bad land, and led to certain patterns in development."
- "Zoning is an issue. Compare high resource areas to SFD zonings. Creating more SFDs is an inefficient use of space, when we need to get more people into a smaller area. Down payments are one of the greatest barrier to home ownership – loan/funding programs available for down payment assistance would be helpful. For prioritizing improvement in lower resource areas, this is tricky because you want to help improve people's quality of life but you also don't want to displace people or gentrify the area.

Are we doing what's best for the people who live here, or are we creating an environment that is going to be as unaffordable in the future as other areas in the city?"

- "Our R1 neighborhoods have negative impacts. R1 neighborhoods are currently excluded from housing element upgrades… we can't build anything in R1 neighborhood. We can now start to change R1 neighborhoods with duplexes, etc. We need to change zoning, density, and height requirements. We need to look at our site inventory and understand what realistically can be built where, and make sure it's not concentrated at lower resourced areas."
- "SB9 was only became effective recently, but how are we incentivizing property owners of lower resource areas (R1) to provide more ADUs, duplexes, or lot splits?"
- "I have a question about SB 10. Is the City exploring this, which is optional compared to SB 9?"
- "I agree with what many have said. Legacy of segregation is still very present in our communities, and is still contributing to housing inequities. One opportunity I would like to focus on: housing preservation, specifically support to renters. We need to be pro-housing, both production and development, affordable and market rate, but without coupled with preservation strategy, I worry we will continue contributing to the displacement of our existing communities."

Breakout discussion group #3

Share housing opportunity challenges you have experienced or know about?

- "I'm a renter in 19th Ave Park. I know someone who recently moved due to unlivable conditions. Renters must go rent-to-rent after initial one-year lease."
- "I know several people served with eviction cost or moved away due to housing costs."
- "I'm an owner in Hayward Park for 25 years. I've lived in neighborhoods with high crime rate before moving to San Mateo."
- "I live with my parents, I hope to afford the ability to move out someday."
- "I work in special education. There is a lack of federal funding for people with learning disabilities. The disabled have less access to education and income and thus housing."
- "We need to build affordable housing"
- "I'm an owner in North Central neighborhood. There are lots of young families with children, seeing diversity change."

What do you think are the highest equity priorities for SM to focus on? Do you have ideas to address these needs?

- "We need more tenant protections. Rents in older buildings may be affordable, but rent increases may drive the renter out. Nearly 48% of City are renters. To increase protections we should increase renter/eviction protections, consider rent stabilization to avoid rent fluctuation, establish a renter registry to promote access to data, and increase access to open space when designing projects.
- "Home prices in San Mateo are make ownership inaccessible we need to make affordable housing construction more feasible. We should eliminate Zoning restrictions placed on certain zones that prevent affordable housing production by allowing 100% affordable housing production in all zones. We could establish an overlay zone to open opportunities for affordable housing developers and establish an expedited review process to allow certain projects to move through the process faster.
- "There is a lack of federal funding/assistance to those with learning disabilities"
- "To preserve Neighborhood Diversity we must allow more types of housing to promote diversity to allow those who cannot afford a single family home to be within neighborhoods they otherwise could not afford."

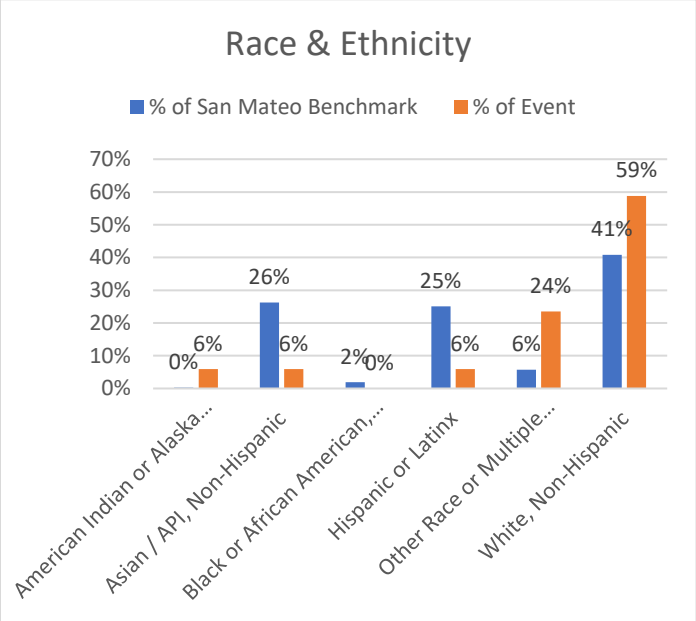
Do you think that the segregation patterns in SM create any housing equity issues? Can you think of ways to address? Should the City prioritize improving lower resourced neighborhoods? If so, how?

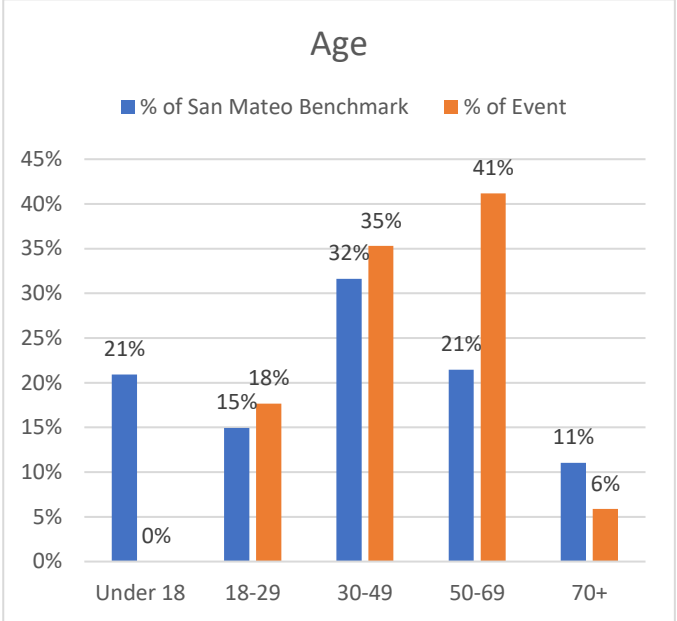
- "Absolutely yes, as evidenced by racial and economic disparities among neighborhoods"
- "Higher resourced neighborhoods tend to be single family"
- "We need to invest, through development impact fees for example, in the infrastructure of lower resourced neighborhoods, which are often found in higher resourced neighborhoods. Investment in bike and pedestrian level improvements, which increases access to sustainable transportation, should focus on proper implementation of bike improvements in consideration of the existing neighborhood infrastructure and housing stock and should avoid parking impacts. We need to provide residential parking solutions via residential parking permit programs
- "We also need to invest in parks and open space"
- "It's important to engage residents of lower resourced neighborhoods in a robust manner to find what they need and want rather than have others decide."
- "We need to increase investment to reduce parking issues and increasing access to sustainable transportation"
- "Affordable housing should be available throughout the City, but we have to emphasize housing production in our transit corridor around our three Caltrain stations"

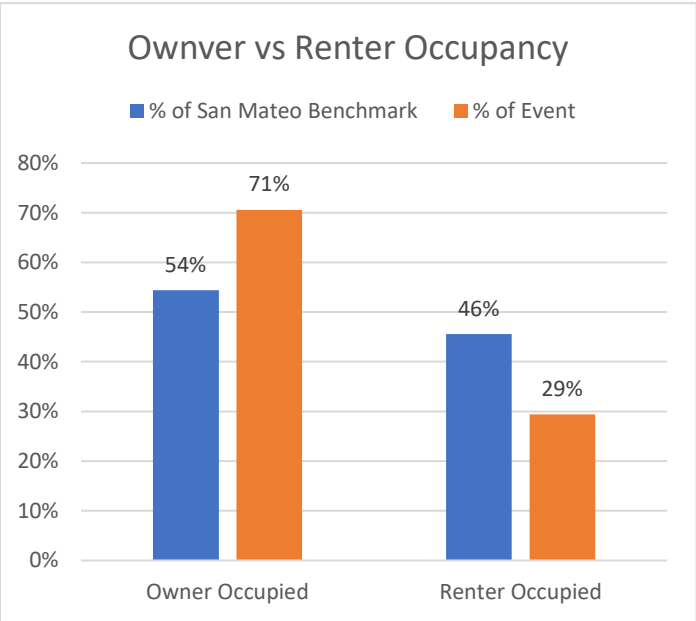
City of San Mateo Housing Element
Fair Housing Workshop Results
January 13, 2022

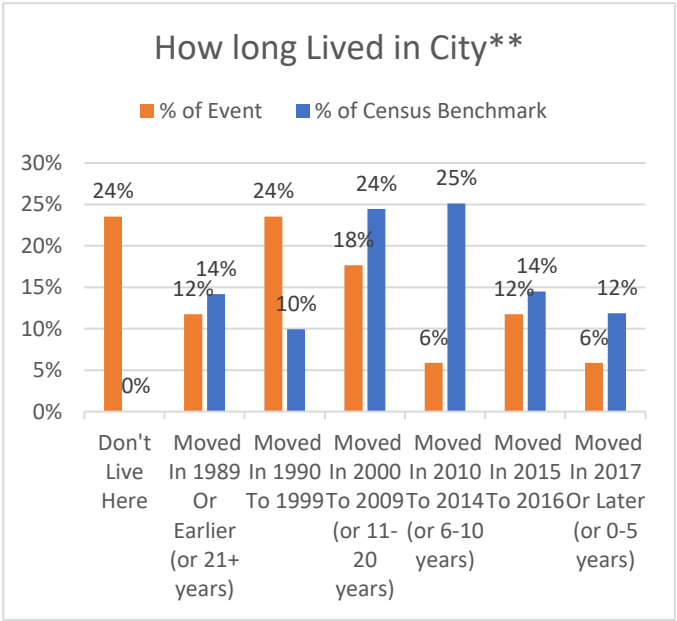
Let's Talk Housing
CITY OF SAN MATEO

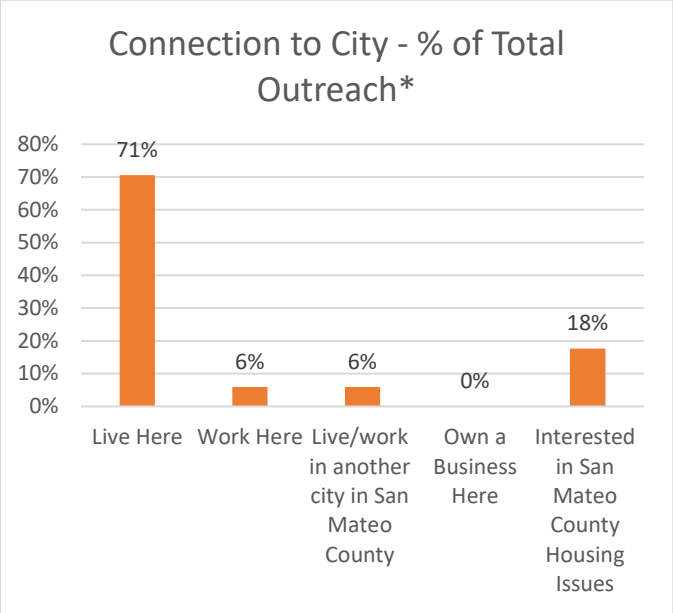
Demographic data:










Connection to City - % of Total Outreach*
80%
70%
60%
50%
40%
30%
20%
10%
0%
71%
6%
6%
0%
18%
Live Here
Work Here
Live/work in another city in San Mateo County
Own a Business Here
Interested in San Mateo County Housing Issues

HOUSING POLICY WORKSHOP – NOVEMBER 2, 2021 – DISCUSSION AND POLL SUMMARY

City of San Mateo
Housing Policies Workshop
November 2nd, 2021

Let's Talk Housing
CITY OF SAN MATEO

The following comments were collected as part of a community workshop on policies and programs for the City of San Mateo's Housing Element on November 2, 2021 via Zoom Webinar. 35 participants joined the event and results from each five breakout room discussions is presented below. Each breakout room conducted their discussions following a presentation of background information and an overview of existing programs and policies and potential new strategies. 23 of the participants completed a poll during the event, results can be found at the end this document.

Across all five groups, community members expressed a preference for strengthening housing production and affordable housing programs and policies. Specifically, San Mateo community members in all five discussion groups expressed interest in expanding the City's commercial linkage fee. Expanding the production of missing middle housing was proposed in four of the discussion groups. Supporting the creation of Accessory Dwelling Units (ADUs), establishing an affordable housing overlay, and increasing support for housing for people with physical and intellectual disabilities were supported in three of the discussion groups.

Each discussion group considered the following questions: "What do you think about the existing programs? Are there revisions to them that you think would be helpful to explore? As the City moves forward with planning efforts, which options would best match San Mateo's needs and community character? What questions, concerns, and ideas do you have?"

Group One Discussion:

Summary: San Mateo community members in group one expressed interest in strengthening Accessory Dwelling Unit (ADU) and "missing middle housing" production as effective strategies to improve the supply and affordability of housing, while addressing historical discrimination by locating new lower-cost units in communities they have historically been excluded from. Specifically, community members would like the City: increase commercial linkage fees to pay for housing and TOD programs, relaxing height limits, especially for missing middle developments; and establish an ADU program for the City to incentivize nonprofits and smaller employers to develop ADUs. Community members also expressed interest in building more units to reduce the problem of overcrowding and traffic congestion and including small commercial pockets in residential neighborhoods.

- "I like the housing programs and I like what they're doing, but I want to know the potential negatives and concerns that come with increases in population relative to existing people within San Mateo area. How crowded does it make San Mateo? How many more people do they allow to live in the City? I have concerns about parking requirements for ADUs. There is existing crowding within neighborhoods but extra concern for parking requirements."

- "We need programs that increase people in proximity to where they work. The current commercial linkage fee is too low. When you create jobs, you create demand for housing. Many jobs, specifically office jobs, can be well paying, but that creates demand for lower income jobs as well (clerks, daycare, retail, etc). Funding should come from higher commercial linkage fees and office developments in order to offset impact from office projects and create a good jobs-housing balance."
- "Other cities in area have similar struggles to San Mateo. As industries expand, office space demand increases. I think there will be a large move back towards office space as opposed to staying with remote work. If we don't build more housing then traffic problems will only get worse. Even in offices with high paid workers, there are low paying jobs that are essential to servicing them. Commercial linkage fees are critical with the amount of people coming and going for work. More people living in the City will make it more livable. The population might rise, but people will contribute more in San Mateo rather than if they were on the road all the time. One existing program that we should put more thought into is ADUs. As people have problems about putting too many housing units in single family areas, this is a way to increase units in a way that is a compromise for people who don't want higher density buildings in lower density areas. A local church has built an ADU with minimal impact to the surrounding area, we can use it as a case study for how it can be effective programs. Smaller employers and nonprofits could provide partnership possibilities for homeowners to relieve staffing or other issues related to housing. It may be a useful strategy to help need at the individual level rather than through larger projects. People's 1-on-1 needs could be enhanced by use and City sponsorship of ADU program."
- "Missing middle housing is especially important (duplexes, triplexes, etc). San Mateo, like most cities, has a long history of housing discrimination. The solution to that is not to let things sit as they are but to look at how to fill diversity across the City. Missing middle is good place to start, where you can infill to put lower income people in areas where they have otherwise been excluded while being best for the long term health of the City. Transportation is also key; the City needs to think about how to expand transportation options when there are areas outside of immediate routes like train stations. One example being an office development that had shuttle programs. These types of programs with high frequency, convenience, and reliability could help prevent people from using single occupancy vehicles and reduce cars. We should dovetail housing plans with transportation plans outside of El Camino Real and the train stations. More data is necessary – we need to take into account: diversity, renters vs owners, and where do we have housing that is underutilized. We need to encourage people to use properties that are not currently used. For neighborhoods to be walkable, there needs to be commercial or other areas than residential within walking distance. Opening up areas that are currently residential, but could have small commercial spaces in them, could make for increased walkability. When rethinking the Housing Element we could make the City have smaller pockets where

people could walk to rather than using vehicles. This will increase sustainability for the existing uses while reducing the need for cars."

- "We should enact vacant property taxes like Oakland does. I support missing middle – there are small sites around the City that are not utilized in a variety of areas, especially along El Camino Real, that may be too small for larger projects but are perfect for smaller units in the missing middle scale – duplexes, etc. Utilizing those sites could add a good number of units in an easier way to facilitate affordable housing. There was a habitat for humanity project in a former firehouse where height bonuses where applicable. We should pursue allowing density bonuses plus height bonuses. Taking height limitations off would help make projects more economically feasible for developer incentives. Larger projects could continue under current programs – but missing middle and underutilized parcels could help fill gaps. Redevelopment agencies previously facilitated these types of projects perhaps would should start up something similar."

Group Two Discussion:

Group two also identified increasing commercial linkage fees and strengthening missing middle production as strategies to address housing affordability. Community members in this group also called for: an affordable housing overlay with clear regulations for community benefits; a City density bonus in addition to the State's; a policy for nonprofit developers to have first dibs on the purchase of older apartment buildings to avoid displacement; and utilization of SB10 to create missing middle housing. There was also support for Transit-Oriented Development (TOD) and marketing of apartments for people with physical disabilities.

- "I think its important that we maintain a wide variety of programs"
- "We see that there is a lack of "deeply" affordable housing for very impoverished people that needs to be addressed"
- "I think housing affordability is always going to be behind the 8 ball if developers/ landlords are always chasing profits"
- "It feels as though we're never going to catch up to meet all the housing needs"
- "Its hard for young people to find housing once they graduate from college, so they end up having to move far away."
- "There is lots of difficulty for disabled people to find the right housing. They need to live here to be close to their doctors"
- "Its very hard to find housing in San Mateo on limited income"
- "It feels like profit is the main driver that makes development in San Mateo"
- "The Commercial linkage fee should be higher"

- "All programs for new housing development should allow increased height and density. There is a project called 1458 San Bruno Ave providing 200 units/ acre with 50% affordable units. We need developments like that."
- "We need to also look at increasing medical facilities, entertainment, and other things that keep up the quality of life in San Mateo"
- "We need an affordable housing overlay with clear regulations for community benefits as well as a City density bonus in addition to the State Density Bonus."
- "We should pursue adding more Transit Oriented Development wherever possible"
- "I think transit needs to be expanded since it is only available for those who live next to it"
- "I think existing residents are excluded from transit. The new development/higher density surrounding transit makes it more difficult for people farther away to access. This leads to more congestion/traffic and less parking"
- "We should explore having shuttles that take residents of large developments to the train station. Then we could increase the area where increased density can be added while still connecting the development with transit."
- "We need to establish competitive financing for City land acquisition when it is for affordable housing"
- "I believe basic services need to be met before we expand housing"
- "I think union workers should lower their fees when building affordable housing"
- "We need more affirmative marketing of apartments for the physically disabled"
- "We should explore more housing in missing middle options."
- "We need more options for people to travel around the City in different forms of micromobility"
- "A new policy could be enacted where nonprofit developers can have first dibs to purchase when an older apartment building goes up for sale so that all the residents aren't displaced"
- "I like the form of garden court apartments to allow higher density"
- "Missing middle would allow us to build smaller"
- "It seems that studio apartments are no different than dorms. Why don't big companies provide these for their employees on their campuses so there is more room for families to settle in the City?"
- "I think company towns haven't gone too well in the past. I wouldn't want to have my employer as my landlord."
- "We should use SB10 to create missing middle housing."

Group Three Discussion:

Group three identified increasing commercial linkage and other fees to pay for affordable housing, as well as expanding missing middle housing, and establishing an affordable housing overlay. Transit Oriented

Development and locating housing and jobs near transit to reduce commutes and congestion was also emphasized. Some community members noted concerns over service and infrastructure to accommodate growth and concerns that the programs being discussed did not enhance the City.

- "We should explore increasing commercial linkage fees and similar developer in-lieu/impact fees that would directly support affordable housing. The current fees are too low."
- "The City needs to develop in a sustainable manner by locating housing and jobs near transit."
- "Housing development also needs to accommodate for families (with unit sizes of 2+ bedrooms)"
- "How will we accommodate all this future growth (e.g. services, infrastructure)?"
- "We must ensure that the inclusionary BMR percentage of housing does not make affordable housing projects infeasible"
- "We need to increase housing to reduce the job/housing imbalance and reduce commutes; especially for low-income community members"
- "The Bay Meadows planned unit development is a successful example of good Transit Oriented Development."
- "We need to explore expanding middle housing (especially in townhomes)"
- "The City should approach a strategy of land acquisition for affordable housing development"
- "Zoning/Planning should include an affordable housing overlay"
- "We need more adaptive reuse policies for existing buildings (e.g. office to residential)"
- "We can ensure preservation or creative adaptative reuse of existing housing stock with affordability deed restrictions"
- The HIP housing home-sharing program would be a good method to get more use out of existing housing"
- "We need to spread fair housing throughout the City and encourage diversity"
- "In my view, none of these programs enhance the City"
- "The main issue of affordability is the imbalance of housing vs jobs (there is one unit for every 11 jobs created)"
- "I'm concerned that the existing housing stock benefits long-time residents, but we need to consider the needs of the future/younger generation"

Group Four Discussion:

Community members in group four would like the City to: set clearer standards to streamline the production of ADUs and missing middle housing options in the City; strengthen renter protections; increase below-market-rate housing requirements from 15% to at least 20%; and increase the supply of 3-bedroom below-

market-rate rental units. Group members also were concerned about the City overly relying on ADU production to meet housing projections and would like to retain developers building affordable units onsite rather than a move toward offsite fees. While some voiced support for expanding commercial linkage fees, others noted setting these fees too high may drive employers away.

- "I'm excited the City is intentional about building affordable housing, because the market by itself will keep driving the cost up. It's important to have a diverse community that we live in. For environmental reasons, it is important to live near work. Not just tech workers in Silicon Valley; service sector, government employees, and teachers also need to be able to live nearby."
- "One of my biggest concerns is that commercial linkage fees are not high enough, and the timing of commercial projects which can take a decade to plan and build. It doesn't actually get occupied by employees and affects RHNA numbers. The impact of job building won't be felt until well into RHNA cycle; which means we are not seeing real numbers. I'm worried about ADU production: how much is reasonable to expect from ADU production? There might be a surge in the beginning, but I'm unsure how sustainable that is over time."
- "The ADU program is kind of in disarray. I'm an ADU provider and do a lot of advertising in SMDJ, but I don't see demand for ADUs. If there are applications for ADUs, they tend to be for conversions of garages into ADUs. It seems there are a lot of discretionary items that still need clarification by City Council such as height requirements and other factors. Council needs to provide tools to the Planning Dept to educate public about ADUs and raise awareness. In San Mateo, they have point of sale matters or ordinance where if you do an addition or improvements of $90k or more, you have to do a sewer lateral inspection… what that means is that they have all these requirements (impact fees, etc.) that make it harder for property owners to want to do ADUs. Also, below-market-rate housing requirements for new development (15%?) should be a lot higher for developers. It should be 20% or more – because 15% is not enough, and I believe City Council would agree. I think there's an oligarchy that's been established in the City for so long, which is a reflection of all the initiatives (with Measure H that turned into Measure Y, and so forth.) The Housing Element needs to address this."
- "The existing programs are excellent as far as they go, but will continue to be insufficient for two reasons. (1) The graph shown in the original presentation which shows out of control job growth from 2010 to 2015. Until we can get a handle on job growth and tamp it down a little, we will continue to have this problem. (2) The market continues to push prices up, and affordability down. Until we get a handle on the job growth and turn things around, the great programs we have will be insufficient. In a sense, the private sector pushes the cost of housing onto the public."
- "A more sustainable form of construction is to reuse an existing building. I like efforts where organizations and their partners purchase existing buildings, renovate, and provide to people who

need lower cost housing. I'm concerned about the revision to policy where developers can contribute to a fund instead of actually building housing."

- "I'm concerned with the idea of tamping down job growth…. The only reason that people have equity and extreme value in their homes is the phenomenal job situation. Once those jobs and the companies leave, they are gone forever."
- "Having continued job growth will continue to make housing unaffordable. We take the good with the bad, and there's nothing we can do about it."
- "SB9, dubbed the duplex initiative, is starting at 2022. I would like to see workshops that addresses SB9, which would open up housing."
- "Are there any renter protection measures that the City has in place, besides the County and the State, now that eviction protections (from COVID-19) have sunsetted? Is the City doing anything now to help renters who may no longer be able to pay their rent?"
- "We need to examine what size units developers are proposing; because we need variety. There is a need for 3-bedroom below-market-rate units in San Mateo, which is rare to see here. Developer incentives are not clearly defined. I'm constantly asking: what would be an appropriate public benefit? We need variety of units and at least some should be accessible to those with mobility challenges or mental disabilities. I live in North Central and see the effect of too many people living in one housing unit – parking and trash impacts."
- "We need to address Missing Middle, which might be a good solution for people trying to purchase a home. Not everyone needs a single-family residence, which was the gold standard a while ago, but folks now are open to more dense options that provide housing. The appetite in the City of San Mateo might be more amendable to the missing middle densities. We need all types of housing: which means densifying Transit Oriented Districts and certain parts of the City that make sense. There will be some neighbors who are against higher density, so maybe the missing middle and SB 9 is the appropriate baby step. My perspective is that of a former real estate developer. Developers are incentivized by fee reductions. We should consider perhaps if more affordable units are provided, then the more some impact fees can be reduced. The City can push on market rate developers, who are making so much money right now in this time. Do not be afraid; no reason to not push envelope on affordable units. We need renter protection: there is so much displacement at all levels of the income spectrum in San Mateo. How do we help people stay, especially people who have been born and raised here, but can no longer can? Oftentimes it is children of families who grew up here. How do we help with displacement?"
- "Getting foot into home buying is difficult; we need education on how for our community. There is RHNA pressure. If you build 3-bedroom unit, do you get credit for 3 units? Current housing production

does not support trades people who need space. We need to provide housing that supports these types of jobs. More and more people are going to work out of home."

- "I'm interested in Missing Middle. We need more focus on quality, not just quantity. Need high quality design in order to put Missing Middle housing in single-family neighborhoods or any neighborhoods. We need high quality design that is contextual and matches the neighborhood."
- "The Missing Middle is is the element that is needed to blend everything that has been discussed: including keeping trades workers close to where people work, Transit Oriented Development, and first-time home buyers. Its important to include faith leaders in community, which can be accomplished by adding residential to churches. The same concept can work with schools. Many doors can be opened up with the Missing Middle concept, which can allow people to live near where they work."

Group Five Discussion:

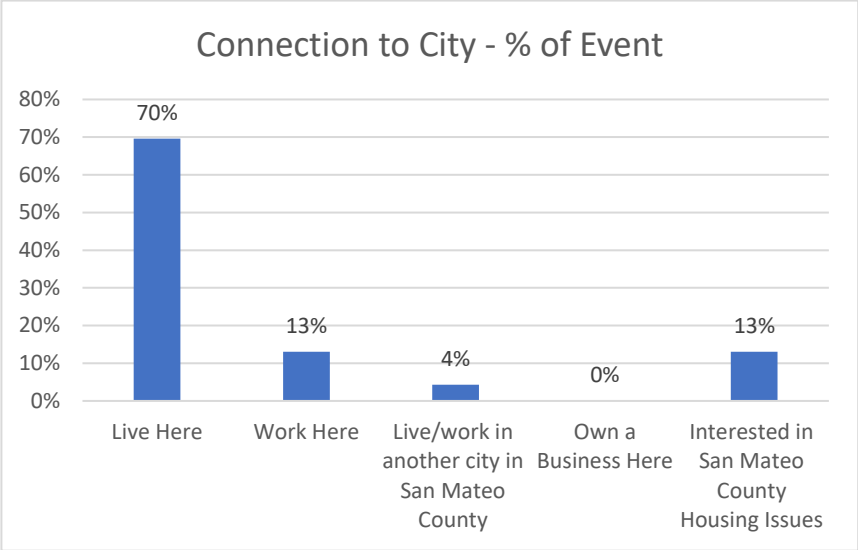
Community members in group five would like the City to: expand the first-time homebuyer program; invest more in upgrading existing buildings, increase density and mixed uses around transit hubs, increase the commercial linkage fee, strengthen tenant protections. There was also interest in expanding the 15% below-market-rate program and to target it toward deeper affordability levels. There was also a suggestion to develop a program to require rental site managers to take an online housing regulations class/test.

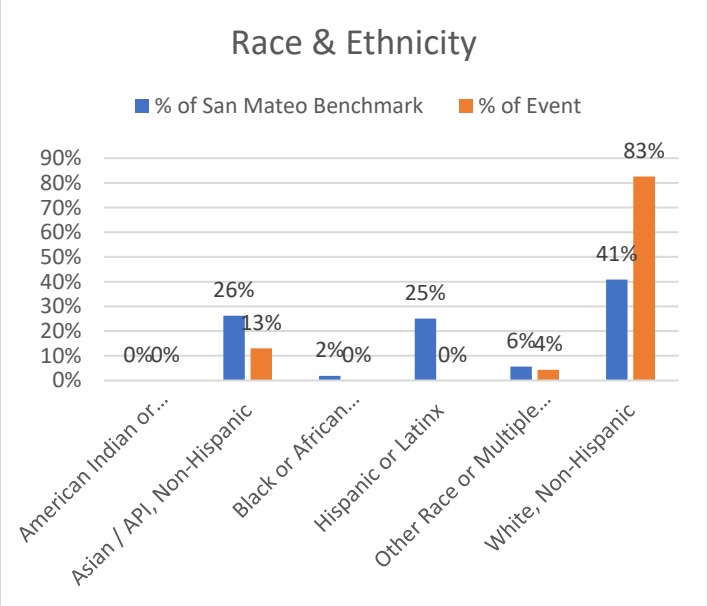
- "I'm proud of redevelopment commitment that exists in San Mateo. The inclusionary program is pretty good and the commercial linkage fee is a great start. The City is also very good about identifying publicly owned sites and prioritizing them for affordable housing development/redevelopment."
- "I'm happy that the Kiku crossing affordable housing development has come to fruition. We are seeing multi generations living in small quarters originally designed for a small number of people. We would like for older first-time homeowner properties to be upgraded for today's environments and add to more affordable housing on properties. Additionally, we need an expansion of the first-time homebuyer program. The Gateway housing development has a park behind us, and it is not built or utilized to its full potential and not usable by the neighborhood, unlike King's park. This is an area the City can invest more money to rebuild and upgrade existing buildings and enhance existing facilities. I would prefer for more first-time homeowner properties rather than rentals. More common spaces in multi-unit developments is desired."
- "I like mixed use zoning and building around transit hubs. Affordable housing is important: personally I am a household of 4 on the cusp of lower income. When we had to move out of the home we were renting, we took a look at affordable housing and we were still priced out. Affordable housing doesn't feel affordable. This is why there are multiple generations in small units contributes to parking issues/impacts. We are always going to be renters and will eventually have to move out because

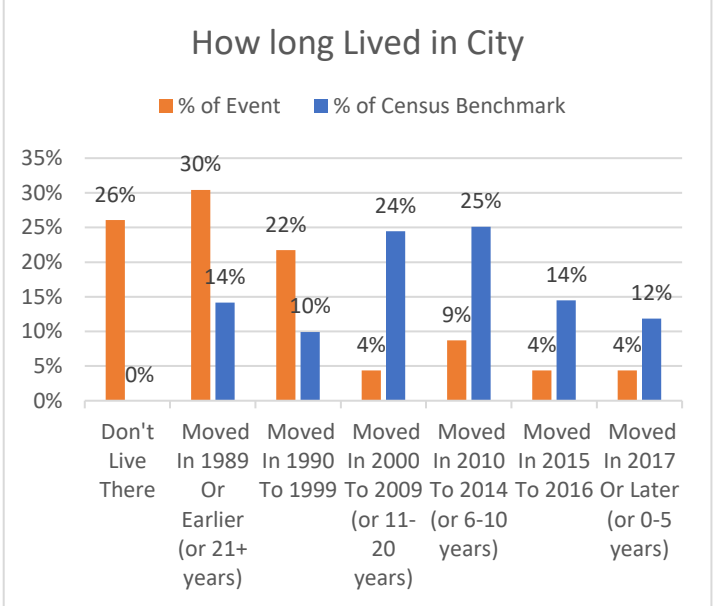
ownership will never be an option for us. Affordable housing is a major challenge for the City to address."

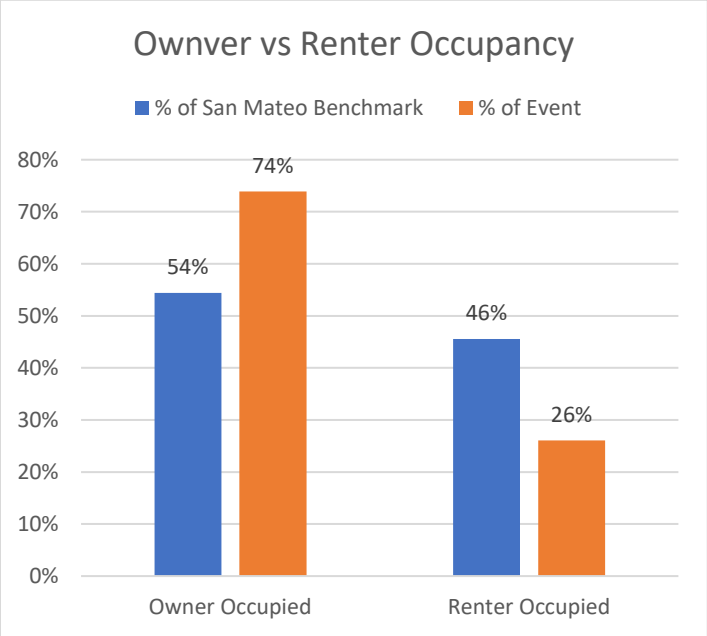
- "It feels like 15% BMR rate is an arbitrary number that does not actually meet the needs of the people to retain our young families and seniors. We need to study what the actual percentage of affordable units we need and explore revisiting this percentage."
- "I'd like to see more events on B Street. There was a past event where City Council came before COVID. Seeing the street activated and people participate was great. I would like more events like that… maybe a farmers' market? We need different types of events that brings the community together. I would also like to see more European flat style houses instead of (or rather than just) townhomes."
- "I'd want to increase the commercial linkage fee. We need better regulations for rental properties to include better restrictions on why and when people have to move out. With more renter protection/safety nets, we can reduce homelessness."
- "I like the idea about looking out and building for special needs populations. We need to be very specific and deliberative about sites. How much does the City use overlay zones for family/special needs affordable housing/something with services? Is it appropriate to use housing overlay sites for El Camino Real? It would be great if properties along El Camino Real being redeveloped are required to have affordable housing and not market rate units (or a larger percentage of BMR units over the 15%) through an overlay. One thing that Sonoma County does is that they require a site manager for rentals take and pass an online test for verification and so that they are aware of housing rules/regulations. This has cut down their legal claims by 80%. Let's all know the basic rules so we can be fairer to each other. Looking at these programs in addition to zoning/landuse will be helpful/effective for tenants."
- "I've observed regarding the option for missing middle…From a practical standpoint that's already what is occurring in North Central. There are quite a bit of duplexes and three unit townhomes being added to the area. One thing that I would note especially for our neighborhood is that I agree with ideal of getting more cars off of the road. However, I work at a part of the county where transit is not an option. Most of my neighbors are service workers with their livelihoods tied to their vehicles. We are in an in-between state where we still have to provide for parking while we are trying to transition away for that. It's a hard place to be."
- "Fair housing is really important for San Mateo to address. We tried to address tenant protection through the voting process which did not pass. Tenant protections and accessibility are essential issues. I would like for the City to reduce auto use through programs and incentives. During the pandemic I could cross El Camino Real against the light because there was so little traffic. That is all gone now. We need incentives to reduce auto use and get back closer to nature. I would also really want to know if the 15% BMR is going to get us where we need to be for people who are living in the City and would like to stay."

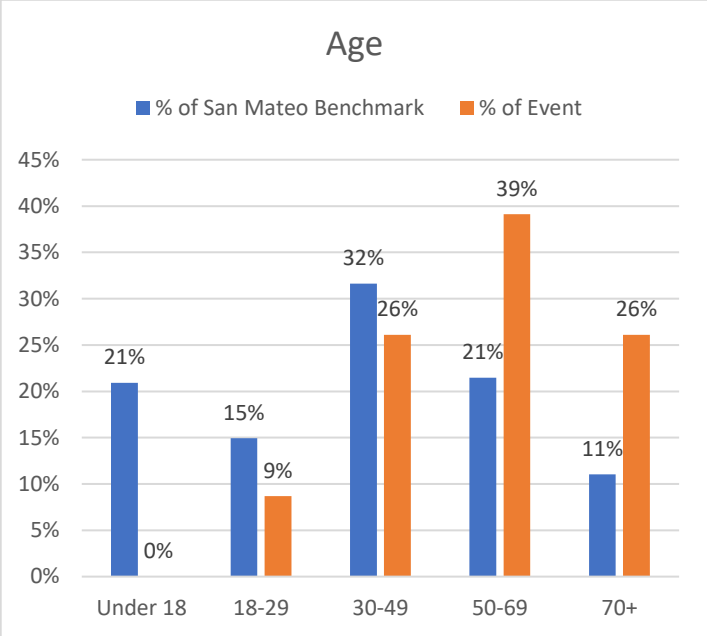
Results of a poll conducted during the workshop:








Ownver vs Renter Occupancy
% of San Mateo Benchmark
% of Event
80%
70%
60%
50%
40%
30%
20%
10%
0%
54%
74%
46%
26%
Owner Occupied
Renter Occupied


Age
% of San Mateo Benchmark
% of Event
45%
40%
35%
30%
25%
20%
15%
10%
5%
0%
21%
0%
15%
9%
32%
26%
21%
39%
11%
26%
Under 18
18-29
30-49
50-69
70+

COMMUNITY RELATIONS COMMISSION – SEPTEMBER 29, 2021 – COMMUNITY NEEDS AND HOUSING NEEDS WORKSHOP SPEAKER NOTES

CRC 9/29/2021 – meeting notes

Speaker notes (in order of speaker):

1. A staff representative from HIP Housing, a Home sharing program: HIP Housing is celebrating their 50th Anniversary and their archives show housing challenges from 20-30 years ago that are still relevant today. It takes a variety of housing choices to address housing needs, which the Home Sharing program provides. About 30% of Home Share matches in their program are in San Mateo. About 50% of home share seekers state that their reason for using the program was that the client needed a place to stay near family or caregivers. The coronavirus pandemic posed additional challenges due to loss of income and home owners used Home Sharing as a way to keep their housing costs below 30% of their monthly income. Most of Home Share owners were in the older age group (90 yrs +). They hope home sharing can remain a housing program of San Mateo.

2. A staff representative from Mid-Pen Housing, an affordable housing developer: Mid Pen is breaking ground soon on Downtown affordable housing project (Kiku Crossing) which has 225 affordable housing units. Mid-Pen operates three properties in the city and there are approximately 18,000 people on the wait list in the County. There are approximately 25,000 low-income people in the County who do not have access to housing. Studies have shown that the high housing costs have disproportionately affected people of color. Historically, resources have not been shared equally; affordable housing can and should be in San Mateo's future.

3. A staff representative from Housing Choice: There are 817 residents in San Mateo with developmental disabilities and many live with their parents due to lack of housing. The best way to address this need is to use CDBG funds to incentivize developers to include units for people with severe disabilities. Cities can grant additional points for housing or services in developments for people with developmental disabilities.

4. A regional center client of Housing Choice: Speaking as a representative of someone with developmental disabilities, the city has a hammer to make developers build affordable housing and should use it wisely and firmly. Cities need to ask the following questions: 1) If there are $5,000/month units, why not have 1-2 units for $1,000-2,000/month? 2) Where are people supposed to park? His place has a fire hydrant in front of the building, so there is no ability for handicapped parking or loading zone for residents/people with disabilities.

SAN MATEO COUNTYWIDE HOUSING ELEMENTS LISTENING SESSIONS – SUMMARY NOTES

MEETING SUMMARY

Countywide Stakeholder Listening Session #1: Fair Housing

9/27/2021, 1-2:30 pm on Zoom

Overview

On September 27, 2021, 21 Elements hosted the first of four housing element stakeholder listening session with several organizations focused on fair housing issues. Presenters, resources and details on what we heard follow.

Key themes included:

- Concern about the upcoming end of the eviction moratorium
- The importance of transit-oriented affordable housing and stronger anti-displacement policies
- The need for more education around accessibility regulations and reasonable accommodation
- The ability of jurisdictions to use their platform (including jurisdiction websites) to promote education and resources for tenants and landlords.

Policies & Programs to consider:

- More funding for subsidized affordable housing near transit or good access to transit
- Stronger just cause protections
- Rent stabilization and rent registries as a tool
- Tenant and community first right of purchase or right of first refusal (TOPA and COPA)
- Creation of more ADUs and program to increase access for lower-income people

Stakeholder Presenters & Additional Resources

Organization	Speaker Name	Contact
Center for Independence of Individuals with Disabilities	Benjamin McMullan, Systems Change Advocate	benjaminm@cidsanmateo.org
Community Legal Services of East Palo Alto (CLSEPA)	Michelle Trejo—Saldivar, Law Fellow, Housing Program	mtrejosaldivar@clsepa.org
Housing Equality Law Project	Mary Prem, Executive Director	mprem@housingequality.org
Legal Aid for San Mateo County	Shirley Gibson, Directing Attorney	SGibson@legalaidsmc.org
Project Sentinel	Ann Marquart, Executive Director	AMarquart@housing.org
Housing Choices	Jan Stokley, Executive Director Kalisha Webster, Housing Advocate *(presented at a prior meeting)*	jan@housingchoices.org kalisha@housingchoices.org

Public Interest Law Project	Michael Rawson, Director, (unable to attend)	mrawson@pilpca.org
Root Policy Research AFFH consultant to 21E	Heidi Aggeler, Managing Director	heidi@rootpolicy.com

Jurisdictions in Attendance

Belmont	Millbrae	San Mateo (County)
Brisbane	Pacifica	South San Francisco
Burlingame	Portola Valley	Woodside
Daly City	Redwood City	
East Palo Alto	San Bruno	*California Department of*
Half Moon Bay	San Carlos	*Housing and Community*
Menlo Park	San Mateo (City)	*Development (HCD)*

Key Themes and Actions

- **Eviction Moratorium**: There was widespread concern about what will happen when the California eviction moratorium ends on October 1, 2021. Just Cause eviction ordinances and Covid rent relief (especially for back rent) have been important to keep people in their homes. CLSEPA shared a flyer after the session with a summary of renters' rights and resources.

- **Vulnerable Populations:** The stakeholder groups shared several details about the housing needs of the most vulnerable populations.
    - People with disabilities experience the most housing discrimination. Legal assistance organizations get the most calls regarding discrimination against people with and find it is the most misunderstood category.
    - Displacement disproportionately affects Latinx, African American/Black households and families with children.
    - Many or most evictions are no-fault evictions, *not* resulting from a failure to pay rent.

- **Anti-Displacement Policies:** Jurisdictions were curious about which anti-displacement policies were favored by the stakeholder groups.
    - **Affordable housing**: More subsidized affordable housing is needed. Stakeholders noted that it is key to locate affordable housing in places located on transit or with good access to transit.
    - **Just Cause protections, rent stabilization:** While there are some baseline protections at the state level, they need to be strengthened. The rent gauging gap does not go far enough to protect lower-income households.
    - **TOPA and COPA**: Currently, there is significant interest in Tenant and Community Opportunity to Purchase Act policies that give tenants and nonprofits a first right to purchase or a right of first refusal when a property goes on the market.

- **Rent registries**: Stakeholders noted that a rental registry is important in order to obtain data that can be used to inform anti-displacement policies, but it is not an anti-displacement policy on its own.
- **Section 8 vouchers:** Stakeholders noted that while vouchers can provide opportunities for lower-income households to live or remain in the county, there are not enough vouchers to meet the need. In addition, vouchers have resulted in some concentration of low-income households in areas with less economic and educational opportunity.
- **Accessory dwelling units**: ADUs are a great housing solution in the suburbs, as they provide suburb-appropriate density along with a good quality of life and provide more affordable options without requiring subsidy.

- **Accessibility:** Cities' housing elements typically only have the minimum standard/generic language for accessibility. Some of the participating jurisdictions indicated an interest in doing more and are looking for examples of cities going beyond what is required.
  - Cities should be prominently promoting organizations working with tenants. City websites get the most visibility out of any form of advertisement/media
  - Jurisdictions were very interested in data that quantifies the existing supply of accessible housing and the demand for accessible housing.
  - Stakeholders suggested that affordability and accessibility must be considered together.
  - Transit-friendly locations are key for people with disabilities.
  - Stakeholders noted that "visitability" policies – making sure homes allow for access to those who are visiting – are less common today and should be considered. Consider requiring some degree of accessibility and visitability in new homes.
  - Lack of accessibility requirements for new townhomes were a point of concern.

- **Reasonable Accommodation:** The speakers indicated that there is widespread confusion about the meaning of reasonable accommodation. They shared ideas that could help educate residents and landlords.
  - Building departments should be posting reasonable accommodations policies.
  - Education for and outreach to apartment managers, property owners and homeowner associations is needed.

- **Ideas for Action:**
  - Perform an audit of each jurisdiction website for reasonable accommodation policies.
  - Improve jurisdiction websites to give a more prominent platform to organizations that work with tenants on fair housing issues.
  - Create a program to rent ADUs to people who need housing (run by HIP Housing?).
  - Look at SB 9 and how it may increase the # of duplexes (will they be accessible?).
  - Identify cities that go beyond the standard accessibility language in housing elements.
  - Find data that quantifies the need for accessible housing (and the existing supply).

Appendix: Raw Notes

Room 1 (Josh) Notes:

Ben McMullan – CIID

1. Areas that can use work
2. Inaccessible new house – Many are built in town homes. There is a lack of visibility. No ground floor restroom. One bedroom on ground floor.
    a. Restroom on ground floor
    b. Access to kitchen
3. All new construction be accessible and visitable
4. Encourage more ADUs
5. Funding for home repairs for people with disability
6. Affordability
7. Mary to circle back with best practices for policies
    a. Report on where there are systemic violations
8. Education on reasonable accommodation for cities and apartment managers
    a. Require they take localized training

Ann Marquart – Project Sentinel

1. Tenant landlord
2. Mediation
3. Special emphasis
4. More visibility for fair housing
5. Make it clear how to make it more visible
6. Post reasonable accommodation
7. Most complaints about discrimination of disability
8. Reforms coming to service/companion animals rules
9. Companion animals have same civil rights protections
10. Many property owners do not understand laws
11. The lack of affordable housing
12. People are very worried about Oct 1 and after emergency rental restrictions end
13. Biggest issue with reasonable accommodation - landlords

Shirley – Legal Aid

1. Eviction data from Legal Aid and EPA Legal Aid are based on that data
2. Black, Hispanic and families with children are the most hard-hit
3. It's not a crisis of nonpayment, it is many no-fault evictions
    a. Even more disproportionately hitting black, Hispanic and children
4. Had the benefit of expanded just cause for 18 months. Been helpful.

5. Goals – strengthen no fault protections
6. “We don’t need data to figure out if there is a problem. We know there is a problem”
7. Rent registry does not prevent displacement, but data is useful, and as part of that lets get data about displacement
8. Covid rules did not cause the sky to fall
9. There are hotspots about how to use vouchers, there has been limited areas where vouchers getting used
    a. But many of these are not in areas of opportunities
10. Time limited vouchers less useful
11. Make sure there are not group home discrimination
12. Post reasonable accommodation clearly

Michele – CLESPA

1. Just cause protections. They help tenants and inform tenants
2. Better rent stabilization
3. COPA/TOPA – Help displacement

Room 2 (Kristy) Notes:

- Ben McMullan - Center for Independence of Individuals with Disabilities
    - Advocate with housing, also look at transportation and health care issues
    - Biggest issues: Lack of affordable, accessible housing
    - Like to encourage affordable housing
    - On transit lines, near transit
    - Q from Nancy - with more power shutoffs, fire evacuation, etc. happening these days, for units not on the 1st floor, how is that being addressed?
        - PSPS (Public Safety Power Shutoff) program where help distribute backup power packs for people dependent on power

- Ann Marquart - Project Sentinel
    - More affordable housing
    - Disability is the protected category that they get the most calls about, and is the most misunderstood
    - Want housing next to transportation
    - Protected categories
        - Race
        - National origin
        - Gender
        - Families
        - Section 8 (NEW)
            - There is now fair housing protection for Section 8
            - But concern is that there are not enough certificates to go around, years of waiting lists, etc.

        - Criminal history (is a little different)
    - Q from Jennifer Rose: would be beneficial to all of the cities if you came up with collective wish-list of actions! Funding, help with promotion, policies, etc.
        - Ann: Promote fair housing groups in big letters on a lot of city websites, give agencies a bigger platform
            - For example, for first-time homebuyer training in San Jose, the only promotion was a notice on the city's website, and it became clear that people go to city websites for information! Distributing flyers, holding zoom workshops - can only go so far, reach some people.
        - Suggestion: "How can we promote project sentinel"
        - HIP housing helped write language in last housing element (?)

- Mary Prem - Housing Equality Law Project
    - Full service
        - Focused on unserved or underserved areas
        - Investigate complaints
        - Counsel tenants
    - Accessible housing
        - Not just accessibility but visitability
        - New construction (townhomes)
    - Housing solutions for people seeking reentry
        - Worked with SF city and human rights commission on "unchecking the box"
    - Add more ADUs
        - housing is such a scarcity
        - More affordable solution
        - Greater life experience for people living in suburbs, not as dense
    - Really important that accessible housing is located near transit

- MIchelle Trejo-Saldivar - Community Legal Services of East Palo Alto (CLSEPA)
    - San Mateo County, plus Mountain View
    - Especially serve low income, very low income, LatinX
    - Housing needs: stronger rent stabilization policies, just cause protections
        - There is a state just cause and rent control, but there is a need for stronger policies
        - TOPA and COPA policies, other anti-displacement policies
    - Low income populations know where they will find affordable housing and where they will not: Recommendation jurisdictions take a look at where LI and VLI people live - they should only be paying 30% of income - where should we be pushing more affordable housing development

- Shirley GIbson - Legal Aid of San Mateo County
    - Similar mission and population served as CLSEPA
        - But only San Mateo County
        - The 2 organizations share information across 2 organizations (Tableau), lots of data at fingertips

- Why are these policies necessary from fair housing standpoint
  - Displacement falls squarely and disproportionately on Black and Latinx households, households with children
  - Disproportionality is even bigger when you look at no-fault termination evictions (*not* failure to pay rent)
- Biggest barriers to housing choice?
  - We heavily rely on housing choice vouchers - unfortunately have managed to isolate and concentrate those tenants in areas of low economic and educational opportunity
  - We must take take areality check: time-limited vouchers that transition people from homelessness to permanent opportunity are not working. It's a revolving door because there isn't enough time to stabilize households
  - Look at how housing vouchers are administered and distributed
- Note that while a rent registry is an interesting source of data, and it is great to have more info, it is NOT a anti-displacement policy in itself. Can use the data (which is better if you require data from landlords) to inform and structure more robust anti-displacement policies: looking at turnover, tenancy, how often, why

Room 3 (Vu-Bang) Notes:

- Mary Prem, Housing Equality Law Project
  - Visitable housing units with accessibility on the ground floor unless there's an elevator to other floors
  - Serve areas that are deemed unserved, areas not covered by fair housing
  - Investigate fair housing complaints
  - Training housing providers for more affordable housing
  - Collaborate with UC Berkeley - race studies in high school
  - City of SF- unchecking the box - re-entry housing programs, previously incardinated
  - Reasonable accommodations denial and other accessibility issues are most common work
  - New construction, esp around transportation hub - housing that's in townhome and not "visitable" (no toilet in common area, no elevators)
  - Affordability and availability biggest concern - ADU units encouraged
  - Topic brought up with jurisdictions but haven't seen adopted
  - Affordability and availability for housing
  - Congestion on highways and accessibility in hubs

- Michelle Trejo-Salvidar
  - Just Cause protections - provide tenants with their rights when tenant gets notice

- Shirley Gibson
  - Be wary of full scale models of Just Cause - can pick and choose from model ordinances to shore up the weak Just Cause ordinances

- Ann Marquart, Project Sentinel

  - Disability and familial status got the most complaints - reasonable modifications, can go to CID to pay for modifications, VA will pay for some of those repairs. Reasonable Accommodations - companion/service animals (anyone giving the certificate now has to note how many hours of therapy), different parking space, reminder to pay the rent,
  - Policies: wishlist - something to project tenants after the moratoriums and now focused on back rents
  - Something (not rent control) - new housing near transportation
  - Education - getting word out to housing providers, raise Project Sentinel to larger visibility so people can find them
  - What cities have the best visibility to Project Sentinel - will follow up.
  - Section 8 renters - no discrimination
  - Landlord should not evict everyone in the household after domestic disturbances

- Ben Mcmullan
  - Systems change for Center for Independence of Individuals with Disabilities
  - San Bruno, SSF, County offices
  - Visitability - wheelchair and mobility devices can adequately visit. Not many obstacles on different levels - Home Modification Program that people can take advantage of. Having new housing be accessible from the get-go
  - Plug for transit oriented housing - people with disabilities face needing housing and transit.
  - Explore transit oriented housing - vastly great step forward
  - Paratransit coordinating chair on SamTrans and CalTrain accessibility advisory committee
  - Biggest barriers to housing for vulnerable households - affordable and accessible housing. If it's affordable and not accessible, it only goes so far, and vice versa.

- Burlingame - has standard language on accessibility - want to know what language to use to go above and beyond. Townhouse units esp have concerns with. Set up well for TOD, but linking TOD + Accessibility + Affordability . SB9 - two flats or 2 townhouses preferred when it comes to accessibility.

- Hillsborough – language is generic, actual implementation only on ADUs, but predominantly single family housing. Transportation corridor only on El Camino Real and ½ mile from Burlingame Caltrain station.

- Jan (HCC): Physical accessibility is not the only type of accessibility barrier--I am thinking of people with cognitive disabilities--they shouldn't be left out of the discussion.

21 Elements

MEETING SUMMARY

Countywide Stakeholder Listening Session #2: Housing Advocates

10/18/2021, 1-2:30 pm on Zoom

Overview

On October 18, 2021, 21 Elements hosted the second of four housing element stakeholder listening sessions with housing advocacy organizations. A majority of 21 E jurisdictions attended the listening session. Five stakeholder advocate groups introduced themselves and spoke about their group's interest in the Housing Element process. Detailed information about speakers and attending jurisdictions is below and in the appendix.

Key themes included:

- Ongoing outreach needed to underserved and diverse communities
- Production of new housing is critical to the SMC workforce
    - Greatest need for deeply affordable housing, dense, infill
- Connecting labor, environment and equity to housing
- Rent increases are a primary concern
- Protecting vulnerable renting populations with assistance from the governments

Policies & Programs to consider:

- Additional funding for affordable housing through commercial linkage fees, inclusionary zoning, vacancy tax, sales tax, etc.
- Protections: eviction assistance, anti-harassment measures, stronger just cause, tenant right-to return, relocation assistance, improvements to the building inspection process, rental registries as a tool
- Production: Increase density within existing communities in non-high fire severity zones, eliminating harmful restrictions on density, eliminating parking minimums, streamlining housing building process, fair and inclusive zoning policies
- Prioritize BIPOC families in housing policies, outreach and practice (all stages of the practices)
- Manage the threat of climate risk by adding green infrastructure.

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Stakeholder Presenters & Additional Resources

Organization	Speaker Name	Contact
Housing Leadership Council	Angela Solis	asolis@hlcsmc.org
Faith in Action	Nani Friedman	nani@faithinactionba.org
Greenbelt Alliance	Zoe Siegel	zsiegel@greenbelt.org
San Mateo County Central Labor Council	Rich Hedges	hedghogg@ix.netcom.com
Peninsula for Everyone	Jordan Grimes	jordangrimes@me.com
San Mateo County Association of Realtors	Gina Zari (invited, unable to attend)	gina@samcar.org

Learn more about Greenbelt Alliance's endorsement program: https://www.greenbelt.org/climate-smart-development-endorsement-program/

Learn more about Greenbelt Alliance's Resilience Playbook: https://www.greenbelt.org/resilience-playbook/

Full list of Greenbelt Climate Policies can be found in the draft housing element playbook (under policies tab) https://coda.io/@gazoe-siegel/housing-element-toolkit

For those who wish to learn more about the focus groups in Redwood City that Trinidad from Faith in Action mentioned,, you can read the report here (posted on the City of Redwood City website): https://www.redwoodcity.org/home/showpublisheddocument/23755/637623096709130000

Faith in Action supported with two other reports (tenant protections and preservation), found here: https://www.redwoodcity.org/departments/city-manager/housing-services/housing-policies/anti-displacement-strategic-plan

Note Faith in Action works mostly with renter leaders in Daly City, San Mateo and Redwood City, but they have a presence in several other cities in the county as well.

Jurisdictions in Attendance:

Atherton
Brisbane
Burlingame
Daly City
East Palo Alto
Foster City
Half Moon Bay
Menlo Park
Millbrae
Pacifica
Redwood City
San Bruno
San Mateo (City)
San Mateo (County)
South San Francisco
Woodside

+HCD

Key Themes and Actions:

Themes

- Ongoing outreach needed to underserved and diverse communities
- Production of new housing is critical to the SMC workforce
    - Greatest need for deeply affordable housing, dense, infill
- Connecting labor, environment and equity to housing
- Rent increases is a primary concern
- Protecting vulnerable renting populations with assistance from the governments
    - Rental registries, eviction assistance, section 8 availability, anti-harassment measures.

Questions/Discussion

- How do you best balance providing adequate living wages for construction workers with keeping housing units affordable?
    - Fair labor is critical to the building process
- Who should operate rental registries (city, county, nonprofit?)
    - Administered by RWC city staff
- Potential policies prioritizing BIPOC
    - Understand needs of BIPOC communities throughout the process
    - Understand displacement policies
    - More housing in transit rich corridors
- Section 8 Vouchers
    - How to increase the availability
- Housing as a benefit to the community/not extracting from it

Appendix: Additional Stakeholder Information & Input

- **Housing Leadership Council: Angela Solis**
  - Network of organizers to support affordable housing
  - Advocating for and preserving affordable housing
  - Greatest need:
    - Deeply affordable homes
    - Focused on funding for affordable homes with example policies:
      - Commercial linkage fees
      - IZ, vacancy tax, sales tax, etc.
  - Seeking greater outreach from jxs for Housing Element process- window into populations

- **Faith in Action Bay Area: Trinidad Villagomez**
  - Focus in Redwood City
  - Community organizers, leaders working in congregations schools, neighborhoods and apartments across SMC to uphold dignity of all people
  - Listening to community experiences with housing (phone calls, door knocking, church involvement, people at food distribution sites)
  - What the group heard from the community:
    - Poor building conditions, harassment, discimination, rent increases, fear to speak to authorities, difficulty relocated, evictions for renovations and owner move in, unclear how to enforce existing rental rights, pandemic insecurity, rental debt, financial hardship, credit limitations, application fees
  - From focus groups:
    - Rent increase is the majority primary issue
  - Vision:
    - Regulations on eviction due to renovations
    - Preventing harassment of tenants
    - Partnership with city to work with tenants and landlords as a mediator
      - City to inspect buildings
      - Rental assistance
      - Process relocation assistance
      - Report rent increases, eviction notices, their business license and taxes
      - Education for tenant about rights
  - Policies:
    - Stronger just cause policy (define substantial renovation) and give tenants right to return (right of first refusal)
    - Stronger relocation assistance administered by the city
    - Improvements to the building inspection process, with greater confidentiality with the tenant
    - Rental registry program by city-tenant/landlord office
    - Anti-harassment policy

- More information: https://www.redwoodcity.org/home/showpublisheddocument/23755/637623096709130000

- **Greenbelt Alliance: Zoe Siegel**
  - Inclusive, climate resilient communities for all to thrive
  - Housing and climate are linked
  - Advocating for climate smart development
    - SMART: Sustainable, Mixed, Affordable, Resilient, Transit-Oriented development
    - Resilience Playbook
      - Resources for local decision-makers and community leaders with policies, model ordinances, etc.
  - Ensure fair and inclusive zoning policies that makes housing accessible to everyone
    - Prioritize BIPOC families in housing policies, outreach and practice (all stages of the practices)
    - Advance racial and social equity in process
  - Increase density within existing communities in non-high fire severity zones
  - Manage the threat of climate risk by adding green infrastructure.
    - Prepare for climate impacts, require nature-based solutions for climate resilience

- **San Mateo County Labor Council: Richard Hedges**
  - Advocate for increased outreach
  - Increases for min. wage, building of housing for all workers (safe and affordable)
  - Builders: getting the work/pay required to live in San Mateo County (can afford to rent/own home)
    - Service workers are struggling to live in SMC (especially retail pay)
  - Advocated for housing built at Bay Meadows, advocated for 10% inclusive
  - State law to allow for more density for affordable housing
  - Qualified workforce is critical
  - Removing barriers for Section 8 voucher holders

- **Peninsula for Everyone: Jordan Grimes**
  - Frustration with lack of dense infill housing in SMC
  - Member engage in local project advocacy, and planning meetings and are politically active at the local and state level
  - Huge housing shortage in the county, decades of underbuilding
  - Focus on as much being built as quickly as possible
  - 3 Ps of housing policy, preservation, production, protection (interested in rental registries, want more rent data)
    - Protection: Rent control, right to counsel with the eviction process
    - Production: eliminating harmful restriction on density, parking min, streamlining housing building process

21 Elements

MEETING SUMMARY

Countywide Stakeholder Listening Session #3: Builders/Developers

11/1/2021, 1-2:30 pm on Zoom

Overview

On September 27, 2021, 21 Elements hosted the third of four housing element stakeholder listening sessions with housing developers and builders, including both affordable housing developers and market-rate housing developers. Detailed information about speakers and attending jurisdictions is below.

Key themes for affordable housing development included:

- Primary constraints to affordable housing include: the limits of local funding, tax credit availability (the county's pool is small, limiting the size of a development that could get an award), appropriate sites
- Key policies and programs: sufficient and flexible local funding; either public land or land that is eligible for SB 35; streamlined process and alignment across city departments
- Local governments should be aware of state and tax credit policies/requirements; be cognizant of the cumulative impacts of multiple layers of funding requirements; be prepared for community pushback now that high-resource areas are being targeted

Key themes for market-rate housing development included:

- Primary constraints include competition for sites (with other uses) which drives up land costs; construction costs; city process and zoning; all the "easy" sites have already been developed, leaving sites with environmental or political (close to single-family homes) or other sensitivities
- Key policies and programs: Specific plans and master plans and form-based zoning have been successful; removing CEQA from the equation is helpful; seek a balance of flexibility and predictability
- Localities should exercise caution with parking and ground-floor commercial requirements
- Property tax exemption is likely best tool for encouraging moderate/middle income housing created by the market

Stakeholder Presenters & Additional Resources

Organization	Speaker Name	Contact
MidPen Housing (Affordable)	Abby Goldware Potluri	agoldware@midpen-housing.org
HIP Housing (Affordable)	Kate Comfort	KComfort@hiphousing.org
BRIDGE Housing (Affordable)	Brad Wiblin	bwiblin@bridgehousing.com
Mercy Housing (Affordable)	William Ho	who@mercyhousing.org
Habitat for Humanity—Greater SF (Affordable)	Maureen Sedonaen	MSedonaen@habitatgsf.org
Eden Housing (Affordable)	Ellen Morris	Ellen.Morris@edenhousing.org
Affirmed Housing (Affordable)	Rob Wilkins	rob@affirmedhousing.com
The Core Companies (Affordable, Market Rate)	Chris Neale	chris@thecorecompanies.com
Sand Hill Property Company (Affordable, Market Rate)	Candice Gonzalez (invited, unable to attend)	cgonzalez@shpco.com
Sares | Regis (Market Rate)	Andrew Hudacek (invited, unable to attend)	ahudacek@srgnc.com
Summerhill Apartment Communities (Market Rate)	Elaine Breeze	ebreeze@shapartments.com
Greystar (Market Rate)	Jonathan Fearn	jonathan.fearn@greystar.com

Jurisdictions in attendance:

Belmont
Burlingame
Daly City
East Palo Alto
Foster City
Half Moon Bay
Menlo Park
Pacifica
Portola Valley
Redwood City
San Bruno
San Mateo (City)
San Mateo (County)
South San Francisco
Woodside

21 Elements

Roundtable Discussion Questions/Answers

Affordable Housing Developers

1. What do you perceive are the primary constraints on affordable housing development?
    - Local funding – esp since state housing laws have helped on the land use side
    - Having funding programs that actually match the supply side/building of the homes
    - Local Funding and Operating Subsidy
    - Current cap in the 9% tax credit round (in last several rounds, not many projects going in because not enough credits in the region) – only projects with fewer than 60 units, plus high costs
    - On preservation side – have to be agile and fast, if cities want to do this, they need to have systems to deal with tight escrow periods
    - Appropriate sites
2. Are long lead (escrow) times possible in the property market today?
    - Sellers are amenable to longer lead times than pre-covid, though Peninsula is still tight
    - What's key is having a good read on public partners' funding commitment
    - For every site where factors line up, you lose a site because other things don't line up
    - You can tie it up to close upon entitlements, but carrying cost adds up, so if public commitment can come in earlier that helps reduce cost
3. What are new policies or improved policies that you think would go farthest to making it easier to develop affordable housing?
    - Local Funding and Operating Subsidy, esp flexible funding
    - 20% setaside dedicated to homeownership programs-
    - Fee waivers
    - Streamlined project timelines on the city's side
    - Consistent, regular NOFA timelines
    - Having all departments aligned on goals
    - Not having extra requirements/costs for affordable housing developments
    - Affordable housing should not bear burden for infrastructure costs
    - Remove restrictive racial covenants
    - More policies like SB 9 and 10
    - Update zoning of sites that were zoned in the 1960s
    - Resources for site analysis, more points awarded when possible to incentivize and also help with by right potentially
4. What would you say are the 3 most important things that jurisdictions can provide in order to facilitate affordable housing development in their jurisdiction?
    - Local Funding and Operating Subsidy
        - Shift unused resources (downpayment assistance for example) to production allocation for more housing or land purchases
        - Nimble funding sources
        - Affordable homeownership
    - Land with appropriate zoning

    - Public land, esp in high resource areas (https://belonging.berkeley.edu/2021-tcac-opportunity-map)
    - Making more land available with by right zoning or SB35
    - Or priority zoning for affordable – San Jose allowing affordable housing to convert industrially zoned land
  - Process
    - Streamlining and alignment across city Departments
    - Dedicated planner to shepherd affordable housing projects
  - I'd like to encourage jurisdictions to think outside the box and find ways to encourage partnerships between for and nonprofit developers. HIP Housing has had several great experience on projects using diverted impact fees and limited partnerships.
5. What should jurisdictions be aware of as they designate sites for affordable housing?
   - Think about how state funding sources/developers are looking at sites. "Vanilla" Aff family is gone unless in high resource areas so need operating subsidy. Sites need to be in amenity rich area (put site through amenity scoring lens)
   - Operating subsidies needed to support the deeper affordability that is sought today
   - Layering of requirements and compatibility of different populations
   - Think about not just # of units but also # of people being served
   - A comprehensive view of constraints, impacts of delays on developers
   - Be prepared for pushback in high resource areas
   - We need more ownership, multifamily sites should be funded and counted by # of people served, not just # of doors; make residential "only" or limit commercial so can residential compete
6. Most of the Cities I consult for are small and do not have the capacity or expertise to shepherd affordable projects. What can you recommend otherwise?
   - Important who the city chooses to partner with. Experienced developers can do some education on that. Hire a consultant or someone who can help to navigate the process
   - Small cities are sometimes great because they don't have as much bureaucracy and can get things done more quickly
   - Smaller cities could look to partner with Developers who build under 20 units (like Habitat and others on this call) and we welcome the opportunity to learn together. P.S. It's hard to make it work financially if there are under 6 units however:)
7. What is your experience with rolling NOFAs (no deadline) versus NOFAs that have a fixed deadline for responses? Are there particular advantages or disadvantages to either one of these?
   - Affordable developers rely on consistent, regular process
   - Don't create a land rush and have affordable developers bid up land
   - Like rolling deadlines, since in the preservation world, can't wait until a NOFA
   - No deadlines better align with development
   - Rolling NOFA's are good, allow for flexibility to be responsive
   - If you really need to schedule it, make sure NOFA schedules coincide with other funding sources

8. Would you have advice for jurisdictions with a lot of environmental constraints that can make housing expensive--faults, steep slopes, limited sewer, fire hazard, etc.?
    - Often they aren't as bad as you might initially think. A second look can make something workable
    - All the easy land has been developed on already! So don't hold back, this is the norm, not the exception
    - There are sometimes sources for brownfield funding
9. What is the densities that are working best for 100% affordable projects that cities should be planning for in the Housing Element process?
    - Anything over 20 duac but 30-50 is better, gives more flexibility
10. What site criteria make a site feasible for securing tax credits?
    - High resource area (amenity rich)
    - Site logistics (e.g. flat site, sufficient size)
    - No need to build out infrastructure
11. Do you have a "rule of thumb" for how much local subsidy you are looking for in order to make an affordable housing development "pencil"? Do you typically need to secure County funds for the project as well as city funds and/ or land?
    - 100-300K per home
    - 30% local subsidy. Typically need county, city funding and land but depends on project specifics
12. Do you have any advice as jurisdictions release NOFAs/prioritize their affordable housing trust funds?
    - Put more money in production! Support ownership programs, modify program to accommodate and understand their impacts
    - Family housing that can compete (e.g. high resource area)
    - Senior housing at lower AMI's
    - Operating Subsidies that aren't a COSR (e.g. LOSP) to serve homeless/ELI
13. From your experience in responding to site-specific RFPs, what would you say makes for a good RFP that you would be super excited to respond to?
    - Large sites
    - Sites with good logistics
    - Consider RFQ's instead of RFP's

Market-Rate Housing Developers

1. What do you perceive are the primary constraints on market-rate housing development?
    - Competing with other land uses in acquisitions - life science and industrial and certain commercial driving more value
    - City constraints
    - Construction costs
    - All the easy sites are gone. Now they're politically sensitive, closer to single-family neighborhoods

2. What are new policies or improved policies that you think would go farthest to making it easier to develop infill housing?
    - Clear paths to entitlements would help
    - Specific plans and master plans are great, CEQA document, design standards
    - Other paths that remove CEQA from the equation
    - Would be a mistake to only think about high density residential, need to think about housing of all shapes and sizes (SB 9, ADUs, duplexes)
3. Which jurisdictions are doing a good job? (Answers were mostly about specific plans)
    - Redwood City
    - Milpitas
    - Santa Clara County
    - City of Santa Clara
    - Oakland – 4 specific plans
    - Burlingame's general plan
    - Caution that specific plan does take time, often falls behind schedule
    - San Mateo County's transit has a lot of potential
4. Conversely, what are some cities that took approaches you think didn't work out well and why?
    - A city that got very detailed in a specific plan, and it wasn't relevant to the market, so it sat for a very long time before the city realized they needed to adjust the specific plan
5. What would you say are the 3 most important things that jurisdictions can provide to facilitate more housing development in their jurisdiction?
    - Flexibility is key, but balance with predictability and consistent standards
    - Form-based zoning allows for evolution of details – we talk in terms of density, but form-based zoning images make more sense to people
    - Resources
    - Streamlined processes
    - Restrictions on other competing uses
    - Partnerships with city departments that streamline and adhere to code standards and other standards
6. What should jurisdictions be aware of as they designate sites for multifamily housing?
    - Anticipate objections and set up ways to mitigate them
7. Is there a range of project densities or size that is your sweet spot?
    - Depends on location
    - Depends on rents
    - Summerhill - Type III over Type I garage, (5 stories wood over 2 stories concrete), 20-22 units to the acre – 3 story resioential density
    - Densities are going down, because unit mix is changing, putting bigger units in them. Used to have a lot of studios and 1BRs, now making 2BRs and larger 1BRs
8. Questions on parking. Are you finding car stackers practical for your developments?
    - Yes starting to do this in the right locations (Core, Summerhill)
    - Not necessarily cheaper but allows you to use land more efficiently and not go underground

- Hard parking minimums can be problematic when it comes to site planning, so some flexibility on parking is key
- 1:1 parking ratio works near transit

9. Does this group see a lot of potential in SB 10? -- urban infill for up to 10 unit multi-family projects -- exempt from CEQA
    - Fan, there are possibilities, but we'll see how much it actually gets implemented
    - What's missing is the small scale developer (they've been zoned out), if SB 9 and 10 can spawn that ecosystem, it can make a difference. Right now the pool isn't deep enough, not enough to sustain a business. If a community wants them, they will need to cultivate these types of development and developers
10. How does developing mixed use developments affect housing? How does it affect competing land uses?
    - Summerhill has mixed-use projects with ground floor commercial that is not leased
    - What makes good retail is sometimes at direct odds with what makes for good unit plans above. Depth of retail etc. It is a challenge
    - Amount of retail, needs foot traffic, really depends on location. Only so much retail to go around
11. What are ways that you think jurisdictions could facilitate the development of moderate and middle income housing?
    - Projects with JPA programs
    - Property tax relief for moderate-income units
    - Once upon a time, market-rate housing delivered housing for middle income households, we just don't have a lot of housing opportunities. Restricting supply doesn't restrict demand. Allow more housing generally
    - Access to specialized loan products and property tax incentives would help with middle income housing

21 Elements

MEETING SUMMARY

Countywide Stakeholder Listening Session #4: Service Providers

11/15/2021, 1-2:30 pm on Zoom

Overview

On November 15, 2021, 21 Elements hosted the fourth of four housing element stakeholder listening sessions with San Mateo County service providers. Detailed information about speakers (see appendix for organizational information) and attending jurisdictions is below.

Key themes included:

- Key location characteristics were similar for most groups: access to transit, groceries, medical services, pharmacy, schools/parks/community centers/senior centers, jobs and job training.
- Most of these stakeholder groups serve people with a range of incomes – focused primarily at the low end of the income spectrum but also into moderate levels.
- Need affordable housing (or access to vouchers/subsidies that help with access to market-rate housing) of all shapes and sizes: mostly smaller units (studios to 2BR) but there is a need for larger units. It is hard for larger families (5-8 people) to find appropriately sized housing. Space, closets and storage, design for people with disabilities. *See below for details.*
- Some people need onsite supportive services; others just need to be able to easily access services, whether by transit or if it can come to them.
- Work with service providers and people experiencing issues firsthand before creating programs.
- Use your networks and power to encourage business/tech/philanthropy to support service providers

Policies & Programs to consider:

- Actively partner with affordable housing developers to streamline and facilitate development
- Stabilize market rents
- Use public land for affordable housing
- Create more workforce housing.
- Increase inclusionary housing
- Encourage and facilitate more homesharing
- Educate landlords on their rights so they are more willing to partner with Housing First service providers

Stakeholder Presenters & Additional Resources

Organization	Speaker Name	Contact
Daly City Partnership (one of San Mateo County's Core Agencies)	Marya Ouro-Gbeleou	marya@dcpartnership.org
HIP Housing	Laura Moya	lmoya@hiphousing.org
LifeMoves	Jacob Stone	jstone@lifemoves.org
Mental Health Association of San Mateo County	Melissa Platte	melissap@mhasmc.org
National Alliance on Mental Illness	Michael Lim	michael@namisanmateo.org
Ombudsman of San Mateo County	Bernadette Mellott	berniemellott@ossmc.org
Samaritan House San Mateo (one of San Mateo County's Core Agencies)	C. LaTrice Taylor	latrice@samaritanhousesanmateo.org
Youth Leadership Institute	Alheli Cuenca	acuenca@yli.org
Abode Services	Jeremiah Williams (unable to participate live, interviewed)	jwilliams@abodeservices.org
El Concilio	Gloria Flores-Garcia (unable to participate live)	gfgarcia@el-concilio.com

Roundtable Discussion Questions/Answers

1. We assume that transit-oriented or transit accessible housing is important. Are there any other location characteristics that you would highlight are important for the people you serve?
    - Mental Health Association – access to transit, medical care, grocery stores, pharmacy
    - Daly City Partnership – in Daly city all services are sited in the govt center by design, so housing should either be close to it or have direct transit access
    - Youth Leadership Institute – parks within or near housing developments are important to young people, new community centers or access to existing ones, high walkability
    - HIP Housing – agree with all mentioned, near schools for family housing, senior centers for senior housing
    - National Alliance on Mental Illness – justice-informed community (people who have experience with law enforcement, ranging from a 5150 call or involuntary hold to being incarcerated in jail or prison system) need access to services

- Abode – varies. Have some unique programs, sometimes relocate people out of the county. Medical, schools, childcare, transportation. Access to jobs/job training

2. What is the range of income levels of the population you serve?
    - Mental Health Association - 0 to 15%
    - LifeMoves – range from 0 to 100%
    - Daly City Partnership – weighted to the lower end 0 to 30, 0 to 50%, a lot at 80% too but not as many
    - National Alliance on Mental Illness – lower end, but mental illness spans people across the whole income spectrum
    - Abode – serve the lowest incomes

3. What role does market-rate housing play for the people you serve? Are vouchers helping?
    - Mental Health Association – for most clients, market-rate housing is out of reach, even affordable is also often out of reach (since it serves 40% to 120% AMI)
    - Ombudsman – her clients in assisted living get a $1500 check, rent is $5000+, sometimes families or retirement funds make it work. Now facing a number of families who cannot help anymore because of lost jobs during the pandemic. 15 people on evictions list right now, many are 85+ years. If they are evicted they will end up on the streets. Looking for solutions for them. They don't take transportation, they can't
    - HIP Housing – 95% of clients in homesharing program are at or below 80% of AMI, sometimes not low enough to access affordable housing. And some are on fixed income and don't qualify for affordable housing and don't make enough to access homesharing program. Waiting lists are way too long
    - Daly City Partnership – see a lot of same types of people that Ombudsman sees, just a few years earlier, before they need assisted living. It's a tough spot to be aging in San Mateo County, unless you're healthy or living with your adult children. Think about dignity for our older folks. We need to care for our elders.
    - Abode – do master leases, use vouchers, so existing and new market-rate housing plays an important role. Develop relationships with landlords that accept vouchers (provide case mgt/contact for landlords, help to avoid evictions). Important to educate landlords around their rights, not a lot of legal services available to them. Work with a range of landlord and building types.

4. Do affordable units need to be designed in a certain way or certain size to meet the needs of the people you serve?
    - Mental Health Association – definitely need more units that are available for people with physical disabilities. Serve people with serious mental illness, HIV/AIDS debilitating conditions, etc. It used to be that they would die far younger than most, but now people are now living into 60s-70s-80s. This is great but long-term effects of medications have impact on their bodies, put them at greater risk for falls, etc. Mostly studios and 1BRs (preferred), closets and storage in the unit are critical
    - Youth Leadership Institute – serve young people – in Half Moon Bay they are seeing 3 HH living in one unit, looking to advocate for pathway to homeownership, also single family housing (3BR/2BA). Want as much space as possible, spacious living areas.

During pandemic school from home was incredibly challenging esp when community centers weren't open or limited. Also like ADA accessible, parking spaces, access to community parks, trails, since there are not a lot of things for young people to do; storage units and closets, public bathrooms in developments

- HIP Housing – serve single individuals, families and seniors. Larger families get missed, families of 5-8 or larger can't find any affordable housing options. Some seniors would benefit from onsite services, during pandemic especially suffered from isolation
- LifeMoves – serving more seniors every year, medically fragile folks – in terms of families serve primarily smaller households of 2-3, but do have a few large HH too
- National Alliance on Mental Illness – agree with many things mentioned above, add better noise insulation since clients may have experienced trauma and loud levels of noise can trigger them to the next episode
- Abode – need all types of units

5. For the population you serve, if the cities were able to encourage a set-aside within affordable housing for special needs, who needs onsite supportive services? Who can live in general affordable housing (assuming deeper levels of affordability)?
    - Mental Health Association – only 30% of people we serve need to have site-based services onsite, but 100% of clients need access to support services. Deep affordability/subsidies/vouchers can work as long as there are services that can be brought in to work with them
    - National Alliance on Mental Illness – some of our clients may lose custody of their children or have shared custody. Studio will suffice for most but for some who are working to get their life back in order, helps to have a little bit more space when they have their children visit
    - Daly City Partnership – Was able to tour Sweeney Lane (MidPen Housing) in Daly City – wonderful onsite services. Was moved, this is what our people need, it's a shame that it is so small. Excellent example of good practice of surveying residents about their needs and evolved services as needed. Many clients don't need that level though. Echo importance of evolving services over time. Midway Village in Daly City – for several years there weren't onsite services, people there for generations, underserved population historically. Some of the seniors today moved there when they were young – we need to think about aging in place, be thoughtful over the long term about evolving resident needs. There is a need for large units (4 children) in the market even though the smaller households are most common. # of kids is a limiting factor on affordable applications
    - Ombudsman – there is no affordable assisted living. Pipe dream is that some people might be able to live in affordable housing with their families if they had some onsite services. Some need their medications to be given to them. Physical therapy is provided in nursing homes. Cheapest assisted living is $4500, ranges up to $10K/mo. Seniors need the same basic services no matter their income. Also serve mentally and physically disabled in residential homes. Nobody wants them, which is very sad.

6. Aside from more money, what can jurisdictions do to be helpful? Future programs and policies not just about the direct allocation of money

- Daly City Partnership – Sweeney Lane is an example of the city getting behind a development and working collaboratively to get everything together – zoning, permitting, convincing adjoining land owner with lot to sell the lot. Worked to move things as quickly as possible. It takes such a long time to make these projects happen, which is a problem when people are homeless *today*
- HIP Housing – one of the things jurisdictions can do is encourage and support affordable and accessible prices in the overall housing market. More supportive services for mental health issues, esp at earlier stages. More supportive services to people on fixed income, make sure they don't lose fixed income if they get access to new resources. Jurisdictions may not recognize homesharing as a solution, but they should consider it, it is readily available, no cost, can help fill in the gaps
- Mental Health Association – agree with everything that has been said. Use city and county owned property for low income housing. Support developers that include extremely low income units, that provide support services onsite or accessible. There's a lot of talk about teacher housing – nonprofit staff need affordable housing too. Would help to recruit and retain employees, who we are losing every day. If we can't hire staff, we will not be able to serve
- Ombudsman – all the market-rate developers who are building these beautiful residential buildings, but only put 3 low income units in 25 unit building. We should incentivize them to add more low-income units. Give the developer a tax credit to incentivize them to increase the # of low income units. Get more people off the streets and into nice apartments.
- National Alliance on Mental Illness – incentives to builders is great. Also think about how to halt the exchange of ownership on property. Every time land is sold and changes hands, it becomes more expensive. Think more creatively about ownership of land
- Abode – Besides more money, we need more vouchers, more staff. More project-based housing. Education for landlords on their rights will help more landlords be willing to take vouchers, sign master leases. Rapid rehousing is needed but it doesn't work for everyone; we need more permanent supportive housing. Jurisdictions should reach out to people at ground level for input before creating programs.

7. Are there options for people that have animals?
    - Mental Health Association - Most of our clients can have an animal as long as we work with them to request a reasonable accommodation. 100% of our units can and will make the accommodation.
    - National Alliance on Mental Illness – pets are huge thing for our clients, not only with soothing them but also creating a sense of responsibility, gives them second thoughts when they are thinking of ending their lives
    - HIP Housing – it is still a big barrier in affordable housing when their pet is not a service or supportive animal. Many people have more than one pet which is also a barrier.

8. How much have the large companies--Apple, Facebook, YouTube, etc--stepped up to help provide money for these services and housing units?
    - Mental Health Association - To our knowledge, not much.
    - Ombudsman – got turned down for grants from FB, Google, Genentech
    - Samaritan House – they do fund some things, some of the folks here do have funding, depends on the focus, housing, food, youth has been big. Need to understand what is it that they really want to fund and tailor what you're doing to what they're asking for
    - Daly City Partnership – CZI is funding all of the Core Agencies in SMC, doing a lot of work around free, high-quality training for their grantees and others. They are at the forefront. Key to support for Core Agencies: someone at County advocated for the Core Agencies. Jurisdictions, use your network and political power to help orgs
    - HIP Housing – has benefited from CZI as well

9. Additional comments
    - Samaritan House – article came out today about most expensive zip codes in the country. For the 5th year in a row: Atherton. In the Bay Area we have 47 out of 100 zip codes that are among the highest in the country. In SMC, 10 of the 47. Somehow, some way we need to figure out how to solve this with partners, with developers (who have codes to follow, does tax credit offset how much they can make, when it's more about the money and those who can afford it vs. police, firemen, nonprofit workers). We are fast approaching that cliff where we're not only pricing out our clients but also the middle class. We need to do something, not sure what it is. We've got a fire. Where are the hoses, where is the water, where are the fire trucks? Tech companies should be a part of this process. We need the people with the money at the table. The tech companies are contracting with people so they don't have to pay benefits. People are working from other parts of the state/country because their money doesn't go as far in the Bay Area. $140K income for a family of 4 only covers the basics. I know the people who are here know that. But who else do we need at the table to know it too.
    - Daly City Partnership - One of my favorite quotes, "Tell the rich of the midnight sighing of the poor." We need to educate the upper-class and business folks - appeal to their conscience. But that is my own personal view. LaTrice (Samaritan House) is so right.
    - National Alliance on Mental Illness – Need to look at transportation, exploring localities that are hubs. In a few years (or even now) we are facing the challenges of our own existence. NAMI San Mateo had to give up its permanent site and move offsite. Current location is not ideal, not close to any public transportation system. El Camino is going to look like two walls of buildings with homes. Is that what we want or do we want to add transit to allow people access to services. Jurisdictions should start thinking about transportation hubs. Think about housing density and building up because limited land, is precious. Need to think about it now since it takes time to build infrastructure

Appendix: Additional Stakeholder Information

Human Investment Project (HIP Housing)

- Mission: HIP Housing's Mission is to invest in human potential by improving the housing and lives of people in our community. HIP Housing enables people with special needs, either from income or circumstance, to live independent, self-sufficient lives in decent, safe, low-cost homes. To achieve our mission, HIP Housing provides Home Sharing, Self-Sufficiency, and Property Development.
- Where you operate: All cities in San Mateo County
- Whom you serve: Families and Individuals who live, work, go to school or have a housing voucher in San Mateo County.

LifeMoves

- Mission: To provide interim housing and supportive services for homeless families, couples and individuals to rapidly return to stable housing and achieve long-term self-sufficiency.
- Where you operate: Countywide, Daly City to East Palo Alto and Half Moon Bay on the coast
- Whom you serve: families, couples and individuals experiencing homelessness

Mental Health Association of San Mateo County

- Mission: Mental Health Association of San Mateo County is dedicated to improving and enriching the quality of life for individuals in our community who have a mental illness, HIV or AIDS or a co-occuring disorder by providing stable housing and supportive services.
- Where you operate: San Mateo County
- Whom you serve: Individual adults, transition age youth, and families.

Samaritan House

- Mission: Fighting Poverty, Lifting Lives
- Where we operate:
    - San Mateo Office: Belmont, Burlingame, Foster City, Hillsborough, Millbrae, San Carlos, San Mateo
    - E. Palo Alto Office: E. Palo Alto, Menlo Park
- Whom we serve: residents in need, including families with children, seniors, persons living with disabilities, veterans, and unhoused individuals

Daly City Partnership

- Mission: Working together to enrich life in our community
- Where you operate: Daly City, Colma, Broadmoor residents primarily. San Mateo County residents.

- Whom you serve: Residents in need, including families with children, seniors, persons living with disabilities, veterans, and unhoused individuals and families. Services for all ages and stages.

Youth Leadership Institute

- Mission: yli builds communities where young people and their adult allies come together to create positive social change. We achieve this in two key ways: providing training, tools and resources for effective youth advocacy, and by leveraging the experience and savvy of adult allies.
- Where you operate: Half Moon Bay, Daly City, & greater San Mateo County
- Whom you serve: Low income and BIPOC youth

Ombudsman Services of San Mateo County

- Mission: The residents of Long Term care Facilities are often the most vulnerable in society. OSSMC works to ensure the protection of these residents through advocacy, direct intervention and collaboration with service providers.
- Where you operate: OSSMC provides services to all licensed LTC facilities in San Mateo County.
- Whom you serve: We service all residents in licensed LTC facilities in SMC. We presently serve 442 facilities with a total of 9278 residents

El Concilio of San Mateo County

- Mission: ECSMC is committed to increasing education, employment and access to quality of life services to underserved communities in San Mateo County
- Where you operate: County wide, East Palo Alto, Menlo Park, North Fair Oaks/Redwood City
- Whom you serve: Low Income, non/limited English speaking and non/limited literacy residents

Abode Services

- Mission: Abode Services' mission is to end homelessness by assisting low-income, un-housed people, including those with special needs, to secure stable, supportive housing; and to be advocates for the removal of the causes of homelessness.
- Where you operate: Alameda, Santa Clara, San Francisco, Santa Cruz, San Mateo, and Napa counties.
- Whom you serve: People identified as homeless or at risk of becoming homeless

ROOT POLICY FAIR HOUSING SURVEY SUMMARY – SUMMARY OF PUBLIC FEEDBACK

City of San Mateo Resident Fair Housing Survey Preliminary Results

As of January 20, 2022, the San Mateo County Fair Housing Survey has gathered 108 responses from residents in the City of San Mateo. Main findings are listed below.

Top challenges in housing situation.

- I would like to move but I can't afford anything that is available/My income is too low for me to find anywhere else to rent (30%);
- My house or apartment isn't big enough for my family members (28%);
- I worry that if I request a repair it will result in a rent increase or eviction (17%).

Top challenges in paying for housing:

- I can't keep up with my utilities (15%);
- I can't keep up with my property taxes (12%).

Top challenges in neighborhood:

- There are not enough job opportunities in the area (22%),
- I can't get to public transit/bus/light rail easily or safely (18%),
- Schools in my neighborhood are poor quality (17%).

Displacement. Twenty-eight percent of respondents indicated having been displaced in the past five years. The top reason for displacement was "*Rent increased more than I could pay*" (40%).

Availability of housing. Seventy-three respondents have looked for housing seriously in the past five years of those, 17 (24%) indicated that a "*Landlord did not return calls and/or emails asking about a unit*", and 31 (44%) indicated they have been denied housing to rent or buy in San Mateo County in the past 5 years. The main reason for denial (37%) was "*income too low.*"

Voucher holders. The survey gathered responses from 25 voucher holders. The majority (77%) indicated that finding an affordable unit is somewhat or very difficult. Six of them indicated this is due to "*Landlords have policies of not renting to voucher holders.*"

Residents with a disability. Twenty-seven percent of respondents indicated having a disability or having a member of their household with a disability. Seventy-five percent indicated their home does not meet the needs of their household member with a disability.

Improving quality of life. Residents were also asked about several resources that would improve their living situation.

When asked what type of help they need to **improve their housing security**, top answers were:

- Help me with a down payment/purchase (39%);
- Help me get a loan to buy a house (27%); and
- Help me with the housing search (23%).

When asked what type of help they need to **improve their neighborhood**, top answers were:

- Better lighting (38%);
- Improve street crossings (30%); and
- Reduce crime (27%).

When asked what type of help they need to **improve their health**, top answers were:

- Make it easier to exercise (41%);
- More healthy food (37%); and
- Better/access to mental health care (26%).

When asked what type of help they need to **improve their job situation**, top answers were:

- Increase wages (49%);
- Find a job near my apartment/house (28%); and
- Help paying for college (24%).

When asked what type of help they need to **improve children's education**, top answers were:

- Stop bullying/crime/drug use at school (29%);
- Make school more challenging (28%); and

Have more activities afterschool (26%).

COMMUNITY CORRESPONDENCE RECEIVED BY THE CITY PRIOR TO APRIL 6, 2022, AND BETWEEN MAY 7, 2022 AND DECEMBER 20, 2022

Sandra Council

From: Sandra Belluomini
Sent: Tuesday, October 26, 2021 5:31 PM
To: Sandra Council; Nicholas "Nicky" Vu
Subject: FW: Housing and global warming

From: George Hackman [redacted]
Sent: Tuesday, October 26, 2021 11:18 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing and global warming

Hello,

One of my biggest concerns is global warming. As Bill Gates and others have pointed out, concrete and building materials are enormous contributors to global warming. By some estimations, if concrete were a country it would be the third-largest emitter of greenhouse gasses after the US and China.

https://www.theguardian.com/cities/2019/feb/25/concrete-the-most-destructive-material-on-earth

https://www.nytimes.com/2020/08/11/business/concrete-cement-manufacturing-green-emissions.html

The great news is that green concrete is available and is being USED RIGHT NOW in new buildings like LinkedIn headquarters (one brand is carboncure referenced in NYT article).
https://www.carboncure.com/

With the new development, we have an opportunity to build right. What is being done to...

1. Ensure new development is being done with green concrete such as CarbonCure?
2. What are plans for requiring solar or other sustainable energy uses as part of construction?
3. What building requirements are in place to ensure uptake of carbon zero heating, hot water and cooking in these new buildings?

Thanks for your time,

George Hackman

Long-term San Mateo resident.

Sandra Council

From: Housing
Sent: Tuesday, November 2, 2021 11:57 AM
To: Sandra Council; Nicholas "Nicky" Vu
Subject: FW: Housing input

Sandra Belluomini
Administrative Tech| Housing
330 W. 20th Ave., San Mateo, CA 94403
650-522-7239| belluomini@cityofsanmateo.org

From: Todd Keithley [redacted]
Sent: Tuesday, November 2, 2021 10:31 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing input

Hello Housing Division,

I am a seven-year resident of San Mateo, and my wife was born and raised here. We have three kids in the public schools. We live in a single family home at 139 Spuraway Drive.

Your recent housing flyer says that the city "must ... prepare for future growth," but Bay Area growth has been happening for several years already and San Mateo is behind on the production of housing. We need new housing to support prior growth, not just future growth.

I strongly support any and all forms of new housing, including apartment buildings. To preserve what little open spaces remain, it seems to me that building up and building densely is the way to go. The Bay Meadows development is a good start, and I appreciate its "smart growth" walkable layout and proximity to public transport (though I wish some of the new office buildings over there had been housing instead).

San Mateo's approach to housing is a lot better than that of the smaller cities and towns on the Peninsula. Nevertheless, many people who work here cannot afford to live here, such as the vast majority of our children's teachers.

Keep building!

Best,
Todd Keithley

Sandra Council

From: Mary Way
Sent: Tuesday, October 12, 2021 11:46 AM
To: Sandra Council; Julia Klein
Subject: FW: Letter to the Planning Commission

Hi Sandy & Julia,

Received this public comment received for tonight's item. Already sent to Planning Commissioners.

Mary

From: AlanTalansky [redacted]
Sent: Tuesday, October 12, 2021 11:43 AM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Letter to the Planning Commission

Today housing demands new approaches to finance, ownership, management, design, construction and scope of entitlement .

The challenge of creating affordable and livable public workforce housing that provides a sustainable return on investment, for the developer and and a successful result for the people of San Mateo is a difficult balance.

-

One of the most most significant barriers to creating a favorable balance is a restrictive density per acre limitation. Today the most desirable development sites are restricted to 50 units per acre (before any density bonus benefits). Since the limitation to 50 units per acre represents 1/3rd of what would create a project with a reasonable density for a 1 acre site. This current limitation reduces the addition of units necessary for a project to make a sustainable return on investment and creates less necessary housing for the community.
Let's raise the unit per acre restriction to a more realistic less restrictive number.

Thank You

Alan Talansky
Executive Vice President of Development
EBL&S Development LLC
334 Sonora Dr
San Mateo CA 94402

May 20, 2021

To: San Mateo Mayor Rodriguez

From: Christopher P. Conway, resident of San Mateo

'21 MAY 24 1:34PM

Re: Housing Element 2023-2031 and the General Plan

Mayor Rodriguez

I want to write to all five members of the city council of San Mateo to share my thoughts on the process of our General Plan and our Housing Element numbers. I have been attending all the workshops and follow the weekly council meetings on Zoom. I consider myself a concerned, informed, longtime resident.

My first thought is that the process is a complete joke. The workshop that was offered May 18th was so poorly done, the viewer was forced to go into break out rooms and discuss 9 different zones in a matter of minutes. How in the world do you expect anyone to grasp the changes of zoning and the implications of these changes in less than a minute per zone? If you are looking for an informed electorate, the way the process is going is far less than ideal.

2nd, the complete disdain for Measure Y by the entirety of our city council is very evident in the three alternatives given. The council needs to respect Measure Y and stop putting buildings taller than 7 stories in our General Plan. In 2030, San Mateans can extend these building limitations and the council needs to respect what their constituents just voted for. Two of the three alternatives given do not reflect the city council got the message of Measure Y and what city voters want for San Mateo. They clearly include buildings 8 stories and higher.

3rd, you really need to cool it on the racial talk. The bemoaning of white, older people who are a big part of this community for actually attending these workshops is insulting. The faces on Zoom clearly show the frustration from city staffers about the demographic of people attending these workshops. Your constant drive and frustration with the inability to get people who you want to participate is becoming comical. How hard are you going to try to make sure a community is being involved and not just those older, white constituents whose opinions you can care less about? If I hear the term old, white homeowner again in derogatory terms, I am going to have to consider filing a formal complaint about this process and the derogatory remarks by participants in these workshops and comments in Chat. This would not be tolerated if the roles were reversed and you know it. So, let's let people know that the old white homeowner label is offensive to many in this community and let's get away from this race baiting that is clearly part of some people's agenda. Grouping and dismissing a segment of your city is a mistake on your part. For the record, I have Native American lineage, decedent of Chief Pontiac of the Ottawa tribe near current day Ontario-Detroit Area. So technically my personal input is of a multi-racial person and should be reflected as such. I want to be properly identified and not considered strictly white. I am a rainbow of colors and cultures.

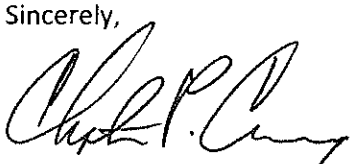
4th, many of your constituents want controlled growth and demand local control. For many in our city who think like I do, we do not want a regional authority or state control over what has to be built in our city. It is my view that the five city council members want to give up their influence on housing in San

Mateo and just surrender to these regional and state players. RHNA numbers and ABAG need to be pushed back on like so many other cities in California are doing. The process of coming up with these numbers is arbitrary and the people making these decisions are unelected. If you believe in a representative government like I do, it is time to start representing all the people of San Mateo, not just the ones who share your agenda. The deadline to appeal RHNA numbers to the ABAG is this summer 2021. FYI.

If not, you need to be clear and honest with the people of San Mateo who you serve on what your personal goals are in both the General Plan and the Housing Element. It is important that voters know exactly where you stand on this very critical issue when it is time to vote for council members in the future.

My grandfather and his development company, Conway and Culligan, has built more single-family homes in the city of San Mateo than any other builder. He is responsible for the homes built in Elmwood, College Park, Howard Park, Sunnybrae, Polo Club Subdivision, San Mateo Village and Fiesta Gardens to name a few. My family has a long deep connection to San Mateo and the building of single-family residences. Zoning and character of neighborhoods is very important to my family as my grandfather is one of the men who designed and built many our neighborhoods. I know I don't share the same values and ideas about San Mateo as you. I know we have completely different agenda's, different views on our city's history and our political affiliations could not be further apart; however, even though the people listening to you may not be the ones you want, we would at least like to be respected for showing up and caring about our city and participating in the process.

Sincerely,



Christopher P. Conway

Resident of San Mateo since 1964

.

'22 JAN 14 3:33PM

To: Mayor, San Mateo
Subject: General Plan Housing Survey
January 12, 2022

I mailed these comments instead of participating in the online General Plan Housing Survey. Please forward them to the person in charge of the survey and route them to the remainder of the city council members. Thank you. I've chosen to be anonymous.

Public Housing

I concur with the following suggestion that was printed as a letter to the editor a while ago.

"I suggest using city run non-profit public housing. Issue long term bonds. Use the proceeds to buy or build small site rental buildings across the entire city. Operate them at cost. Set the rents just high enough to: 1) pay for management, maintenance, repairs, etc.; 2) pay interest on the bonds; and 3) re-pay the bonds at maturity. There would be no investor expecting a profit based on market value. Rents would not go up simply because the property value appreciated.

"Vienna, Austria has had this sort of housing for many years and it has worked quite well. Search the web for "Vienna public housing".

"Promoting cooperative housing is another option. Buildings are owned by the residents. Instead of just owning the air rights to a unit each occupant owns a portion of the building and the land. Again, there is no investor expecting rents to go up as the property value appreciates. Search the web for "cooperative housing"."

Rent Stabilization

Housing prices sometimes increase suddenly by a large amount. When this happens some landlords raise the rent by a significant amount in order to increase their profit. For many tenants this is an eviction notice, not a rent increase. Rent control should be imposed to prohibit such sudden increases.

Long Term Vacancies

One factor that I have not heard mentioned is that some of the demand for housing is coming from wealthy individuals who are looking for part time residences in the bay area. Such residences are often vacant much of the time. What can be done to contend with this? Consider charging a tax on vacant units as a source of revenue for public housing.

Comments on Section 3 of the Survey

Create housing by redeveloping existing properties that have additional potential. - Rather vague. Does this refer to remodeling an existing retail store or office building into a residential building? If so, it might be appropriate if there are enough families nearby to create a neighborhood. Where will the children play?

Create accessory dwelling units (ADUs, also known as second units, granny flats) on existing single-family properties. - These tend to be small, probably suitable for retirees. Young couples would likely move out as their family grows, the children get older, and three or more bedrooms are required. They also tend to congest areas that are currently single family homes.

Convert existing single-family houses into duplexes. - Most houses are too small to subdivide. Does this actually mean building an addition on an existing single family house? If so, that tends to congest neighborhoods that are currently R-1. Street parking is congested, traffic increases.

Increase the allowable density in areas that are close to transit. - Many people are reluctant to increase density in any part of San Mateo. They are concerned about traffic congestion, such as on Delaware Street between downtown and SR 92 prior to the Covid-19 outbreak.

They are also concerned about exceeding the capacity of the water supply system and the sewer system. These issues should be addressed directly. Are they genuine problems? How would they be resolved? I have not seen any city official address them in detail.

As for being close to transit, most houses are close to a bus stop, so this could be anywhere in the city. If it refers to Caltrain, that simply concentrates the congestion near the three train stations.

Encourage mixed-use projects that have both commercial and residential uses. - This sounds like an old idea, stores on the ground floor, apartments above. There are some older buildings of this sort on B Street. They seem to appeal to some folks, but the idea seems to be out of favor now. Lack of parking could be one of the reasons. However, the building under construction on the Trag's site is somewhat like this. If a developer wants to build one in a neighborhood of similar buildings let him try it.

Streamline housing approval process. - There is a practical limit. What is the minimum time required to do the process thoroughly?

Allow taller developments if they include open space. - Recent legislation allows multifamily buildings to be built on lots that are currently R-1. I don't like mixing multi-story housing units with existing single family homes. I live in a neighborhood of single family homes. I don't want a two or three story building on an adjacent lot. I'd have no privacy in my back yard, looking up at the windows or balconies of the apartments. There would be noisy neighbors. Zoning ordinances should provide for consistent types of buildings in a neighborhood.

Survey Process

This survey should have been much more comprehensive. It is quite superficial. The questions are quite general. It only looks good in the history books. You folks can check off the box that says "A public survey was conducted". It doesn't mean very much.

255 characters is not enough for additional comments. That's less than two tweets.

There should have been a period for written public comments. Caltrans does this routinely for projects such as the proposed changes to the interchange at Highway 101 and Peninsula Avenue.

There should have been a person appointed to contact for questions or additional information or to receive comments.

City Council Bias

A review of recent history shows the five council members have been biased and uncommunicative on the subject of housing. I am refering to members Rick Bonilla, Joe Goethals, Amourence Lee, Diane Papan, and Eric Rodriguez.

In 2018 a citizen group gathered enough petition signatures to put what became the Measure Y height limit proposition on a ballot. The council postponed doing so until 2020, just before the expiration of the existing height limit legislation. Prior to that election city attorney Shawn Mason attempted unsuccessfully to invalidate the proposition. Before reluctantly putting Measure Y on the November 2020 ballot all five council members recommended that citizens vote against it but did not present a convincing argument for doing so or a compelling alternative.

In 2020 another group began circulating a petition for a competing height limit proposition that became Measure R. It was favorable to developers. Due to Covid 19 this group had to cease their effort without obtaining enough signatures. The council added Measure R to the ballot anyway, stating that it certainly would have garnered sufficient signatures had the virus not occurred. This was unethical and possibly illegal. Council members recommended that citizens vote for it. Measure Y passed, Measure R was defeated.

After the election some members of the council attended a meeting regarding why Measure R failed and how to circumvent Measure Y.

I have no objection to council members taking a stand but I am highly critical of their devious and underhanded tactics. They should have expressed their opinions more directly. Clearly they opposed height limits. If I could have offered advice I would have suggested that they present their argument in an adult to adult, citizen to citizen manner.

During 2020 they could have taken the lead and made speeches explaining what they were proposing to do and why they felt the way they did. They could also have done this by writing press releases or guest editorials for the local Daily Journal newspaper or sending letters to citizens. In short, a clear explanation of their preferred course of action would have been much more mature and persuasive.

Ironically, in June of 2020 Joe Goethals as mayor actually did write a guest editorial on the subject of Father's Day. A similar, "Dear citizen, this is what I propose to do and why I propose it ..." letter on the subjects of height limits and housing would have been highly appropriate and a demonstration of mature leadership instead of all the silliness that went on prior to the 2020 election. I greatly prefer straight talk and plain dealing rather than political manipulation.

I offer these comments without animosity in the hope that council members will take a more direct and mature form of leadership in the future.

PROMETHEUS

10.11.2021

San Mateo Planning Commission
City of San Mateo 330 W. 20th Ave.,
San Mateo, CA 94403

Re: Housing Element Update Process

Dear Chair Maldonado and City of San Mateo Planning Commissioners,

On behalf of Prometheus Real Estate Group, I am writing today regarding the Housing Element Update Process. As a company long based in San Mateo and an employer and investor throughout San Mateo and it's Downtown, Prometheus Real Estate Group supports the City's efforts to address 'its RHNA allocation within the existing land use and zoning designations without the need to rezone or increase densities as stated in the Staff Report. While Prometheus and our project partners continue to follow and support the General Plan Update process, which will provide a plan for growth throughout the City for the years ahead, we believe that the City's current zoning and land use guidelines do provide a framework for addressing the City's 7,015-unit RHNA allocation. However, we would propose greater focus on ways to better streamline and achieve greater certainty throughout the development process.

Towards that end, below are several suggestions that we believe would better facilitate the development process and help towards attaining the RHNA housing numbers needed.

1. State Density Bonus and Measure Y
    a. There have been recent discussions within the City regarding the Density Bonus Law and its ability to allow a project to go beyond a local voter initiative-based height limit. We would recommend clarifying the details of how this would work so that a project applicant could plan accordingly. Having certainty in such an interpretation can allow for a more creative approach to defining a specific project and potentially incorporating some or more housing if possible. Along with additional height, this would also include greater FAR and densities.
    b. Having these guidelines and interpretations formally confirmed at the start of a project will greatly facilitate the initial underwriting and City review process which will benefit all parties involved.

2. Community Benefits
    a. Some zoning districts in the City of San Mateo have underlying residential uses allowed. Within those allowed residential use guidelines can be language regarding gaining additional densities through Community Benefits. By more clearly defining the Community Benefit process, higher residential densities can potentially be achieved and RHNA targets realized.
    b. While the recent "interim program" from 2020 provided a proposed framework for an economic land-use consultant to value the community benefits on a project-by-project basis, we believe further refinement of this process is warranted, in an effort to provide morer certainty in community benefit requirements, resulting in higher densities and greater ability to attain the necessary RHNA numbers.

Thank you for your time on this matter,

Jonathan Stone
Senior Director of Development
Prometheus Real Estate Group, Inc.
1900 South Norfolk Street, Suite 150, San Mateo, CA 94403
650.931.3448
[redacted]

DEVELOPMENTAL DISABILITIES SUBMISSION FOR

CITY OF SAN MATEO HOUSING ELEMENT

Introduction to Developmental Disabilities

People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Under California's Developmental Disabilities Services Act and the U.S. Supreme Court's 1999 decision in *Olmstead v. L.C.,* people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

The City of San Mateo Population with Developmental Disabilities Grew by 12% Since the Last Housing Element and Accounts for 21% of the County's Total Population with Developmental Disabilities. The City of San Mateo is home to 835 people with developmental disabilities (Table __). This represents an increase of 12% over the 2013 population of 746 reported in the City's 2015 Housing Element and reflects a much higher growth rate than the general population. In addition, the City's population with developmental disabilities accounts for 21% of the total County population with developmental disabilities, although the city's total population is only 14% of the County's total population.

Table ___ Comparison of the 2021 City and County Populations with Developmental Disabilities

Age	City of San Mateo	County of San Mateo	City of San Mateo as % of County
Under age 18	304	1169	26%
18 and older	531	2764	19%
Total	835	3933	21%

Source: The City of San Mateo data is based on zip code level data for zip codes 94401, 94402, and 94403 published by the California Department of Developmental Services as of September 30, 2021. County level data is published by the Department of Developmental Services as of June 30, 2021. Both sources exclude children from birth to the third birthday because approximately 75% of this age group is found not eligible for continuing lifelong services on their third birthday.

Decline in Living Arrangements for Adults with Developmental Disabilities Outside the Family Home. Of the City's total population with developmental disabilities, 531 (64%) are adults and 304 (36%) are

under age 18 (Table __). Assessing the housing needs of adults with developmental disabilities is of particular importance because as they age the adults will require a residential option outside the family home, whereas the family home is the preferred living option for children with developmental disabilities. In 2021, 505 City of San Mateo residents with developmental disabilities lived in the family home compared to 389 in 2013 as reported in the 2015 to 2023 Housing Element. This 30% increase in reliance on the family home is 2.5 times greater than the City's 12% increase in the developmental disabilities population during that same period. Increased reliance on the family home is primarily explained by overall growth in the population with developmental disabilities coupled with significant declines in opportunities for the City's adults with developmental disabilities to live either in licensed care facilities (11% decline) or in affordable housing with supportive services (11% decline). (Table __.) As adults with developmental disabilities age, they need opportunities to live outside the family home both because of the aging of their family caregivers and also because many adults with developmental disabilities would like to live in their own apartment with supportive services.

Table ___ Changes in Living Arrangements of Adults with Developmental Disabilities

Living Arrangements	2013 Number	2021 Number	2021 Percent of Total Adults	% Change Since 2013
Total (children & adults) in the Family Home	389	505	--	30%
Adults In the family home	Not reported-- see note	201	38%	--
Own apartment with supportive services	64	52	10%	-11%
Licensed Facilities	294	265	50%	-11%
Other (including homeless)	7	13	2%	.8%
Total Adults	Not reported--see note	**531**	100%	--

Note: The 2013 data are reported in the 2015 Housing Element, which failed to separately count those under 18 and those 18 and older, making it difficult to estimate changes in the significance of the family home as a residential setting specifically for adults. The 2021 data are published at the zip code level by the California Department of Developmental Services as of September 30, 2021. These data assume that occupants of licensed facilities are 18 and older which is generally true, but if incorrect this assumption would tend to understate, not overstate, the need for other housing options for adults with developmental disabilities.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the City of San Mateo's population with developmental disabilities since the 2015 Housing Element correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities and will continue into the future. This trend has significant implications for housing needs among City of San Mateo adults with developmental disabilities during the period of the 2023 to 2031 Housing Element.

Table __ Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1023	1189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total adults	2514	2764	10%

Source: County level data is published by the Department of Developmental Services as of June 30, 2021 and as of September 30, 2015.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33% (Table __). This is not due to migration of senior citizens with developmental disabilities to San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members with whom a growing number of City of San Mateo adults with developmental disabilities now live because of the lack of other residential options. Longer life spans will also slow the pace of resident turnover in the county's limited supply of licensed care facilities, which will further reduce opportunities for the growing population of people with developmental disabilities to secure housing outside the family home.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. This trend is mirrored in the 11% decline in the number of City of San Mateo adults able to live in licensed care homes between 2013 and 2021 (Table __). The reduced role of licensed care facilities demonstrates the need for the City's Housing Element to plan for affordable housing that includes people with developmental disabilities so that adults with developmental disabilities are not forced out of the county when they lose the security of their parent's home.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. (Table __). In light of gains in life expectancy, this loss can reasonably be attributed to homelessness or displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly parent caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with

developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years in living in the City of San Mateo.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of under $1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low Income affordable housing units in the City of San Mateo. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in the City of San Mateo.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

As demonstrated by a growing number of inclusive affordable housing developments in neighboring jurisdictions, the City of San Mateo can meet the housing needs of people with developmental disabilities by adopting policies and programs to promote their inclusion with coordinated services in typical affordable housing. The following considerations should guide the City of San Mateo in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of San Mateo County.
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed,** targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project

Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

Policy and Program Recommendations

The City of San Mateo has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing in coordination with the supportive services available from the Golden Gate Regional Center. The City's 2015 Housing Element identified a need for housing for an additional 30 to 87 people with developmental disabilities, but the number of adults with developmental disabilities living in their own apartment actually declined by 11% since the last Housing Element, even as the population grew by 12%. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that specifically incentivize inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 150 new Extremely Low-Income housing units for City of San Mateo residents with developmental disabilities over the period of the 2023 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs population.

  Sample Language: The City of San Mateo shall monitor progress towards a quantitative goal of 150 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in high-cost City of San Mateo. In creating guidelines for the scoring of any competitive requests for proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of City of San Mateo residents who are most difficult to house under existing state and federal housing finance programs--for example, by prioritizing proposals with a higher number of extremely low income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or city housing funds, the City of San Mateo shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by, for example, providing a greater number of extremely low-income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Offer Developers a Range of Affordability Options Under the Inclusionary Ordinance.** Most adults with developmental disabilities have incomes too low to satisfy minimum income requirements for the Low Income units currently offered under the city's inclusionary ordinance and are effectively excluded from this housing option. California law (AB 1505, the "Palmer Fix") explicitly allows cities to adopt inclusionary housing ordinances that address a range of income levels from moderate-income to extremely low-income. The City should take advantage of this authority to make its ordinance more responsive to local needs by offering developers of market rate housing a menu of options for including affordable units, for example, by setting a higher percentage of units priced at moderate income and a lower percentage of units set at extremely low income. Such a menu would address a broader range of City of San Mateo housing needs, while giving developers more options for meeting the inclusionary requirement.

  Sample Language: The City of San Mateo shall revise its inclusionary housing ordinance to offer developers a menu of options for achieving affordability, adjusting the percentage of units required to be affordable depending on the degree of affordability achieved (moderate-income, low income, very low income, and extremely low income).

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Adults with developmental disabilities have reduced parking needs because they rarely have a driver's license or own a car. This may also be true of other categories of people with disabilities. The City should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction should be considered for physically accessible units required to be included in affordable housing.

  Sample Language: The City shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

- **Local Density Bonus Concessions.** The state density bonus law currently provides additional density for housing projects that include at least 10% of the units for disabled veterans, transition-age foster youth, and homeless persons at the very low income level. Above and beyond the density bonus guidelines mandated by state law, the City should add the same incentives when at least 10% of the units are subject to preference for people with

developmental disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

Sample Language: In implementing the California density bonus statute, the City shall provide for the same density bonus, incentives, or concessions for housing projects that include at least 10% of the units for people with developmental disabilities at the very low-income level as are available to projects that include at least 10% of the units for disabled veterans, transition-age foster youth, and homeless persons at the very low-income level.

Affirmative Marketing of Physically Accessible Units: Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.

Sample Language: As a condition of the disposition of any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a forgivable loan program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels to people with developmental disabilities.

  Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income rent levels to people with developmental disabilities who would benefit from coordinated housing support and other services provided by the Golden Gate Regional Center.

- **Affirmatively Further Fair Housing.** Not only is disability the highest-ranked source of Fair Housing complaints, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of housing discrimination and severe rent burden than either BIPOC without disabilities or whites with disabilities. Currently the City of San Mateo offers its residents exceptional employment, educational and social opportunities but the severe shortfall of Extremely Low Income units means that BIPOC--particularly those with disabilities--are too often excluded from enjoying

those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in the City of San Mateo and decrease displacement and homelessnessness for the most at-risk City of San Mateo residents.

Sample Language: The City of San Mateo's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.

TENANT-PROTECTION POLICY OPTIONS FOR SAN MATEO

Proposed by ONE SAN MATEO | For more information:
onesanmateo@onesanmateo.org

March 3, 2021

According to many sources, nearly 47 percent of San Mateo households are renters. On average, these renter households have significantly lower incomes than homeowner households. According to the Affordable Housing Task Force's 2016 final report, median household income for renters at the time was $64,445, whereas the median household income for owners was $117,700. Faced with constrained incomes and high rents, many renters in San Mateo pay a disproportionately high percentage of their income on housing, and many renter households are badly overcrowded. Latinos and African Americans are affected in especially large numbers by these adverse conditions.

Due to the nature of renting (as opposed to owning), renter households are vulnerable to disruptions completely outside their control. Chief among these is the possibility of rent hikes and eviction, both of which can have far-reaching impacts that easily lead to family trauma.

The passage of AB 1482 created minimal protections for renters against the threat of disruption. But these protections are minimal. Renters in San Mateo need and deserve more.

One San Mateo proposes the following policies for their potential to bring positive change to renters' lives.

CLOSING GAPS AND LOOPHOLIES IN AB 1482

1. Create "just cause" protection from Day One.

Since AB 1482 stipulates that just cause protections apply to tenants who have been in place 12 months or more, the ordinance deprives compliant tenants of the security they would have if the protections were to go into effect on Day One. The most effective way to address this shortcoming is to pass an ordinance requiring that the just cause provisions under AB 1482 go into effect on Day One. Many local city councils have adopted just cause policies that go into effect on Day One, among them San Jose, Hayward, Oakland, and Alameda. Most just cause policies exist in combination with rent stabilization, but not all.

Resources on just cause policies adopted by local city councils:

- Information about Hayward's just cause ordinance:

  https://www.hayward-ca.gov/discover/news/mar19/just-cause-eviction-protections-extended-more-hayward-tenants

- Article on Alameda's just cause ordinance:

  https://www.eastbaytimes.com/2019/06/05/alameda-adopts-additional-protection-for-renters/

- Alameda city staff report from 5/21/19 with link to ordinance:

  https://alameda.legistar.com/LegislationDetail.aspx?ID=3943916&GUID=B665E57F-45B4-4ECF-9269-3D98649DD5E3&Options=&Search=&FullText=1

A less effective approach to the problem is to pass a minimum lease requirement requiring that landlords provide tenants with the option of a one-year lease. This would provide tenants with security for the first year of tenancy but leave them vulnerable to eviction at the end of the first year before the just cause protections under AB 1482 go into effect.

Resources on minimum leases

- Menlo Park FAQ on minimum lease ordinance (with link to the ordinance):

  https://www.menlopark.org/Faq.aspx?QID=386

- Redwood City minimum lease ordinance:

  https://library.municode.com/ca/redwood_city/codes/code_of_ordinances?nodeId=CH42AMILETEREREUN

2. Prevent renovictions by closing the "substantial remodel" loophole.

Under the terms of AB 1482, a landlord can evict a tenant if s/he intends to demolish or "substantially remodel" the property. The law says that the landlord has to be doing substantial modification that requires a permit from a governmental agency, that cannot be reasonably accomplished with the tenant in place, and that requires the tenant to vacate the property for at least 30 days. Now that there are fewer acceptable rationales for evicting tenants, landlords have manipulated the substantial remodel clause to their advantage. Shirley Gibson, attorney for Legal Aid of San Mateo County, said that in the months before COVID, "substantial remodel" was the most frequently chosen reason for

60-day termination notices. She further said that when landlords were challenged about their intentions in the unlawful detainer process, it would often turn out that the plans were mostly cosmetic or possibly could be done within 30 days. In response to landlord abuses under the "substantial remodel" provision, several cities have passed an ordinance requiring that landlords obtain permits before serving tenants an eviction notice. Among these are Long Beach, Los Angeles and South Pasadena. The Long Beach and South Pasadena ordinances were passed by a unanimous vote. While One San Mateo has not yet confirmed the vote on the Los Angeles ordinance, we are aware that it was adopted as an urgency ordinance, which requires approval by at least three-fourths of the 15-member council.

Resources on renovictions:

- Article about Long Beach ordinance:

  https://www.presstelegram.com/2020/02/18/long-beach-ordinance-tackles-substantial-remodel-loophole-in-tenant-protection-act

- Long Beach staff report from 2/11/20:

  http://longbeach.legistar.com/View.ashx?M=F&ID=8060909&GUID=66F42362-6D3D-4F94-B8E0-2106FFE60EBE

- Long Beach ordinance adopted with first reading on 2/18/20 with second reading on 3/11/20:

  http://longbeach.legistar.com/View.ashx?M=F&ID=8075455&GUID=4EBE948B-965A-4FEE-8D72-873E14400F28

- Article about the Los Angeles ordinance adoption:

  https://www.the-new-inth.com/closing_a_loophole_in_the_tenant_protection_act

- Los Angeles ordinance:

  http://clkrep.lacity.org/onlinedocs/2020/20-0203_ORD_186586_04-03-2020.pdf

- Article about South Pasadena ordinance adoption:

  https://southpasadenareview.com/city-council-passes-tenant-protection-for-remodels/

3. Create a data registry to track compliance.

While AB 1482 created a set of renter protections, there currently is no way to track whether the requirements of the law are being adhered to. A data registry would provide a mechanism for monitoring whether landlords were raising rents within the prescribed limits and eviting tenants only for just cause.

A data registry could provide other valuable information as well. During the course of San Mateo's affordable housing task force in 2015/16, the absence of accurate data on rents was a complaint expressed by all parties. It was a strong impediment to understanding the realities of the rental environment that the group was charged with addressing.

The value of data cannot be overstated. It is the cornerstone to assessing current realities and responding with the creation of appropriate policies, whether in housing or any other area of human endeavor. As Matthew Desmond, author of the Pulitzer prize-winning book *Evicted*, wrote, "Imagine if we didn't know how many Americans were incarcerated each year or how many dropped out of high school, got divorced, or lost their job. If we don't know how big a problem something is, where it is happening, or how many families are touched by it, then how can we begin the critical work of finding solutions?"

The City of El Cerrito created a data registry in 2019, and the City Council of Concord voted on December 1, 2020 to launch one.

Resources on data registry:

- El Cerrito FAQ on rent registry:

  https://el-cerrito.org/DocumentCenter/View/14344/FAQ_Rent-Registry_2020-Final_v1

- El Cerrito rent registry ordinance:

  http://www.el-cerrito.org/1356/Rent-Registry

- Article on Concord rent registry:

  https://www.mercurynews.com/2021/01/15/east-bay-city-to-post-rent-increases-eviction-details-online

- Concord municipal code describing tenant protection program, including rent registry:

  https://www.codepublishing.com/CA/Concord/html/Concord19/Concord1940.html#19.40.110

- Link to January 12, 2021 Concord City Council meeting, Agenda Item 9A, when implementation details for the registry were discussed (what info should be collected, what would be made public, etc):

  https://stream.ci.concord.ca.us/OnBaseAgendaOnline/Meetings/ViewMeeting?id=578&doctype=1 (scroll to Agenda Item 9A for relevant documents)

- Staff report from the January 12, 2021 Concord City Council meeting

  https://stream.ci.concord.ca.us/OnBaseAgendaOnline/Documents/ViewDocument/Agenda%20Staff%20Report%20for%20-%20RENT%20REGISTRY%20REPORT%20INFORMATION%20(11054).pdf?meetingId=578&documentType=Agenda&itemId=11054&publishId=7780&isSection=false

Subject: San Mateo's Draft Sixth Cycle Housing Element

[redacted]

February 1, 2022

To whom it may concern:

The Campaign for Fair Housing Elements is a coalition dedicated to ensuring that every city in California produces a Housing Element which complies with the California Department of Housing and Community Development's requirements. We have reviewed San Mateo's Housing Element process and Draft Adequate Sites List as of January 14[1].

We have the following concerns. The city's estimates of ADU production are too optimistic. The expected density of sites is unrealistic. There's no evidence that sites will be developed in the first place. The site inventory is not informed by AB 686's requirements to Affirmatively Further Fair Housing.

ADU Estimates

The city's ADU estimates are incorrect. According to HCD's Site Inventory Guidebook[2] (page 31), there are two "safe harbor" options for ADU construction estimates. These are (1) five times the average annual construction before 2018, or (2) the average annual construction since 2018. According to San Mateo's Annual Progress Reports and the city's claims, data is available as follows:

2015	2016	2017	2018	2019	2020	2021
2	3	16	8	45	52	67

The safe harbor options are then as follows:

Option (1) (2015-2017)	$\frac{2+3+16}{3} \times 5 = 35$ per year, 280 over eight years.
Option (2) (2018-)	$\frac{8+45+52+67}{4} = 43$ per year, 344 over eight years.

The City's estimate of 480 ADUs is not supported by these calculations. If the City doesn't use a Safe Harbor option, it must provide additional evidence. If the City doesn't provide evidence it must reduce its ADU projections.

[1] https://cityofsanmateo.org/DocumentCenter/View/86766/Draft-Adequate-Sites-List-and-Methodology
[2] https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sites_inventory_memo_final06102020.pdf

Realistic Capacity

The City states on page 2: “When establishing realistic unit capacity calculations, the jurisdiction must consider existing development trends of existing or approved residential developments at a similar affordability level in that jurisdiction“. The city must not only consider previous development trends, but also whether a site will be developed *at all*. HCD requires cities to account for the difference between a site’s *nominal capacity* (the number of units it can theoretically support) and its *realistic capacity* (the number of units likely to be developed there over the next RHNA cycle).[3] The City assumes that its entire site inventory will be developed--an unwarranted and unsupportable assumption.

Specifically, at least half of the city’s lower-income inventory is assigned to non-vacant sites. Cities are to presume that they will not be developed, in the absence of “substantial evidence” to the contrary.[4] The City states on page 1: “The analysis does not include the economic feasibility of specific sites, nor does it take into consideration the owner’s intended use of the land now or in the future.” As substantial evidence of development has not been provided, the city should use the probability of development of these sites over the previous cycle[3].

Results from the last RHNA cycle shed light on the sites’ realistic capacity. An acceptable Site Inventory would take into account San Mateo’s historic rate of development. Only one in twelve sites were developed during the Fifth Cycle.[5]

Fifth Cycle Development History

Sites listed in 5th HE	Sites developed during ⅝ of 5th Cycle	Percentage (Projected)
94	5	8.5%

The City has not provided evidence of future development for each site. Therefore, the City is *required* to use this percentage to compute the realistic capacity of its sites.[6] San Mateo has a **total allocation of 7,081 units**. Given this likelihood of development, a site capacity of 10,898 units will produce only **908 units** over the planning period. Counting expected development of

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[3] Housing Element Site Inventory Guidebook, pp. 20-21, “Local or regional track records, past production trends, or net unit increases/yields for redeveloping sites or site intensification. This estimate may be based on the rate at which similar parcels were developed during the previous planning period, with adjustments as appropriate to reflect new market conditions or changes in the regulatory environment. **If no information about the rate of development of similar parcels is available, report the proportion of parcels in the previous housing element’s site inventory that were developed during the previous planning period.**” [Emphasis mine.]

[4] Housing Element Site Inventory Guidebook, p. 27, “If a housing element relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower income households, **the nonvacant site’s existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued** during the planning period.” [Emphasis mine.]

[5] Kapur, S., Damerdji, S., Elmendorf, C. S, & Monkkonen, P. (2021). What Gets Built on Sites That Cities "Make Available" for Housing? UCLA: The Ralph and Goldy Lewis Center for Regional Policy Studies. Retrieved from https://escholarship.org/uc/item/6786z5j9. Maps available at https://lewis.ucla.edu/RHNAmaps/

[6] See note 3, above.

1,721 units on non-inventory sites and **344 ADUs**, this means that the Site Inventory has a **shortfall of 4,108 units**. In order to produce this many units at a one-twelfth probability, sites must be identified for **49,824 units**. (See Appendix A for details.)

These numbers are high, but they underscore that if San Mateo continues to proceed as it has over the previous planning cycle, it is planning to fail. The city can either produce roughly fifty thousand more units of planned capacity, or justify these favorable assumptions by identifying and changing the factors that made development so unlikely. Unless that happens, the Draft Housing Element is not in compliance with HCD's guidance and should be rejected.

Expected Density

On page 3, an attempt is made to calculate the average built density of large residential projects. But this is overly optimistic in two ways. First, the Kiku Crossing project is a clear outlier. Will one in fourteen future projects be a 100% below market rate project within a half-mile of a Caltrain station using AB 1763 to develop at nearly four times base density? Calculating a median would have been better here. Secondly, the “average” was calculated by averaging all of the per-acre numbers, rather than dividing the total number of units by the total acreage, which yields 40 du/ac (without Kiku Crossing) and 43 du/ac (with). The method used by the city does not reflect the typical yield of an acre of housing, and the city should not use it.

Furthermore, the City refers to "proposed and/or approved" projects, then uses them to "demonstrate that **as-built** densities are consistently above zoned density" so the City may assume more realistic capacity for the sites. Six of the 14 projects included on this list also appear on the Cycle 6 Draft Adequate Sites List. Projects that are being counted towards Cycle 6 should not be used to calculate “as built” densities over Cycle 5. Eliminating these six projects yields 38 du/ac. Thus, the assumption of 100% zoned density production for R3, R4, R4D and R5 parcels (base density 35-50 du/ac), which the City applies to 31 sites with one of these designations, is wrong.

The City performs a similar analysis on the average built density of commercial & mixed use projects with residential development by averaging all of the per-acre numbers, which yields 48 du/ac, rather than dividing the total number of units by the total acreage, which yields 40 du/ac. The city then notes that only 75% of commercial & mixed use projects included residential development and multiplies their calculated “average dwelling unit per acre **for projects with residential**” by 0.75 to get an expected dwelling unit per acre for **all** commercial & mixed use projects. This is overly optimistic as the city has eliminated commercial & mixed use projects with no residential from their calculation, which is then applied (after a 25% discount) to **all** commercial & mixed use projects. It would be more accurate to simply calculate and apply the built residential density of all commercial & mixed use projects, which is 29 du/ac.

However, seven of the 20 projects included on the list of commercial & mixed use projects also appear on the Cycle 6 Draft Adequate Sites List. Eliminating these seven projects yields 1.7 du/ac. Thus, the City’s “conservative” assumption of 30 du/ac for commercial & mixed use projects does not reflect the typical yield and the City should not use it.

Additionally, the City states on page 8, “For those sites less than 0.5 acres, in general it was assumed that the realistic capacity would be approximately 50% of zoned capacity, given the difficulty of maximizing use of those sites.” However, of the 82 sites less than 0.5 acres and zoned for commercial & mixed use, only one has a realistic capacity of less than or equal to 50% zoned capacity. Sixty-three have a realistic capacity of 60%-80% of zoned capacity and 18 have a realistic capacity of 100% of zoned capacity.

Specific Issues

We’ve looked at some of the factors which have caused actual development to fall short of expectations in the past, and these errors continue to be reflected in the current inventory.

Forty-two of the 212 sites identified on the City’s Adequate Sites List were also included on the site inventories for Cycle 4 and Cycle 5. Three of these sites are rated 4 (out of 5) on development potential and 26 of these sites are rated 5. The city does not identify any constraints to development of these sites over the past fifteen years, nor note any new incentives to development, beyond the rezoning required by AB 1397.

One site appears on the City’s Sites List twice, with different unit allocations:

Site Address	Assessor Parcel Number (APN)	Very Low	Low	Moderate	Above Moderate	Total
4060 EL CAMINO REAL	042-241-180	13	8	8	22	51
4060 El Camino Real	042-241-180	10	6	7	17	40

For each site, the City notes the “Max Density Allowed (units / acre)”, “Realistic Max Density (units/acre)”, and “Parcel Size (gross acres)”. The City also notes the “Realistic Density times size”, which is presumably calculated by multiplying the Realistic Max Density by the Parcel Size. The “Total” number of units on each site is equivalent to the number reported for the “Realistic Max Density times size”, except for sites that already have an approved number of units.

However, 35 sites have a “Realistic Max Density times size” / “Total” that is larger than the Realistic Max Density multiplied by the Parcel Size. For 9 of these sites, it appears Max Density Allowed was used instead of Realistic Max Density in the calculation (highlighted orange below). For 9 of these sites, a number larger than Max Density Allowed was used (highlighted red below), and for 17 sites, a number between Realistic Max Density and Max Density Allowed was used (highlighted yellow below). Between the duplicate APN and the overestimation of Realistic Density, the Sites List overestimates capacity by 616 units.

Assessor Parcel Number (APN)	Max Density Allowed (units / acre)	Realistic Max Density (units / acre)	Parcel Size (gross acres)	Realistic Density times size [*reported*]	Total	Realistic Density times size [*actual*]
035-466-010	50	30	1.66	83	83	50
035-466-060	50	30	9.21	461	461	276
039-060-440	50	50	0.73	57	57	37
033-191-040	50	30	0.44	59	59	31
033-191-060	50	30	0.13			
033-191-070	50	30	0.45			
034-142-200	30	30	0.43	35	35	21
034-142-220	30	30	0.26			
034-302-140	50	30	0.68	34	34	20
035-381-020	30	30	0.58	332	332	200
035-381-030	30	30	6.07			
039-030-400	50	40	1.54	77	77	62
039-353-050	50	30	1.08	54	54	32
039-353-070	50	30	1.18	59	59	35
042-121-040	50	30	1.81	90	90	54
042-121-080	50	30	0.65	32	32	20
042-241-180	50	40	1.02	51	51	41
042-242-060	50	40	0.25	296	296	268
042-242-070	50	40	0.24			
042-242-160	50	40	0.20			
042-243-020	50	40	2.09			
042-244-040	50	40	0.13			
042-244-050	50	40	1.19			
042-245-040	50	40	0.12			
042-245-050	50	40	0.12			
042-245-060	50	40	0.12			

042-245-070	50	40	0.12			
042-245-080	50	40	0.12			
042-245-090	50	40	0.12			
042-245-100	50	40	0.24			
042-245-110	50	40	0.24			
042-245-120	50	40	0.30			
042-245-130	50	40	0.36			
042-263-010	50	40	0.73			
032-122-210	35	35	0.14	7	7	5

Additionally, on page 8, the city states that “For this inventory, no individual site less than 0.5 acres is allocated toward lower income units; however, as per State guidance, such small sites can be considered either moderate income, above moderate income, or both.“ However, the following sites are allocated toward lower-income units and are below a half-acre in size.

Site Address	**Assessor Parcel Number (APN)**	**Parcel Size (gross acres)**	**Allocation**
117 N San Mateo Dr	032-292-080	0.41	3 VLI, 2 LI
402 Tilton	032-331-010	0.13	1 VLI, 1 LI
406 Tilton	032-331-020	0.13	1 VLI, 1 LI
487 El Camino Real	034-144-220	0.42	5 VLI, 3 LI
20 42nd Ave	042-242-180	0.21	2 VLI, 1 LI
4142 El Camino Real	042-242-170	0.3	3 VLI, 2 LI
4100 El Camino Real	042-242-080	0.42	4 VLI, 2 LI
2028 El Camino Real	039-060-430	0.38	3 VLI, 2 LI
717 Woodside Way	032-122-210	0.14	2 VLI, 1 LI

Affirmatively Furthering Fair Housing (AB 686)

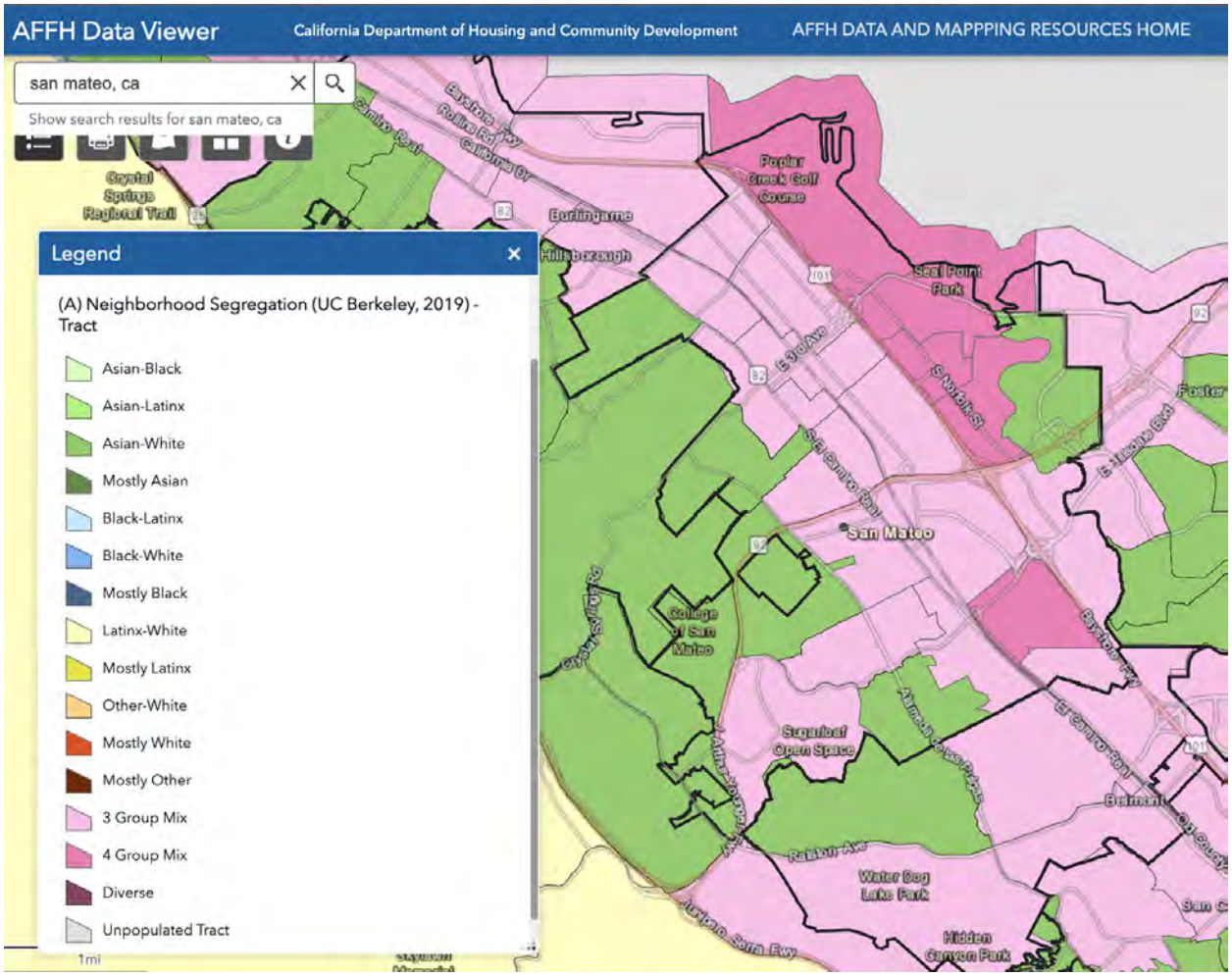
Per HCD’s Guidance Memo on Affirmatively Furthering Fair Housing, “AB 686 now requires that a jurisdiction identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing (AFFH) and the findings of its assessment of fair housing, pursuant to Government Code section 65583, subdivision (c)(10)(A).[7] While the City has

[7] California Department of Housing and Community Development, Affirmatively Furthering Fair Housing, Guidance for All Public Entities and for Housing Elements, April 2021, pg 12

released excerpts from their Housing Needs Data Report[8] it is unclear how the data assessments presented in the report informed the selection of sites.

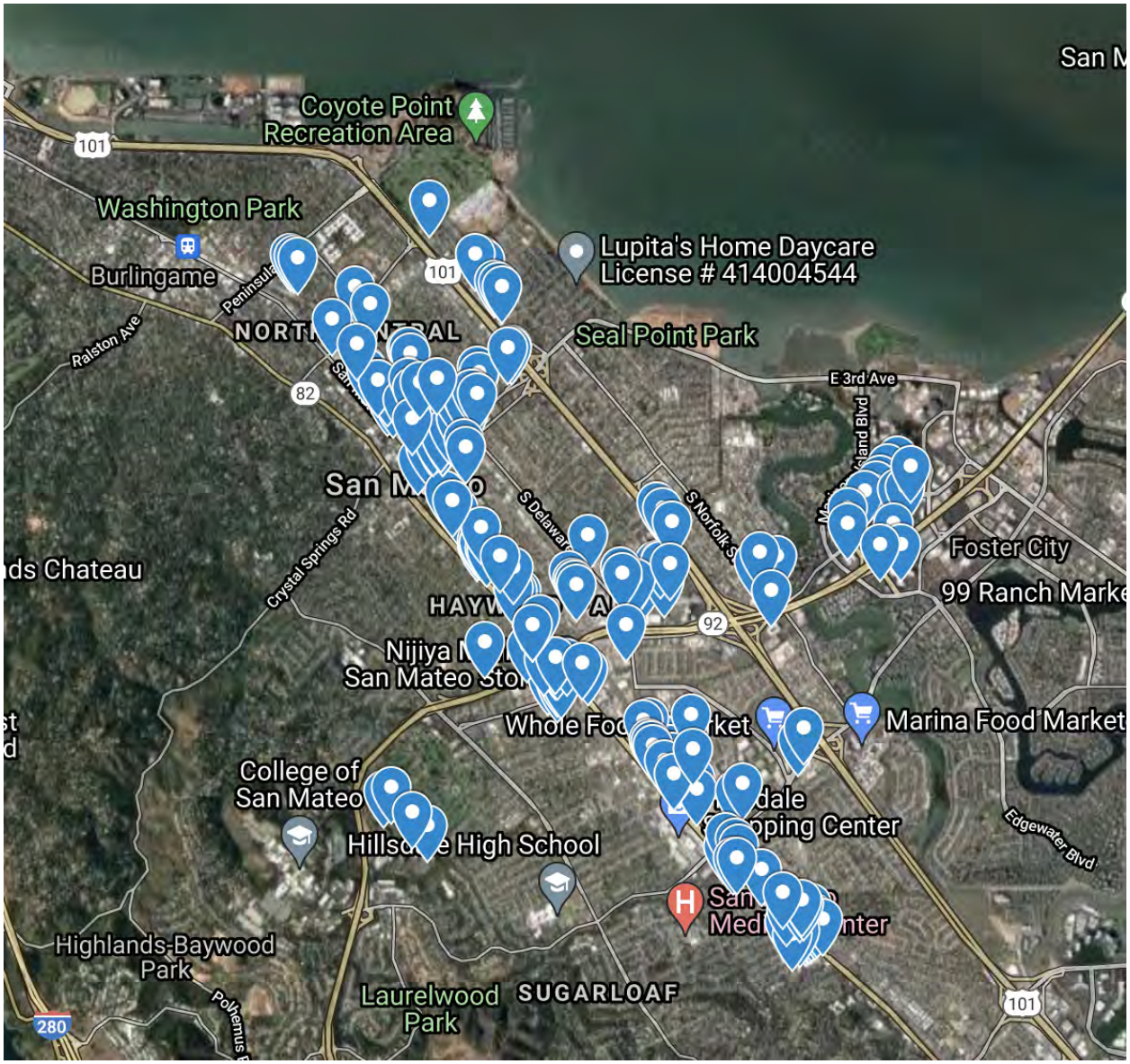
For example, no sites fall into the “Highest Resource” TCAC Opportunity Area designation and it appears that the sites predominantly fall into areas where three or four racial groups mix.

Map of Neighborhood Segregation by Census Tract, 2019



[8] Excerpts from Draft Housing Needs Data Report: San Mateo, December 2021

Map of Sites listed on San Mateo's Draft Site Inventory



Please identify enough sites and commit to an appropriate program of rezoning and constraint removal in a manner that is consistent with your duty to affirmatively further fair housing and such that the actual capacity of the Sites Inventory over the next eight years meets or exceeds your RHNA.

The housing crisis is a regional problem, and our cities must work together to solve it. Thank you for your time and consideration,

Adam Buchbinder
Campaign for Fair Housing Elements

Peninsula for Everyone

Appendix A

Of the sites listed in the City's Site Inventory in the Fifth Housing Element, only about 8.5%, or one-twelfth, have been developed. (Data is available for five years of the cycle, so the math is $\frac{5}{94} \times \frac{8}{5} = 0.085$.) The Draft Housing Element must include this information and use it to adjust its Sixth Cycle estimates of realistic capacity.

Credit is also given for development on non-inventory sites, minus ADUs, as follows. Take the total production over the 2015-2020 timeframe. Subtract development on inventory sites, as reported on HCD's dashboard[9] for 2018-2020 and by the City before that[10]. Because AMI projects are not reported by address, assume that none were in the site inventory. Because site names were not identified by address or APN, manual matching was necessarily fuzzy. Finally, scale the remainder by 8/6 to get the expected development over the entire Fifth Cycle.

Development on Non-Inventory Sites

	VLI	LI	MI	AMI
Production 2015-2020	126	52	94	1545
ADUs (2015-2017)	0	0	0	21
ADUs (2018-2020)	0	0	0	105
Development on Inventory Sites (2015-2017)	0	19	15	293
Development on Inventory Sites (2018-2020)	0	6	0	67
Net Non-Inventory Production	126	27	79	1059
Multiplied by 8/6	**168**	**36**	**105**	**1412**

[9] https://app.powerbigov.us/view?r=eyJrIjoiMDA2YjBmNTItYzYwNS00ZDdiLThmMGMtYmFhMzc1YTAzMDM4IiwidCI6IjJiODI4NjQ2LWIwMzctNGZlNy04NDE1LWU5MzVjZDM0Y2Y5NiJ9&pageName=ReportSection3da4504e0949a7b7a0b0

[10] https://www.cityofsanmateo.org/4477/Housing-Element-2015-23-Annual-Progress-

New Capacity Needed to Accommodate RHNA

	VLI	LI	MI	AMI	Total
RHNA floor	1819	1047	1175	3040	7081
Nominal Capacity	2162	1599	1530	5604	10895
Realistic Capacity (Adjusted to 1/12)	180	133	128	467	908
Projected Non-Inventory Production	168	36	105	1412	1721
ADUs (6% VLI, 31% LI, 48% MI, 15% AMI)	21	107	165	51	344
RHNA floor - Realistic Capacity - ADUs - Non-Inventory Production = Shortfall	1450	771	777	1110	4108
Nominal Capacity Required To Eliminate Shortfall	**17400**	**9252**	**9324**	**13320**	**49296**

[redacted]

Subject: OSM remarks on housing element programs

Dear Mayor Bonilla and Members of the San Mateo City Council,

In response to the staff report dated February 7, 2022, whose subject is "Housing Element Goals, Policies and Programs", One San Mateo would like to offer the following remarks on a few items that are of special interest to us.

FRAMING. First, we would like to support the utilization of the Three P's in the framing of the Housing Element goals. This reflects current thinking about the high-level categories of actions that need to be included in a comprehensive plan to promote inclusion and provide for a jurisdiction's future housing needs. It is a crisp and effective way to organize thinking about the myriad strategies that can be used to address our affordability problem and ensure a suitable living environment for all San Mateans. We encourage adoption of the Three P's framework and support the addition of a sustainability goal as well. In the interest of consistency, this fourth goal might begin with the word "Pursuit."

DISPLACEMENT. Under the "Fair Housing" heading on Attachment 3, we encourage the inclusion of a number of strategies that have been upheld by community members in the context of surveys and forums and whose importance was acknowledged at the council's blue skies event on January 29. These strategies are intended to reduce displacement by preventing people from being forced from their homes. The specific entries that address this are as follows:

- Require documentation from landlords who use remodel exemption to evict tenants (AB 1482)
- Require tenant relocation payments for No Fault evictions for those with tenure less than one year (extend 1482)
- Establish a rental registry to track rents and evictions citywide

POPULATION PRIORITIES. The individuals most underserved by the market, whose very survival is threatened by our spectacular housing costs, are those with the lowest incomes and those with special needs. Therefore, under the "Fair Housing" heading, we also encourage the prioritization of ELI and VLI units, along with units to serve people with special needs, in city-assisted affordable housing projects.

SITES. We are aware of the letter that has been forwarded to council from the Campaign For Fair Housing Elements and are sympathetic to the concerns that prompted the writing of this letter. Recent changes to the sites identification process have been made in the interest of increasing its authenticity and ensuring that it serves equity goals. If the current sites inventory for San Mateo fails to fulfill the newly imposed requirements, we encourage the city to remedy this in the interest of creating a Housing Element that both succeeds in its intended purpose and receives approval by HCD.

R-1 ZONING. Finally, we feel compelled to mention that we continue to take exception to the strenuous efforts that have been made during this Housing Element update to avoid making changes to R-1 neighborhoods. R-1 zoning was originally introduced as a workaround to racially explicit zoning, and its status as a progenitor of white privilege was cemented during the decades when government-imposed policies excluded all but whites from owning homes in these neighborhoods. When Richard Rothstein addressed the SAMCAR community in October of 2020, he was asked what should be done to reverse the injustices of the past, and the first approach he mentioned was the modest densification of R-1 neighborhoods, i.e. allowing both plexes and modest-scale garden apartments to be built in neighborhoods currently zoned R-1. We concur with his thinking on this and regret that San Mateo has resisted moving in this direction, which would serve significantly to advance the goal of Affirmatively Furthering Fair Housing.

Thank you in advance for your consideration to our thoughts and for the opportunity to share them with you.

Sincerely,

Karyl Eldridge
Vice Chair of One San Mateo

[redacted]

Sent: Monday, February 7, 2022 4:31 PM

[redacted]

Subject: FW: Joint Meeting on Housing Element

Hi Joan,

Here is another Public Comment for tonight's meeting.

Mary

[redacted]

Subject: Joint Meeting on Housing Element

Hello Mayor, members of the city council, and planning commission:

HLC is very interested in tonight's joint Planning Commission and Council meeting to discuss policies for the housing element and I would like to share our perspective and our policy priorities. Housing Element policies are usually designed and formed to both meet the needs identified in the needs assessment and to overcome barriers identified under constraints. Additionally this year, the city must complete a fair housing analysis that would also present opportunities for solutions.

While this could hurt the city's ability to get a certified housing element on the first try, if the city changes task order, it will make it easier to engage with the local community and to, make a better plan, and shorten the review process..

That said, we have some specific policies that we would like you to consider:

Funding:

1. Increase the commercial linkage fee and design it to preference partnerships between affordable housing providers and commercial developers.
2. Increase the transfer tax on real estate sales over 1 million dollars.
3. Make affordable homes exempt from some fees (like park fees) to decrease the cost and make the city's limited resources stretch further.

On sites:

1. Beyond following state guidelines on the process for developing a sites list, look at publicly owned sites, including areas that are owned by other agencies, for the opportunity to provide affordable homes.

2. Also look at quasi public sites (churches, nonprofits). If an institution is interested in developing affordable homes, what steps (including rezoning) does the city need to take to enable that development.

Overcoming Constraints:

1. Again, complying with state law and identifying constraints before you make decisions on policies is critical.
2. Strategies for parcel assembly
3. Lower your parking requirements, where appropriate
4. Review the neighborhood associations practices for electing leaders, hosting meetings, and providing opportunities for everyone in the neighborhood to participate.

In addition, the city needs specific policies and programs to create ELI housing and housing for special needs populations, and to help prevent displacement and homelessness.

The process for developing a housing element has changed significantly since the last cycle. It is challenging to keep up with the changes and meet the deadlines. But San Mateo has some of the strongest housing leaders on both the Planning Commission and City Council. It is HLC's hope that the City will create a model Housing Element - one of the best in the state that will serve a an example to other communities in our county and follow the process as outlined by HCD. We look forward to the continued conversation about policies and programs after other work has been completed.

Thank you for your time and leadership.

Evelyn Stivers
Executive Director
Housing Leadership Council of San Mateo County
2905 S El Camino Real
San Mateo, CA 94403
[redacted]
www.hlcsmc.org

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POWERING SAN MATEO COUNTY
SINCE 1908

(650) 574-4239
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February 9, 2022

Regarding: San Mateo DRAFT Adequate Sites List, December 2021

Dear City Of San Mateo Officials,

It has come to our attention that the City Of San Mateo has listed as 'moderate' the chance that property which is owned by the IBEW on Leslie Street may change its current use to housing during the RHNA cycle six which runs from 2023 through 2031.

I am writing to inform you that the IBEW has absolutely no intention of changing its use during that time period. We are viewing the current use as a long-term investment.

Respectfully,

David M. Mauro
Business Manager/Financial Secretary
IBEW Local Union 617

DMM:mfb
Opeiu29/afl-cio

Housing Element Best Practices:

Lessons from Previous Cycles

MidPen HOUSING

January 2022

HOUSING ELEMENT BEST PRACTICES:
Lessons from Previous Cycles

MidPen Housing has compiled a set of case studies to illustrate high-impact policies advanced in the last Housing Element cycle and suggest strategies based on successful implementation. This current cycle presents an important opportunity to build and expand upon what worked previously to plan for equitable growth.

At the time of the last Housing Element cycle, many of the tools profiled were designed to exceed State-level policies established by the State Density Bonus Law (SDBL) for projects with affordable housing. In recent years, the State's policies, through the more powerful SDBL and SB-35 procedural incentives, have evolved considerably, accelerating change. This creates an opportunity with this next cycle to again look at the State-level landscape as a base to respond to, build from, and exceed with local policies tailored to local specifics and needs.

As with the most recent cycle, jurisdictions can look at today's tools and find ways to make them most effective by making more sites eligible, or set policies that go beyond them with the goals of delivering more housing more quickly. Jurisdictions able to maximize land opportunities and reduce development costs can help spread limited public resources further. Given the vastly changed State landscape, jurisdictions have a much different starting point than the last Housing Element cycle to evaluate opportunities that generate the most impact from their policies.

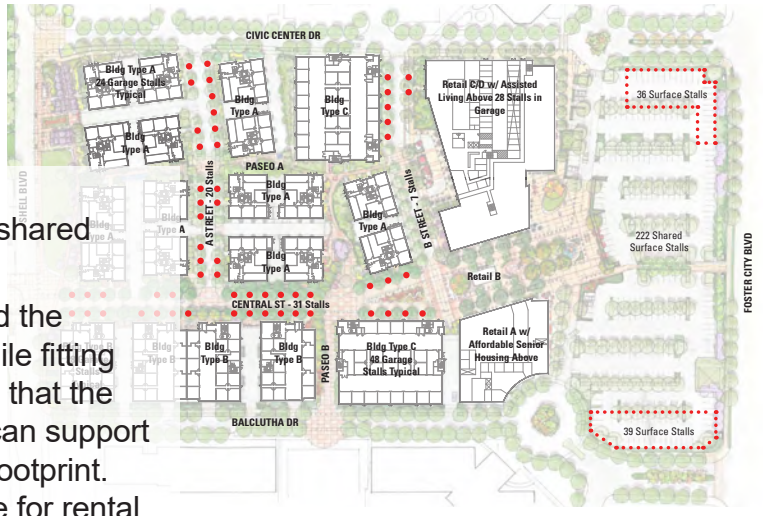
The Housing Element is a key step to advance the infrastructure needed to support inclusive development through planning and building tools. The most effective jurisdictions had site inventories and policies that were complementary. As jurisdictions work on their policy tools with this cycle, it is critical to take a tactical approach to site selection to realize feasible implementation. We hope these examples are useful to city partners and other community stakeholders.

POLICY: Master-planned sites with opportunities to maximize housing density and share infrastructure; senior housing overlay

RATIONALE: Increases feasibility of affordable housing by spreading density and other planning calculations across a larger development site

CITY EXAMPLE: Foster City

Foster City identified an undeveloped 15-acre City-owned property adjacent to City Hall as a housing opportunity site with a vision for a master-planned, mixed-use, mixed-income senior community. In 2011, the City began negotiations with the master developer and pursued a project that consisted of 66 affordable homes along with 355 market-rate and assisted living units. In addition to including the site in their housing element, another enabling policy was utilization of a senior housing overlay zone to facilitate affordable senior housing (reduced parking needs, reduced unit sizes, increased density, fee waivers, priority processing). This form-based/Floor Area Ratio (FAR)-based approach to density makes sense for projects with smaller unit types like senior or supportive housing. Structuring the development's high-level approvals as a larger master plan instead of breaking into three to four separate projects enabled cost savings for the affordable residential component, increasing feasibility.



PROJECT IMPACT EXAMPLE:

Alma Point at Foster Square - completed

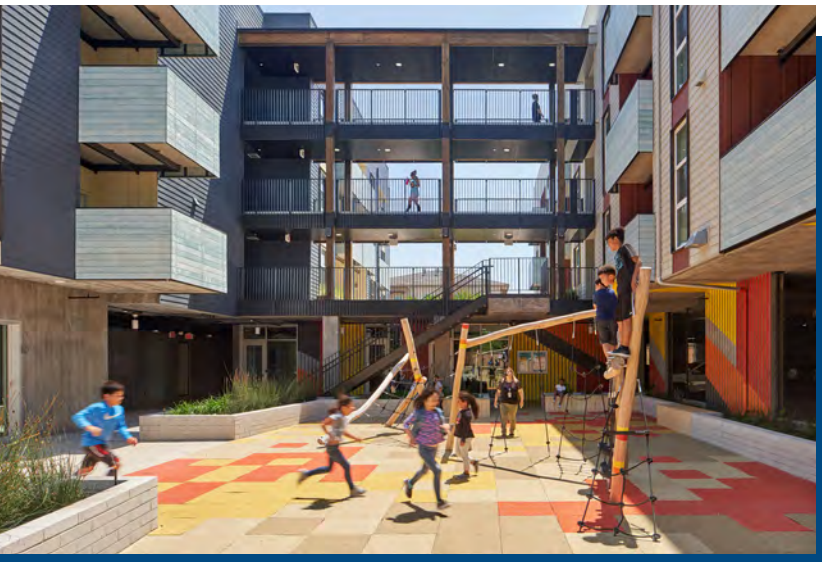
- Units: 66 (127 units/acre, 78 units/acre including shared surface parking)
- Impact: The City's senior housing overlay enabled the project to achieve a much higher density level while fitting within an appropriate built form for the site. Given that the site is senior housing with smaller units, the site can support much higher units/acre within the same building footprint. Foster City's code has a minimum square footage for rental units of 750 sq. ft., while senior housing units are typically below 550 sq. ft. for studios/1-bedrooms. The ability to leverage non-residential components of the project (public space and commercial space) reduced costs for elements like parking and infrastructure. Senior parking requirements of .5/unit for residents and .5/unit for guest would have resulted in a required 1:1 ratio. With shared parking, the project was able to move forward with a .59:1 ratio
- Cost savings of $1.6M, including $1.27M in shared infrastructure and $202K in saved costs via the parking reduction
- Increased density from 35 units/acre to 127 units/acre

POLICY: Fee exemptions for affordable housing

RATIONALE: Increases feasibility of affordable housing by decreasing costs

CITY EXAMPLE: Sunnyvale exemption for park in-lieu fees

- Park dedication in-lieu fee: $69 per square foot
- This is the biggest lever in Sunnyvale's fee schedule
- The City waives park fees for affordable rental projects and for affordable units in mixed-income rental projects, such as affordable units in density bonus projects



PROJECT IMPACT EXAMPLE:
Edwina Benner Plaza - completed

- Units: 66 (50 units/acre)
- Park impact fee: $2.4M ($37.6K per unit)
- Impact: This exemption reduced the total development budget by about 5%. These waived fees are also advantageous to the project's ability to secure financing as they count towards the local leverage calculation utilized by competitive financing sources like the Low-Income Housing Tax Credit program (LIHTC)

PROJECT IMPACT EXAMPLE:
1178 Sonora Court - in development

- Units: 176 (140 units/acre)
- Park Impact Fee: Approximately $7.8M ($44K per unit)
- Impact: This exemption reduced the total development budget by about 6%. These waived fees are also advantageous to the project's ability to secure financing as they count towards the local leverage calculation utilized by competitive financing sources like the Low-Income Housing Tax Credit program (LIHTC)

POLICY: Reduced parking standards for affordable housing

RATIONALE: Increases feasibility of affordable housing by decreasing costs

Saves one of the typical waivers in the State Density Bonus Law (SDBL) so developers can use it for another feasibility-improving modification

CITY EXAMPLE: Sunnyvale parking reductions

Reduced parking requirements for affordable housing developments and housing for seniors or persons with disabilities were adopted in 2011. The modified parking ratio that MidPen Housing was allowed to use for the 124-unit Fair Oaks Senior Housing project served as the basis for the adopted parking standard for affordable housing for seniors or persons with disabilities. The City also adopted provisions to allow development applications for senior housing, housing for persons with disabilities or housing affordable to lower income households to include requests for further reductions in the parking requirements. The request can be granted if the approving body finds that the applicant's proposed parking standard is adequate through a combination of any of the following considerations: location or proximity to transportation, variety or forms of transportation available, accessibility, services and programs offered, or population served by the proposed housing development. Many jurisdictions have adopted lower parking requirements for affordable housing based on robust data showing lower rates of car ownership and utilization at affordable housing properties given income, as well as locations that are often proximate to high-quality transit given financing-program criteria.

PROJECT IMPACT EXAMPLE:
Onizuka Crossing - completed

- Units: 58 (46 units/acre)
- Parking spaces required without restrictions: 122
- Parking spaces provided with reductions: 93
- Cost per space: $22.5K
- Parking savings: $653K
- Impact: This policy reduced the total development budget by about 2% and enabled the project to utilize its SDBL concessions for other items impacting feasibility

POLICY: Exceptions to development standards for affordable housing

RATIONALE: Increases feasibility of affordable housing through exemptions that go above and beyond what would be enabled through SDBL

CITY EXAMPLE: Half Moon Bay

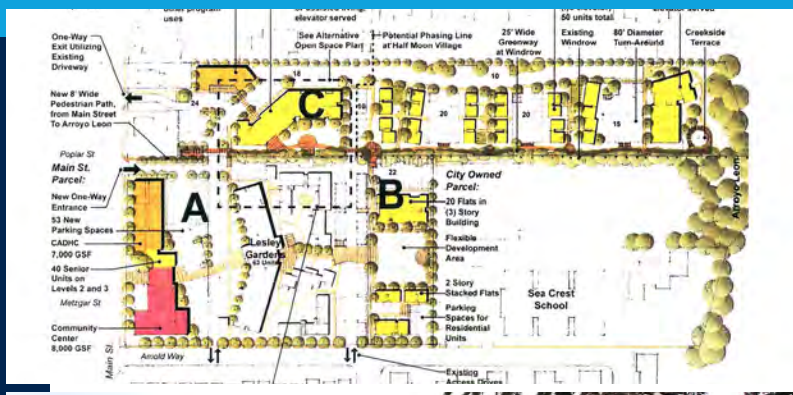
Section 18.06.050(H) of the zoning code states that development standards for residential uses may be waived or relaxed for an affordable housing project. This provision allows developers much flexibility in designing affordable housing projects. Minimum lot sizes, widths, setbacks, parking, and other requirements can be reduced or waived, as long as the resulting development conforms to the certified Local Coastal Program (LCP) and other applicable provisions of the zoning code outside of chapter 18.06. This was applied in MidPen's Half Moon Village project, which was enabled through partnership with the San Mateo County Housing Authority and City of Half Moon Bay.

PROJECT IMPACT EXAMPLE:
Half Moon Village - completed

- Units: 160 (27 units/acre)
- Exceptions: maximum height (from 28 to 40 ft) and parking (2.25 to .75)

  Performed density calculations looking at the larger campus area, which arrived at a density that met LCP requirements
- Impact: With reduced parking and increased height, this policy enabled redevelopment to increase the number of homes from 60 existing units to 160 new units

  Cost savings of $1.8M for reduced parking, 3.7% of the total development budget



POLICY: Affordable Housing Overlay zone

RATIONALE: Increases feasibility of affordable housing through targeted incentives that exceed the SDBL

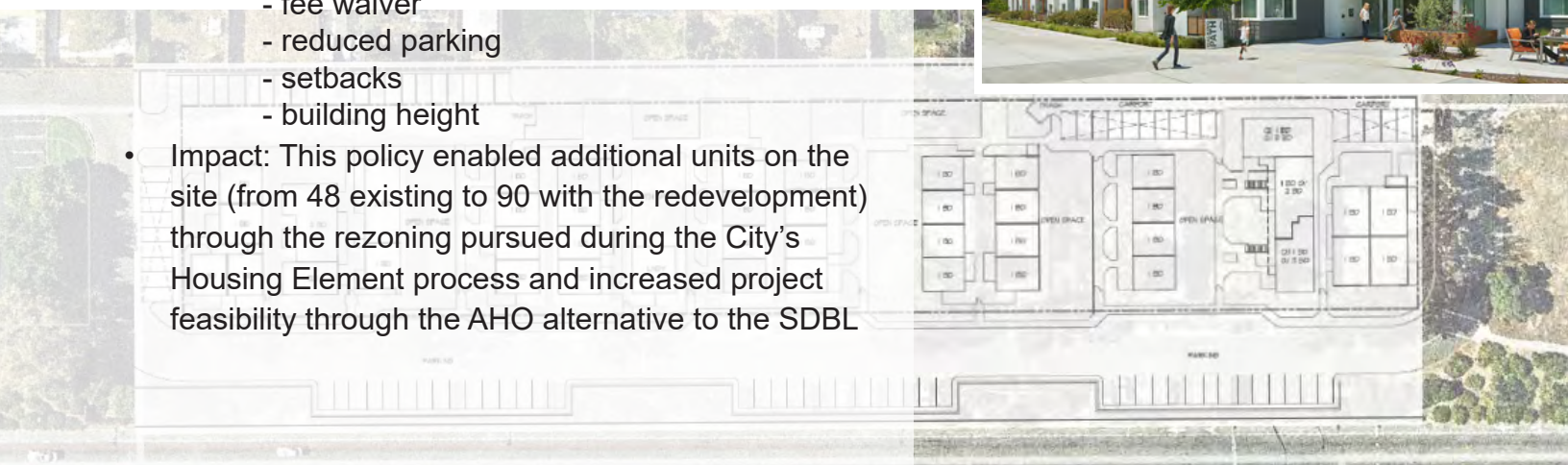
Upzoning tied to community benefit

CITY EXAMPLE: Menlo Park Affordable Housing Overlay (AHO)

Through Menlo Park's Housing Element process and site inventory analysis, they arrived at the policy tool of an AHO zone with incentives that go beyond the SDBL. The rezoning applied the overlay to affordable housing opportunity sites as well as a targeted specific plan area. Overlays like this create a win-win for site owners and developers that want to provide affordable housing, as the overlay increases site value for those who can execute on the development vision being incentivized. Menlo Park's Gateway Apartments, an affordable housing property acquired by MidPen in the 1980s, presented an opportunity for adding units. The City worked to identify properties that could be a fit for both planning and implementation, looking at ownership and alignment.

PROJECT IMPACT EXAMPLE:
Sequoia Belle Haven - completed

- Units: 90 (31 units/acre)
- Units permitted under R-4-S zoning without AHO: 30 units/acre
- Units permitted under R-4-S zoning with the AHO: 48 units/acre vs 40 units/acre under max SDBL
- Units permitted under prior site zoning (R-3) with the SDBL: 18 units/acre max plus 35% SDBL for 25 units/acre
- Other AHO incentives utilized:
  - fee waiver
  - reduced parking
  - setbacks
  - building height
- Impact: This policy enabled additional units on the site (from 48 existing to 90 with the redevelopment) through the rezoning pursued during the City's Housing Element process and increased project feasibility through the AHO alternative to the SDBL



POLICY: Use of surplus land and City-led rezoning

RATIONALE: Increases feasible development opportunities and removes zoning risk

CITY EXAMPLE: Fremont

The City of Fremont reviewed their properties and identified surplus opportunities, including actions to enhance feasibility of development through its General Plan Amendment (GPA) and rezoning. They identified a 2.3 acre vacant site, which became Stevenson Terrace, as land to sell or lease to local public entities proposing the development of low- and moderate-income housing per the State's Surplus Land Act requirement. The City also issued a Notice of Funding Availability (NOFA) to provide financing for affordable housing development which accelerated the process so that Stevenson Terrace could be entitled, positioned to secure additional needed financing, and constructed to provide affordable housing to families quickly. Additionally, the use of the SDBL permitted a higher density and concessions to support a cost-effective design, supporting the City's vision for more affordable housing.

PROJECT IMPACT EXAMPLE:
Stevenson Terrace - completed

- Units: 80 (35 units/acre)
- Rezoning: City rezoned from open space to medium density residential prior to disposition
- Impact: This policy enabled high density housing development and accelerated delivery of housing units

POLICY: Identifying housing opportunity sites owned by mission-aligned organizations

RATIONALE: Increases likelihood of near-term progress on housing goals

CITY EXAMPLE: Santa Cruz County

St. Stephens Senior Housing is a 40-unit senior affordable housing community in the Live Oak community of unincorporated Santa Cruz County. Long considered a “priority development area” by the former County Redevelopment Agency, it was through a partnership with regional non-profit Communities Organized for Relational Power in Action (COPA) that a local member organization expressed a willingness to support the provision of more affordable housing by utilizing a vacant portion of their property. The County of Santa Cruz subsequently approved the subdivision and rezoning of ~1.8 acres of the existing St. Stephens Church property from public facilities to multifamily residential to enable St. Stephens Senior Housing to be built. Beyond the utilization of the SDBL to achieve higher density, the County’s code also provided a 75% parking reduction for senior housing, as well as allowed a shared parking arrangement with the Church, which significantly reduced development costs. These policies enabled the Church to enact their vision of aligning surplus real estate to meet their core mission through advancing affordable housing.

PROJECT IMPACT EXAMPLE:
St. Stephens Senior Housing - completed

- Units: 40 (22 units/acre)
- Parking savings: $457.5K
- Impact: Rezoning and SDBL enabled additional units on the site, and the reduced parking allowance increased project feasibility and lowered development costs (standard requirements

POLICY: Public sector led rezoning for affordable housing

RATIONALE: Increases feasible development opportunities and removes zoning risk

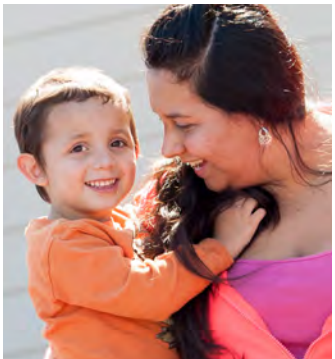
CITY EXAMPLE: Santa Cruz County

As part of the 2007 Housing Element effort, the County rezoned 6 sites totaling approximately 29 acres to a density of 20 units/acre, creating potential for nearly 600 units. They also completed the environmental review process.

PROJECT IMPACT EXAMPLE:
To date, MidPen has developed 3 of the 6 sites including Schapiro Knolls, Pippin Orchards Apartments and Aptos Blue, and is in the process of developing Pippin Phase II. These projects were zoned by-right per the County's Planned Unit Development (PUD). Design review is the only remaining discretionary approval required to develop the property. This removes substantial business risk for incoming development partners and decreases the time and money needed to obtain entitlements. MidPen estimates this saved $2M between the 4 projects and also shortened each timeline by at least 12 months.

Santa Cruz County Housing Element Sites Developed / In Development

- Project and Units: 4 communities totaling 254 homes
- Impact: This policy enabled 242 additional units beyond what would have been feasible under the previous zoning.



POLICY: Identifying public and privately-owned sites with existing housing stock for total redevelopment to increase density

RATIONALE: Potential to both improve and expand stock of housing
Increases likelihood of near-term progress on housing goals

CITY EXAMPLE: Pleasanton

Kottinger Gardens is the redevelopment of Kottinger Place and Pleasanton Gardens, two existing senior communities in the City of Pleasanton, into one integrated senior affordable housing community with 185 new units, doubling the original count. Kottinger Place was owned by the City's Housing Authority and Pleasanton Gardens was privately owned by a nonprofit originally founded with representatives from three local churches. The two properties were located across the street from each other, but operated independently for 40 years. Bringing them together was the result of thoughtful planning and community outreach on the part of The Kottinger Place Redevelopment Task Force formed by the City of Pleasanton to address several long-term challenges at both properties, including increasing maintenance requirements, and the lack of accessibility and energy-efficient features in the homes. The redevelopment was financed and constructed in two phases.

PROJECT IMPACT EXAMPLE:
Kottinger Gardens - completed

- Units: 185 (28 units/acre)
- Impact: Redevelopment of 90 functionally obsolete public housing units and privately-owned affordable homes for seniors into a high-quality new senior affordable development of 185 units

YIMBY LAW

CALIFORNIA YIMBY

February 28, 2022

Policy Recommendations for 6th Cycle Housing Element

Dear Planning staff:

YIMBY Law submits this letter to share our policy goals and recommendations for the Policies and Programs section of your Housing Element. We appreciate the opportunity to participate in the Housing Element process.

The Policies and Programs section of the city's Housing Element must respond to data, analysis and findings presented in the Housing Needs section. We repeatedly see findings that housing prices are high, segregation exists, and there is a lack of housing for special populations, but the Policies and Programs don't respond to these findings or try to change outcomes. The overview of the city's housing environment should set the scene, and the policies and programs should explain what the city is going to do to fix it.

Our policy goals are as follows:

Affirmatively Furthering Fair Housing

1. **Prioritize rezoning in high resource, historically exclusionary neighborhoods.** Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their

Housing Elements.

2. **Establish a strong tenant protection ordinance so that new housing benefits everyone.** Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.

3. **Support homeownership opportunities for historically excluded groups.** Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.

Site Capacity

4. **Adequately plan for density.** Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.

5. **Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%.** Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.

6. **Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory.** Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.

Accessory Dwelling Units

7. **Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.** We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.

8. **Incentivize new ADUs, including those that are rent-restricted for moderate- or lower-income households or that are prioritized for households with housing choice vouchers.** Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.

Zoning

9. **Allow residential to be built in areas that are zoned for commercial use.** There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.

10. **Allow flexibility in inclusionary zoning.** Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land

dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be "sprinkled throughout" the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.

Better Entitlement Process & Reducing Barriers to Development

11. **Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing.** A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.

12. **Reduce parking standards and eliminate parking minimums.** Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of $30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.

13. **Cap fees on all new housing.** Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.

14. **Provide local funding.** One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three

new revenue streams that should be considered: 1) **Transfer tax**, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) **Vacancy tax** may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) **Commercial linkage** fees should be adopted or revisited for increases on new commercial developments.

We urge you to include these policies in your 6th cycle Housing Element.

Best regards,

Sonja Trauss

Executive Director

YIMBY Law

sonja@yimbylaw.org

PSBUSINESSPARKS.

March 16, 2022

Via Electronic Mail

Members of the Planning Commission
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

RE: Bayshore Corporate Commons—1720 South Amphlett Boulevard

Dear Members of the Planning Commission:

We are writing on behalf of PS Business Parks ("PSBP"), the owner of property located at 1720 South Amphlett Boulevard in San Mateo, CA ("City"), known as Bayshore Corporate Commons (the "Site"). In anticipation of the Planning Commission's meeting on March 22, 2022, we would like to provide the attached letter to the General Plan Subcommittee that conveys what we believe would be the most appropriate land use designation for the Site as you consider the current Land Use Alternatives.

At its March 7, 2022 meeting, the General Plan Subcommittee generally favored our proposed Mixed Use Medium designation over the current residential scenarios and we hope the Planning Commission will do the same.

We appreciate all of the hard work that the City is putting into this General Plan Update effort. As stakeholders in the process, we look forward to a collaborative partnership with the City as important decisions are being made for the City's long-term economic health.

Thank you for your consideration.

Sincerely,

Bradley Karvasek

Bradley Karvasek
Vice President
Senior Development Executive

Attachment
cc: Coby Holley, Senior Vice President - Real Estate

PSBUSINESSPARKS.

February 15, 2022

Via Electronic Mail

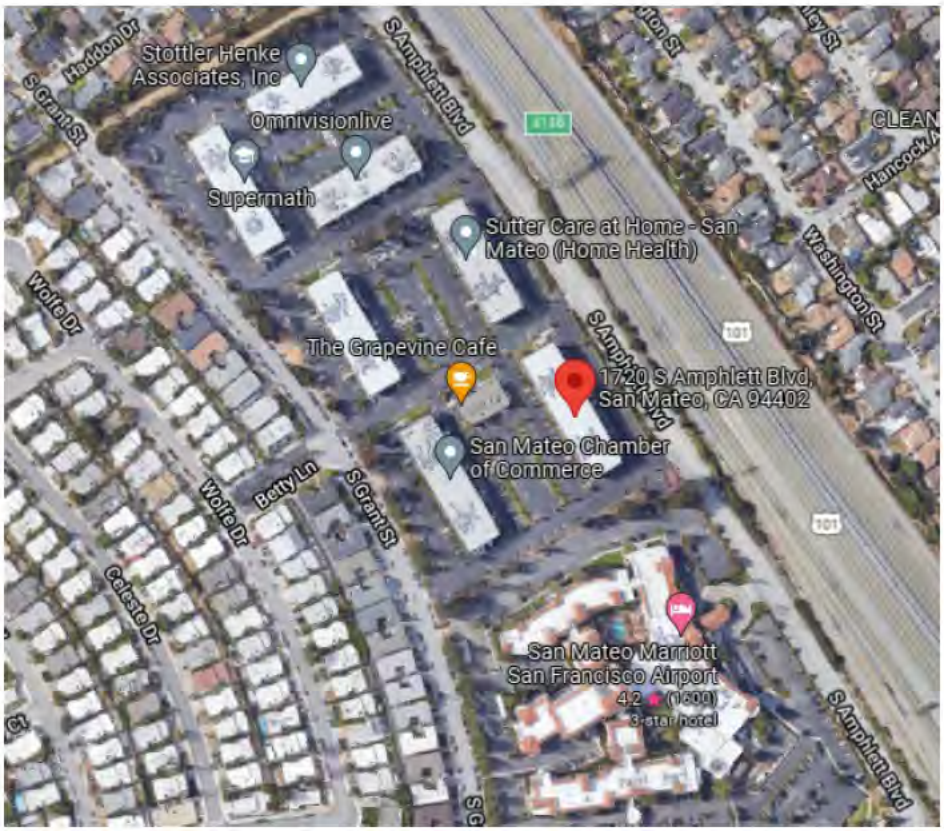
Zachary Dahl
Deputy Director of Community Development
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

RE: Bayshore Corporate Commons—1720 South Amphlett Boulevard

Dear Zach:

We are writing on behalf of PS Business Parks ("PSBP"), the owner of property located at 1720 South Amphlett Boulevard in San Mateo, CA ("City"), known as Bayshore Corporate Commons (the "Site"). In anticipation of the General Plan Subcommittee's meeting on February 17, 2022, related to the Preferred Scenario Selection Process, we would like to weigh in on what we believe would be the most appropriate land use designation for the Site as the Subcommittee considers the current Land Use Alternatives.

By way of background, the Site is approximately 14.5 acres and is located at 1720 South Amphlett Boulevard, which is northwest of the U.S. 101/State Route 92 junction and just north of the San Mateo Marriott (see aerial below). The Site is currently developed as an office park, consisting of eight low-rise buildings with approximately 340,000 square feet of commercial office space, surrounded by U.S. 101 to the east, the San Mateo Marriott to the South, and residential development to the north and west.

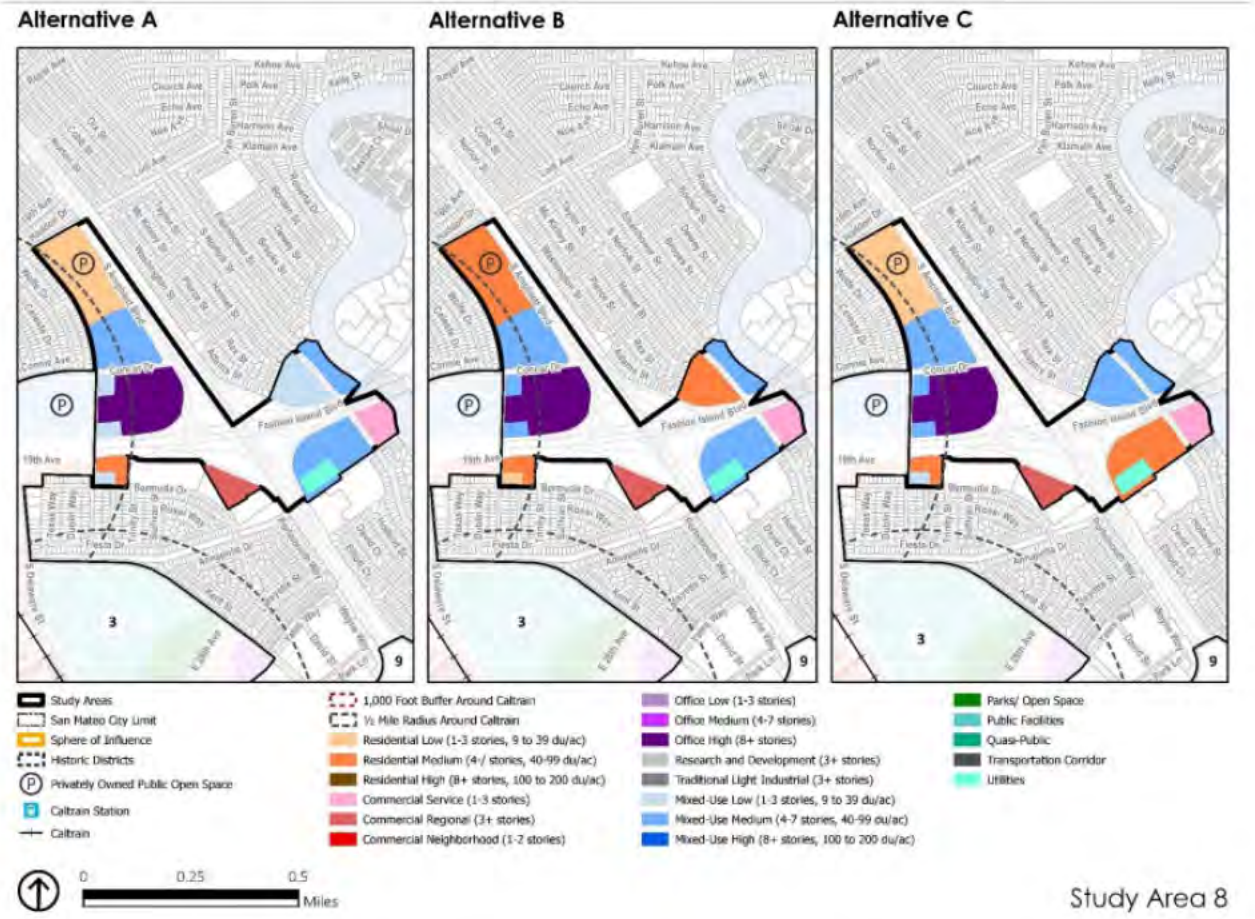


We have reviewed the Land Use and Circulation Alternatives Evaluation dated January 14, 2022 and have some observations about the designations chosen for the Site in the three Land Use Alternatives—A, B, and C (shown below)—in Study Area 8. Alternatives A and C both show the Site designated as Residential Low, which allows for 1-3 stories and 9-39 dwelling units per acre. Alternative B shows the Site designated as Residential Medium, which allows for 4+ stories and 40-99 dwelling units per acre. Notably, all three Alternatives show the neighboring parcel to the immediate south with a Mixed-Use Medium designation. This Mixed-Use Medium designation contemplates 4-7 story buildings with a mix of commercial, office, and/or residential integrated within the same site or same building. It also provides for a residential density of 40-99 dwelling units per acre, 0.25 FAR for retail, and 3.0 FAR for office.

Given the long-term historical use of the Site as office, its location next to U.S. 101, and the immediate adjacency to commercial, office and residential, we believe that a Mixed-Use Medium designation for the Site would be more fitting than the current proposed Residential designations. The allowance for more mixed-use density in an existing commercial zone proximate to the Hayward Park Caltrain Station makes good planning sense and maximizes the opportunities for the Site's ultimate highest and best

PSBUSINESSPARKS.

use. The City already has recognized that the Mixed-Use Medium designation is appropriate for the adjacent Marriott site; therefore, we respectfully request that the City consider extending that designation north to include the Site. The uses and densities would align in this surrounding context and the City would create the flexibility needed for viable redevelopment of the Site.



We appreciate all of the hard work that the City is putting into this General Plan Update effort. As stakeholders in the process, we look forward to a collaborative partnership with the City as important decisions are being made for the City's long-term economic health.

PSBUSINESSPARKS.

Thank you for your consideration.

Sincerely,

//SIGNED//

Bradley Karvasek
Vice President—Development

cc: Coby Holley, Vice President Real Estate

WINDY HILL
property ventures

March 18, 2022

Sent via email: generalplan@cityofsanmateo.org

Planning Commission
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403-1388

Re: 2040 General Plan Site Recommendation
1885 S. Norfolk Street, San Mateo

Dear Planning Commission,

Windy Hill is a committed partner with the City of San Mateo toward achieving the City's 2040 General Plan vision for a vibrant, livable, diverse and healthy community. In line with the City's values, Windy Hill seeks to develop well-designed projects that help provide a full spectrum of housing choices for the community. Windy Hill is interested in working with the City to redevelop the property located at 1885 S. Norfolk Street (the Fish Market site) with residential housing adjacent to the library.

The Fish Market site is currently zoned Neighborhood Commercial (C1) which permits commercial uses, but also allows residential units with a special use permit. The current General Plan provides "If San Mateo is to meet its housing needs, it will need to encourage multi-family housing on vacant sites and through redevelopment." The Fish Market site presents just such an opportunity site.

As part of the 2040 General Plan visioning, the City is considering a medium density residential designation that would allow four to seven story residential buildings and 40 to 99 units per acre. Windy Hill and the property owner encourage the City to apply this medium density residential designation to the Fish Market site to allow it to redevelop with a fully residential project. If, however, the City wishes to retain flexibility and consistency with the current zoning that allows both commercial and residential, Windy Hill and the owner of the Fish Market site would also support rezoning the property to mixed-use medium, provided that an all residential project was possible. The proposed mixed-use medium designation would allow four to seven story buildings, with 40 to 99 units per acre and a floor area ratio of 0.25 for retail and 3.0 for office.

Windy Hill is excited for the opportunity to provide a residential product on the Fish Market site that would provide for the City's housing needs, both market rate and affordable. Thus, Windy Hill and the property owner encourage the City to designate

the site as medium density residential or mixed-use medium in the 2040 General Plan update.

Sincerely,

Michael Field
Windy Hill Property Ventures

Thomas Wilson, President
Fish Market Property Owner

Cc: City Council (via email citycouncil@cityofsanmateo.org)
Lisa Ring (via email: [redacted]
Leigh F. Prince (via email: [redacted]
Drew Corbett - dcorbett@cityofsanmateo.org
Christina Horrisberger - chorrisberger@cityofsanmateo.org
Zach Dahl - zdahl@cityofsanmateo.org

[redacted]

From: Housing
Sent: Thursday, May 12, 2022 10:37 AM
To: [redacted]
Subject: FW: City Council Draft Housing Element Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

From: [redacted]
Sent: Thursday, May 12, 2022 10:27 AM
To: General Plan <generalplan@cityofsanmateo.org>; Housing <housing@cityofsanmateo.org>
Subject: Re: City Council Draft Housing Element Meeting

Good morning.

Please consider the density of housing in San Mateo.

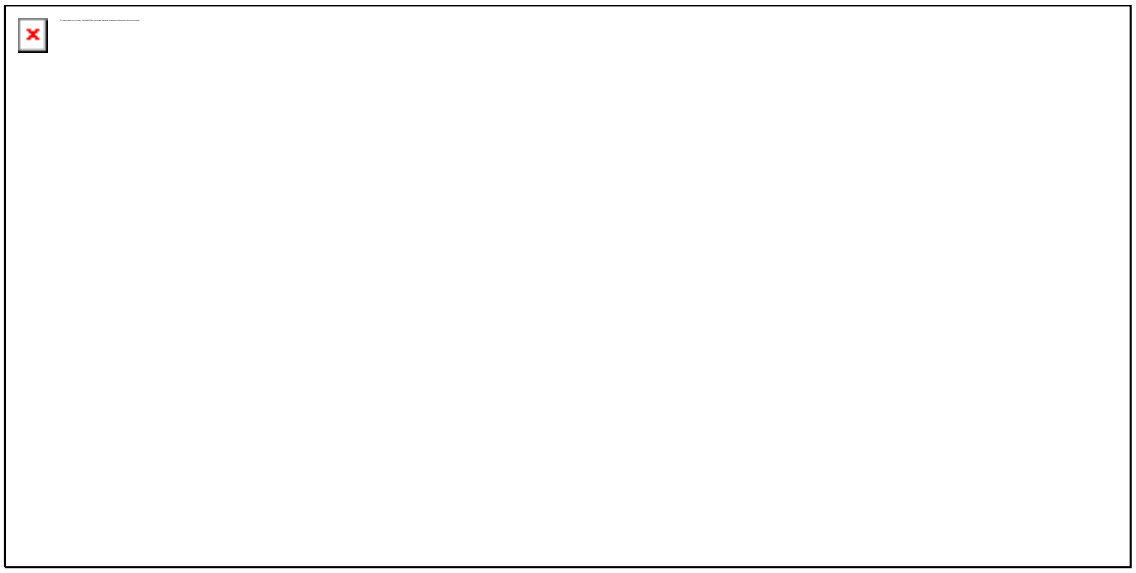
- Then consider that we are in a drought. Where will the water come from to provide adequate plumbing in all of these new homes you wish to build?
- Will there be newly built, quality schools to provide state-of-the-art learning, or will our classrooms be overcrowded?
- As of now, Mills-Peninsula finds it challenging to accommodate the amount of patients going to the lab and doctors' appointments everyday. What will San Mateo provide to alleviate the amount of lab techs that are needed, availability of medical appointments, the ability to treat ER patients, and to provide the time slots needed for operations?
- The pandemic demonstrated how quickly food and home goods disappear off shelves. Will San Mateo provide more grocery stores for the amount of people that would move into ALL of the new housing?
- With this increase of population, our neighborhood streets as well as freeways are already congested to the point of slowing down to 20 mph at given times during the day and week. What are the considerations and possibly cautions in regard to this clearly present situation throughout San Mateo?

Needless to say, the general plan of housing in San Mateo neglects to look at the big picture. Instead, sadly, it is myopic in regard to filling quotas rather than providing for the needs of its community.

With deep concerns,
Maureen Zane

-----Original Message-----
From: City of San Mateo <generalplan@cityofsanmateo.org>
To: Maureen Zane [redacted]
Sent: Thu, May 12, 2022 9:16 am
Subject: City Council Draft Housing Element Meeting

View this email in your browser



City Council Meeting

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of San Mateo City Council will hold a public hearing regarding the City's 2023-2031 Draft Housing Element.

MEETING DATE: Monday, May 23, 2022 at 5:30 p.m.

MEETING LOCATION: City Council Chamber, City Hall, 330 W. 20th Avenue, San Mateo, CA 94403; and Remotely via zoom, please visit www.cityofsanmateo.org/publicmeetings for meeting information and access.

PROJECT NAME: 2023-2031 Housing Element Update

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: Based on community, Planning Commission, and City Council input, the City has developed a Draft 2023-2031 Housing Element that identifies how the City

can accommodate 7,015 housing units over the next 8 years and establishes goals, policies and programs to help address the current and future housing needs within the City while affirmatively further fair housing policies. It is an important document that will guide future decisions about housing and sets forth an action plan to implement housing goals in the next eight years. The City Council will hold a public hearing to receive community input and consider the Draft Housing Element. The Draft Housing Element is available for public review at City Hall and online at https://www.cityofsanmateo.org/4478/Housing-Element-2023-2031.

STAFF CONTACT: Manira Sandhir, Planning Manager, [redacted],
housing@cityofsanmateo.org;
City of San Mateo, Planning Division, 330 West 20th Avenue, San Mateo, CA 94403

***

The City Council public hearing has been set for the above date which is open to the public in person or remotely. You may send written comments to the City Staff Contact listed above, and please reference “Housing Element” in the subject line.

If any person challenges this item in court, that person may be limited to raising only those issues the person or someone else raised at the public meeting described in this notice, or in written correspondence delivered at, or prior to, the public meeting.

AMERICANS WITH DISABILITIES ACT — In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the city staff, 48 hours prior to the meeting, at clerk@cityofsanmateo.org or (650) 522-7040.

For additional project information please refer to https://www.cityofsanmateo.org/4478/Housing-Element-2023-2031.

THANK YOU!

Questions? Contact:

Manira Sandhir, Planning Manager and Zoning Administrator, tel: [redacted], fax: [redacted], email: [redacted]

office: City Hall-Planning Division, 330 W. 20th Ave, San Mateo, CA 94403

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City of San Mateo · 330 W 20th Ave · San Mateo, CA 94403-1338 · USA

[redacted]

From: Housing
Sent: Tuesday, May 17, 2022 9:55 AM
To: [redacted]
Subject: FW: Carpemnters Union Input on Housing Element
Attachments: San Mateo Housing Element.pdf

[redacted]
Administrative Tech| Housing
330 W. 20th Ave., San Mateo, CA 94403
[redacted]

From: Edward Evans [redacted]
Sent: Monday, May 16, 2022 9:43 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Carpemnters Union Input on Housing Element

Dear Sir or Madame,

Please accept the attached letter from the Carpenters Union as input on the San Mateo Housing Element. Thank you.

All the best,

Ed Evans

Senior Field Representative/Financial Secretary-Treasurer

Local 217, San Mateo County

Nor Cal Carpenters Union

1[redacted]

"Any time you have an opportunity to make a difference in this world and you don't, then you are wasting your time on earth." Roberto Clemente

CARPENTERS UNION LOCAL 217
SAN MATEO COUNTY

May 13, 2022

City of San Mateo
Planning Manager
330 West 20th Ave.
San Mateo, CA 94403
Via Email: housing@cityofsanmateo.org

Re: San Mateo Housing Element

Please accept these comments on the above referenced Housing Element Update on behalf of the members of Carpenters Local 217, which represents working men and women in San Mateo. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), as well as the policy goals outlined in the San Mateo Housing Element and larger General Plan, it is vital that San Mateo support efforts to build the local construction workforce. We commend the Housing Element's identifying of sites with the capacity to develop 156% of the City's RHNA, as the members of Local 217 who reside in San Mateo are intimately familiar with the region's housing crisis. Local 217 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

The San Mateo Housing Element noted in its required constraints analysis that the lack of a local construction labor force "leads to project delays as workers are either unavailable or lost to more profitable projects." If anything, this undersells the severity of the labor shortage in residential construction. Neither the county nor the city of San Mateo have enough skilled, highly productive residential construction workers to build the 47,000+ units that all of the cities in San Mateo County are supposed to produce over an 8 year time period. The City of San Mateo alone is aiming to build nearly 10,000 of these units. Fewer than 500 San Mateo residents are employed building housing. Five hundred construction workers cannot build 10,000 units of housing in eight years.

To support the policy goals of the Housing Element and overcome identified constraints, Local 217 is requesting that the City add local hire and apprenticeship requirements to the General Plan and Housing Element for all residential construction projects larger than 10 units. The standards Local 217 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce,

The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements

The Carpenters propose the following additions to the Municipal Code of San Mateo for any residential project larger than 10 units

Permitting requirements in the Municipal Code of San Mateo

> A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of San Mateo, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

Apprenticeship:

> For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards **OR** in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre-qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

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While there has been a remarkable economic expansion in San Mateo since 2010, rising inequality and displacement adds to the City's affordability crisis and threatens to undermine the region's strong economy. The San Mateo Housing Element calls for a greenhouse gas reduction program and sustainable development, and notes that the City's jobs/housing imbalance continues to grow. Policies that require the utilization of apprentices and a local construction workforce, in tandem with programs currently operational by Local 217 outlined below, will help right that imbalance and ensure that this project helps the City meet the goals of the San Mateo General Plan.

Local 217 has implemented many programs that will enable the City to meet the General Plan and Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in San Mateo, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC's), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong

partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of San Mateo. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

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Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by San Mateo and San Mateo County.

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Local 217 is in a unique position to address many of the key ideas outline in the San Mateo Housing Element Update. By investing in the training and utilization of apprentices, performing outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 217 is prepared to assist in closing the affordability gap in San Mateo and the Bay Area. We look forward to engaging City staff and elected leaders as the Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 217.

Thank you for your time and consideration of these comments.

Sincerely,

Ed Evans
Senior Field Representative
Carpenters Local 217

EE/em
OPEIU:29/afl-cio

UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMERICA
LOCAL UNION #217
SAN MATEO COUNTY, CA

[redacted]

From: Housing
Sent: Tuesday, May 17, 2022 9:56 AM
To: [redacted]
Subject: FW: Housing Element
Attachments: San Mateo Housing Element Public Comment_Spievack.pdf

[redacted]
Administrative Tech| Housing
330 W. 20th Ave., San Mateo, CA 94403
[redacted]

From: Natalie Spievack [redacted]
Sent: Thursday, May 12, 2022 9:10 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

Hello,

I hope this email finds you well. My name is Natalie Spievack, and I am a Master of City Planning student studying housing and community development at UC Berkeley. I was also raised in San Mateo and am a 2014 graduate of Hillsdale High School.

I appreciate the thought and effort that have gone into the draft housing element. Attached, please see my public comment on how San Mateo can prioritize educational equity and school integration in its housing element.

If you are interested, I am happy to discuss this further with you and your colleagues. Thank you for your consideration.

Best,
Natalie

--
Natalie Spievack
Master of City Planning (Class of 2023)
Housing, Community, & Economic Development
[redacted]

May 12, 2022

Christina Horrisberger
[redacted]

Re: Prioritizing Educational Equity and School Integration in San Mateo's Housing Element 2022 Update

Dear Ms. Horrisberger,

I am writing to provide recommendations for the City of San Mateo's Planning Division to prioritize educational equity and school integration in the City's 2023-2031 Housing Element. As a San Mateo resident until age 18 and a Class of 2014 graduate of Hillsdale High School, I enthusiastically support the Planning Division's focus on equity in the draft Housing Element. However, the draft Housing Element does not adequately consider the links between housing and educational opportunity.

I urge the City to expand attention to the schools-housing nexus in the final 2023-2031 Housing Element. In doing so, the Housing Element will meet the state requirement to address educational opportunity in the Assessment of Fair Housing. Addressing the schools-housing nexus will also allow San Mateo to better plan for its families and be a leader among California cities. This letter describes how connecting housing policy with education goals can advance equity in both spaces and offers three sets of strategies to bring this goal to fruition.

The persistent link between where students live and where they go to school means that housing and educational inequities cannot be solved in siloes. Like most school districts across the country, the San Mateo-Foster City School District (SMFCSD) largely assigns students to schools by drawing school assignment boundaries around surrounding neighborhoods (Appendix, Figure 1).[1] This means that school demographics largely reflect underlying neighborhood demographics. As a result of policies and practices that have limited access to high-opportunity neighborhoods, Latinx students[2] and low-income students are concentrated in areas zoned for lower-performing schools.[3] These areas include the Shoreview, North Central, and Fiesta Gardens neighborhoods (Figures 2 and 3).[4]

Local housing policy perpetuates housing and school segregation in San Mateo. During the planning period for the 5th Cycle Housing Element (2015-2023), the bulk of affordable multi-family housing that

[1] This analysis focuses on SMFCSD, the local elementary school district, because segregation levels are higher in elementary school than in middle or high school. That is because the larger number of elementary school attendance zones means the racial composition of neighborhoods and schools is more closely linked.
[2] Black, Native Hawaiian and Pacific Islander, and Native American students, who are also marginalized, are not included in this analysis because they represent very small shares of the San Mateo population (<3%).
[3] Rothstein, Richard, "The Black Lives Next Door," *The New York Times,* August 14, 2020, https://www.nytimes.com/2020/08/14/opinion/sunday/blm-residential-segregation.html.
[4] There are some notable exceptions. George Hall, College Park Mandarin Immersion, and North Shoreview Montessori are a highly rated public schools located in lower-income areas. However, College Park and North Shoreview are magnet schools, meaning they have no residential boundaries and are accessible by transfer request only. While siting high-performing magnet schools in low-income areas can help increase access to opportunity, research has shown that low-income families are less likely to apply due to a lack of time and information to navigate the school application process.

was approved or built was located in areas that are zoned for lower-performing schools (Figure 4). Additionally, according to the draft Sites Inventory for the 6th Cycle Housing Element (2023-2031), most sites identified for potential development are located in areas zoned for lower-performing schools (Figure 5). While the City may be concerned about building affordable housing in areas near high-performing schools due to a relative lack of public transportation, it is important to note that many low-income families have vehicles and do not rely on public transportation. Patterns of Housing Choice Voucher utilization also perpetuate housing and school segregation. Voucher holders are more concentrated in areas zoned for lower-performing schools, likely because those areas remain more affordable or accessible (Figure 6).

Affordable housing strategies that increase access to high-performing schools can simultaneously address housing and educational equity. Housing is made more equitable because high-performing schools tend to be located in high-opportunity neighborhoods with other amenities like good jobs, safe public spaces, and clean air that facilitate positive long-term outcomes. Education is made more equitable because increasing access to high performing schools promotes school integration, which has long-term educational and economic benefits for low-income students and students of color, and social and civic benefits for all students.[5] Furthermore, the benefits of school and housing integration extend across generations – children who attend integrated schools are more likely to live in integrated neighborhoods and send their children to integrated schools as adults.[6]

The current moment offers a unique opportunity for the City of San Mateo to meet its goals of housing affordability and equity while promoting school integration. The City has made achieving housing equity and access for all residents a priority of its 2023-2031 Housing Element. SMFCSD has demonstrated a similar commitment to equity through the recent creation of its Equity Task Force. Additionally, the federal Affirmatively Furthering Fair Housing (AFFH) rule and the State of California's AFFH law have introduced stronger requirements and accountability for cities to address segregation through their housing policies.

The following strategies are recommended for incorporation into the 2023-2031 Housing Element:

1. **Increase affordable housing, especially multi-family housing that can accommodate families with school-aged children, in areas near high-performing schools.**
    a. Purchase existing multi-family rental properties near high-performing schools and support developers to remove them from the market and restrict them as permanently affordable housing.
    b. Acquire land near high-performing schools and facilitate development of affordable housing on those sites.

[5] Johnson, Rucker C. 2019. *Children of the Dream: Why School Integration Works.* New York: Basic Books; Turner, Margery Austin, Matthew M. Chingos, and Natalie Spievack. (2021). *White People's Choices Perpetuate School and Neighborhood Segregation: What Would It Take to Change Them?* Washington, DC: Urban Institute.
[6] Braddock, Jomills H., II, and Amaryllis Del Carmen Gonzalez. (2010). "Social Isolation and Social Cohesion: The Effects of K-12 Neighborhood and School Segregation on Intergroup Orientations." Teachers College Record 112 (6): 1631–53; Goldsmith, Pat Rubio. 2010. "Learning Apart, Living Apart: How the Racial and Ethnic Segregation of Schools and Colleges Perpetuates Residential Segregation." Teachers College Record 112 (6): 1602–30.

c. Target areas near high-performing schools for upzoning to enable denser construction.

d. Increase inclusionary zoning requirements in areas near high-performing schools to generate additional affordable units.

2. Work with the County of San Mateo to strengthen housing policies and supports that help low-income families live in areas near high-performing schools.

a. Pair new housing units built in areas near high-performing schools with project-based vouchers (PBVs) to ensure their long-term affordability.

b. Provide voucher holders with information about units near high-performing schools through mobility counseling.

c. Increase voucher exception payment standards for areas near high-performing schools to the highest level possible to ensure that the level of assistance is sufficient to afford rent in expensive areas.

d. Remove barriers to moving to neighborhoods with high-performing schools by providing families with grants for security deposits and moving expenses.

e. Incorporate voucher waitlist preference for families with young children to maximize the effects of moving to high-opportunity neighborhoods and enrolling in high-performing schools.

f. Increase the value of the cash payments offered to landlords through San Mateo County's Landlord Incentive Programs to landlords who rent properties near high-performing schools to voucher holders.

g. Increase the level of first-time homeowner downpayment assistance offered to families buying homes near high-performing schools in order to increase the feasibility of moving into more expensive neighborhoods.

3. Increase coordination between the Planning Division, SMFCSD, and SamTrans to pursue strategies that increase access to high-performing schools for marginalized students.

a. Collaborate with SMFCSD to identify priority for students who live in subsidized housing or underserved areas in the school assignment policy.

b. Collaborate with SMFCSD and SamTrans to ensure the provision of efficient transportation options for students who want to attend high-performing schools outside their neighborhood.

While these strategies have the potential to substantially improve both housing and educational equity, they should not take the place of investment in housing and schools in low-income and Latinx communities in San Mateo. These investments have opportunity-enhancing effects on the surrounding area and are critical for meeting the needs of people who cannot or do not want to move.[7] Simultaneous pursuit of the coordinated housing and school integration strategies outlined in this letter and investment in historically disinvested neighborhoods is the most promising path to equity. Additionally, the City must couple these policies with strong anti-displacement protections to ensure that

[7] Diamond, R., & McQuade, T. (2019). Who Wants Affordable Housing in Their Backyard? An Equilibrium Analysis of Low-Income Property Development. *Journal of Political Economy,* 127(3), 1063-1117.

gentrification pressures do not reduce school diversity by pushing Latinx and low-income students out of schools.

Again, I applaud the prioritization of equity in San Mateo's draft 2023-2031 Housing Element. I welcome the opportunity to further discuss the recommendations in this letter with you and your colleagues. Thank you for your consideration.

Sincerely,

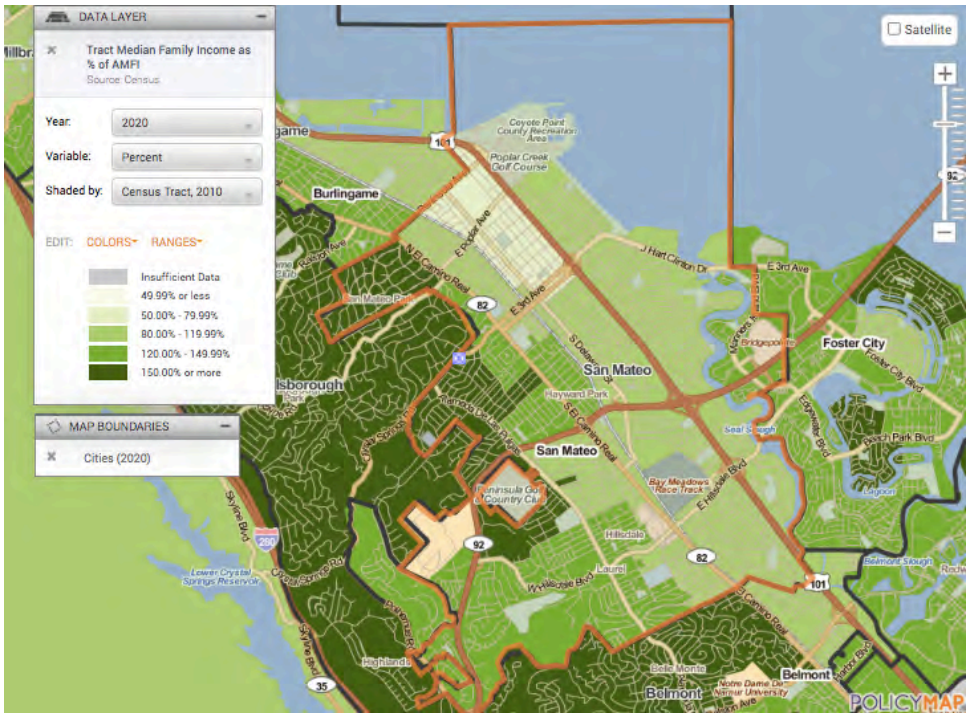
Natalie Spievack
Master of City Planning Candidate
University of California, Berkeley

Appendix

FIGURE 1
School Ratings Within Each School Assignment Boundary, SMFCSD

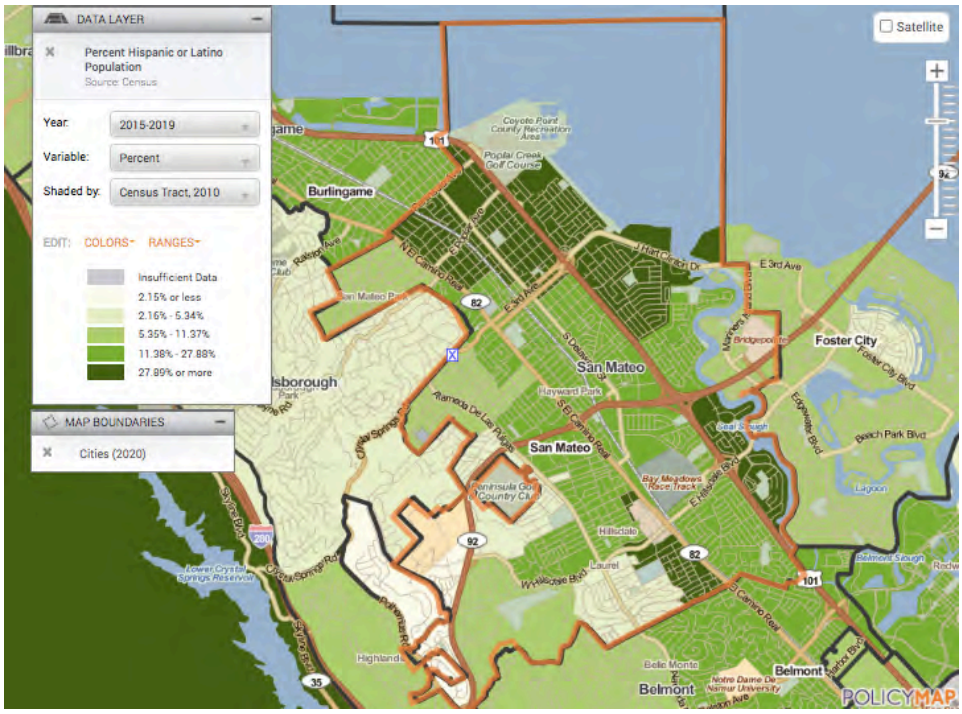
Source: San Mateo-Foster City School District (2022); GreatSchools (2022).

FIGURE 2
Median Family Income as a Percent of Area Family Median Income



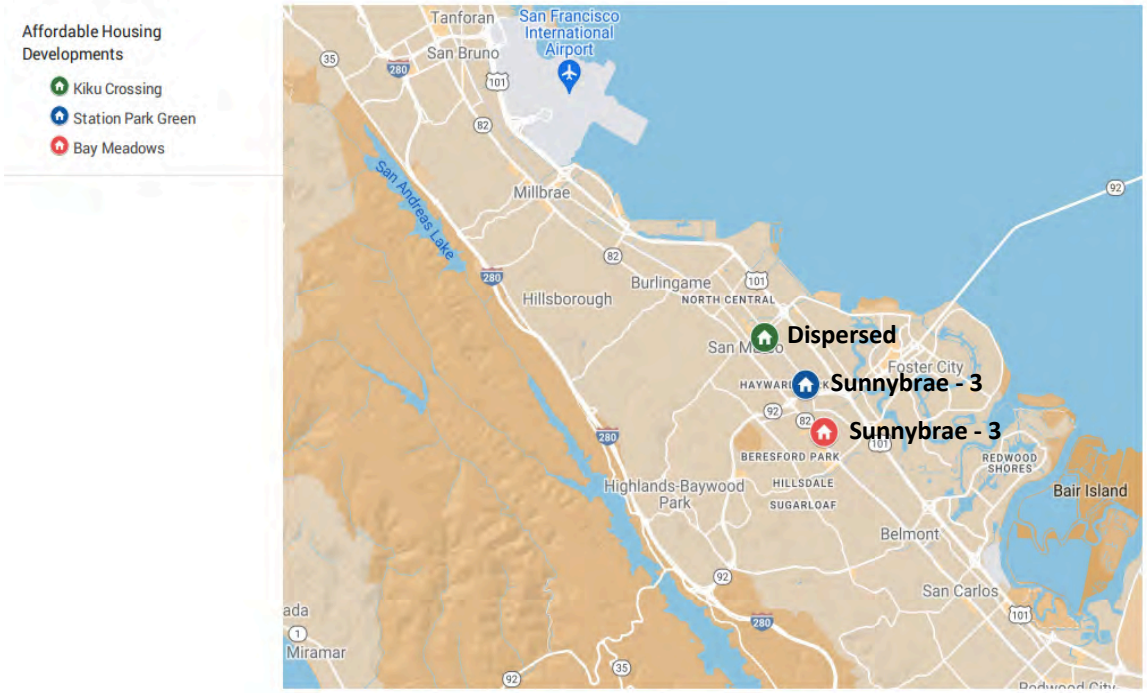
Source: PolicyMap using American Community Survey 5-Year Estimates (2015-2019).

FIGURE 3
Percent Hispanic or Latino



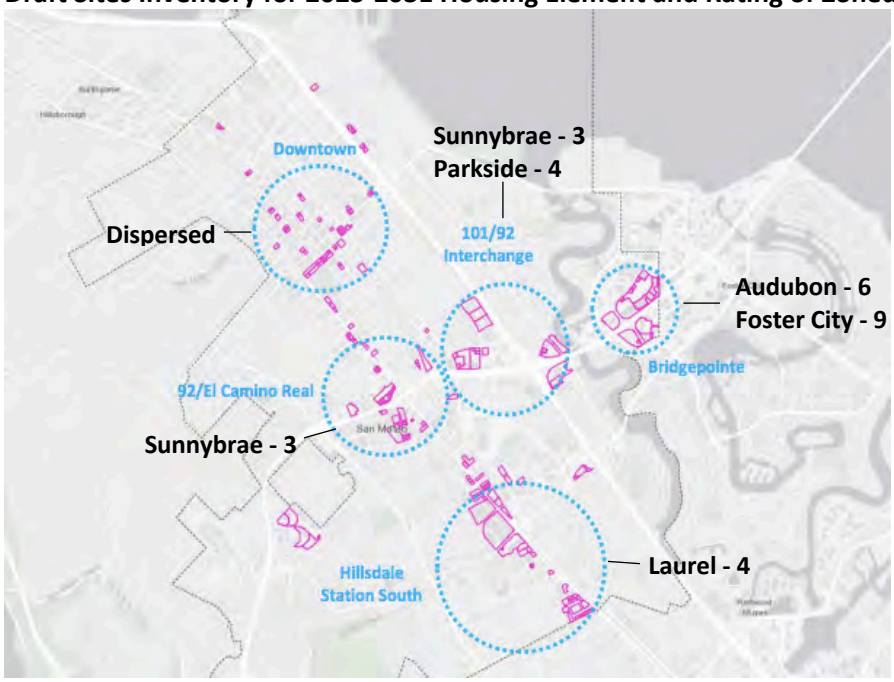
Source: PolicyMap using American Community Survey 5-Year Estimates (2015-2019).

FIGURE 4
Major Affordable Housing Developments Approved During the 2015-2023 Housing Element Cycle and Rating of Zoned Elementary School



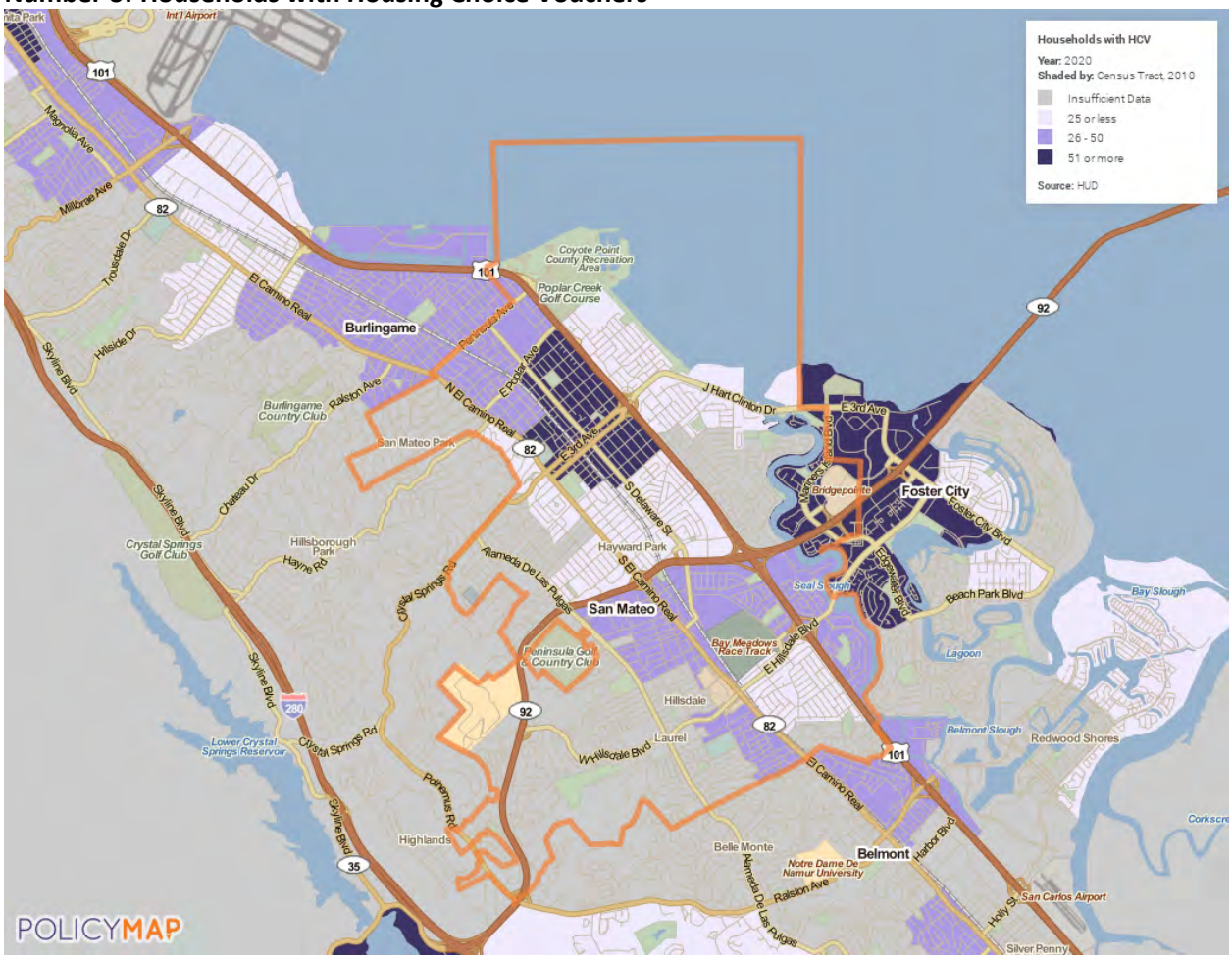
Notes: Kiku Crossing marked as "dispersed" because it is located in North Central San Mateo, where students are assigned to various elementary schools throughout San Mateo.
Source: Google Earth using the City of San Mateo's Draft 2023-2031 Housing Element; GreatSchools (2022).

FIGURE 5
Draft Sites Inventory for 2023-2031 Housing Element and Rating of Zoned Elementary School



Source: City of San Mateo's Draft 2023-2031 Housing Element; GreatSchools (2022).

FIGURE 6
Number of Households with Housing Choice Vouchers



Source: PolicyMap using American Community Survey 1-Year Estimates (2020).

THE FOLLOWING ADDITIONAL CORRESPONDENCE WAS ADDED TO THIS APPENDIX FOLLOWING THE DRAFT HOUSING ELEMENT SUBMITTED TO HCD IN JULY 2022.

[redacted]

From: [redacted]
Sent: Monday, May 23, 2022 8:51 AM
To: [redacted]
Subject: FW: Agenda Item #1 San Mateo Housing Element - Carpenters Input
Attachments: San Mateo Housing Element - Council.pdf

FYI

From: [redacted]
Sent: Monday, May 23, 2022 8:21 AM
To: [redacted]
Subject: FW: Agenda Item #1 San Mateo Housing Element - Carpenters Input

Patrice M. Olds, MMC
City Clerk | City of San Mateo
330 W. 20th Ave., San Mateo, CA 94403
[redacted]

From: Edward Evans [redacted]
Sent: Friday, May 20, 2022 3:54 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Clerk <clerk@cityofsanmateo.org>
Subject: Agenda Item #1 San Mateo Housing Element - Carpenters Input

Dear Madame or Sir,

Please kindly provide a copy of this to each Council member's packet, before the next City Council meeting and please keep one for your records as well. Thank you very much on behalf of The Carpenters Union.

All the best,

Ed Evans

Senior Field Representative/Financial Secretary-Treasurer

Local 217, San Mateo County

Nor Cal Carpenters Union

[redacted]

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CARPENTERS UNION LOCAL 217
SAN MATEO COUNTY

May 20, 2022

City of San Mateo
City Council
330 West 20th Ave.
San Mateo, CA 94403
Via Email: citycouncil@cityofsanmateo.org

Re: Item 1: San Mateo Housing Element

Mayor Bonilla, Deputy Mayor Papan, Honorable Councilmembers:

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Thank you for your time and consideration of these comments.

Sincerely,

Ed Evans
Senior Field Representative
Carpenters Local 217
CC: City Clerk: clerk@cityofsanmateo.org
OPEIU:29/afl-cio

[redacted]

From: Housing
Sent: Friday, May 20, 2022 2:40 PM
To: [redacted]
Subject: FW: Housing Element Sites Inventory

From: Charity Wagner [redacted]
Sent: Thursday, May 19, 2022 4:03 PM
To: Zachary Dahl [redacted]
Cc: [redacted]
Subject: Re: Housing Element Sites Inventory

Thank you Zachary. It was our intention for the property to be added to the inventory given the city councils direction for the land-use designation to be updated as part of the general plan amendment process. Understanding now, based on your email below, that the city is only interested in adding sites to the inventory that have a current designation that supports additional development capacity, it makes sense that this property not be included in the inventory. I do know that the landowners are seeking interest in future development applications once the designation has been updated through the city general plan amendment process.

On Thu, May 19, 2022 at 3:51 PM Zachary Dahl [redacted] wrote:

> Hi Charity,
>
> Thank you for the comment letter and the interest in having this site added to the Housing Element's Adequate Sites Inventory. This letter will be added to the record and provided to the City Council when they review the draft Housing Element at a special meeting on Monday, May 23rd.
>
> In reviewing your site, it appears that based upon it's current land use and density, it does not have any further development capacity. For the Sites Inventory, we are focusing on sites that can accommodate additional housing units based on their current land use and zoning designation and do not require any rezoning Thus, this site does not meet the criteria we have set for inclusion on our Sites Inventory. However, whether or not this site is included on our Sites Inventory does not change its current or future development potential, or ability to pursue a development application.
>
> Thanks again, and have a nice afternoon.

Zachary Dahl, AICP

Deputy Director

Community Development Department

330 W. 20th Ave., San Mateo, CA 94403

[redacted]

From: Charity Wagner [redacted]
Sent: Thursday, May 5, 2022 11:45 AM
To: Zachary Dahl [redacted]; Housing <housing@cityofsanmateo.org>
Cc: [redacted]
Subject: Re: Housing Element Sites Inventory

Hi Zach,

I am following up on our phone conversation from a couple weeks ago regarding a request to add the 1501-1555 W Hillsdale property (Parkview Terrace) onto the Housing Sites Inventory list. Please accept the attached letter as a formal request from the landowner.

This property is an excellent candidate for the inventory because there is great potential to make use of underutilized space on an already developed multi-family housing site. As stated in the attached letter, the existing apartments will remain (no displacement). Timing of the new construction is alsovery likely within this housing inventory cycle.

Lastly, the landowner was pleased with the City Council's direction to include this particular property in the preferred General Plan land use map update within an increase to medium density.

Thanks in advance for your consideration.

Sincerely, Charity

On Wed, Apr 13, 2022 at 9:52 AM Charity Wagner [redacted] wrote:

> Hi Zach,

I hope you are having a good week. I am writing to see if you have a minute to connect on the process for adding the property at 1501-1555 West Hillsdale into the Housing Sites Inventory as part of the Housing Element Update. I see that the draft element is out for public review. We'd like to formally request inclusion on the inventory. Will the City consider individual requests for inclusion or are they limited to the study areas identified in the draft update? Of course I know that the property doesn't need to be included on the inventory list in order to process an application for housing development. We are just looking at all avenues to promote the possibility for future development on the underutilized portions of this property.

Let me know your thoughts on how best to proceed with this request.

I also left you a voice mail yesterday. I am happy to chat via phone this week if you have time to connect.

Many thanks, Charity

--

Charity Wagner

[redacted]

[redacted]

--

Charity Wagner

[redacted]

[redacted]

* PRIVILEGE AND CONFIDENTIALITY NOTICE: This message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this message or any attachment is strictly prohibited. If you have received this message in error, please notify the original sender immediately by telephone or by return e-mail and delete this message along with any attachments from your computer. Thank you.

--

Charity Wagner
[redacted]

[redacted]

From: Housing
Sent: Monday, May 23, 2022 1:48 PM
To: [redacted]
Subject: FW: water, WATER,WATER, where is it coming from for all the new toilets???????

From: Susan Pizzi [redacted]
Sent: Sunday, May 22, 2022 10:00 AM
To: Housing <housing@cityofsanmateo.org>
Subject: water, WATER,WATER, where is it coming from for all the new toilets???????

From: Katrina Salas-Padilla < >
Sent: Sunday, May 22, 2022 9:56 PM
To: Clerk <clerk@cityofsanmateo.org>
Subject: Draft 2023-2031 Housing Element Public Hearing

Dear Mayor Bonilla and Members of the City Council:

Below, in the forwarded message, is a letter that I sent to the Planning Commission on Wednesday May 11, after the study session the prior night, regarding the new building proposal for PA-2021-082 31- 57 S. B St Pre-App that has since been approved. I also attached it as a PDF for reference and for filing, as needed.

Though it is specifically addressing concerns about the proposed project on the corner of B St. and 1st St., I believe it touches on broader issues about housing scarcity, segregation - further marginalizing the low-income, hispanic communities in certain areas of San Mateo.

Since I sent this letter to the planning commission, I have been in correspondence with commissioner Adam Nugent. He provided me with the current draft of the Housing Element, as well as his notes pertaining to the prior draft as well as this draft. I have reviewed each of those three documents extensively, as well as appendix D of the Housing Element. I am writing to say that I fully support his concerns, particularly those around affordable housing in the North Central neighborhood of San Mateo, and the lack of explicit planning on how to address this issue, along with other issues of segregation in San Mateo. I believe that, as it stands, the Housing Element fails to address

In addition to supporting Adam's points, which he details in his notes on the current draft of the Housing Element that will be discussed tomorrow, Monday, May 23, I have some adjacent concerns detailed below:

- In the current draft of the Housing Element, I don't see actionable evidence of real programs and policies intended to address issues of inequality, scarcity, and vulnerability among the low income population in San Mateo
- I am also struck by the fact that the North Central region was not identified as a location in need of more affordable housing, yet it cited multiple times throughout the Housing Element and subsequent appendices, that the region was "overcrowded", thus I can only assume the assessment is made on a technicality that bases on raw volume of housing currently at or under market rate rather than the very observable fact that it still isn't enough?
- I also don't see acknowledgement around what COVID did to the rental and real estate market, which is an extremely temporary phenomena that will inevitably rebound and thus should be further factored into the immediate analysis regarding market value.
  Failure to fully address and serve the low-income community that is directly impacted by the development projects in downtown San Mateo as they threaten their community cohesion and livelihood may be in direct violation of the CA Fair Employment and Housing Act, as well as other recently revised and enacted CA laws on housing, particularly SB 330 and SB 8.

My primary draw towards issues of housing, aside from the homelessness and displacement issues that we and neighboring communities continue to witness and feel impacted by, is due to the ongoing development in the downtown region of San Mateo as it is also part of the North Central neighborhood. Rezoning to risk further impacting the neighborhood and negatively impacting housing options and costs for low-income community members is a real threat to the general wellbeing and safety of our whole city. Oakland saw a similar rise in re-development in the early 2010's just after the recession, as did part of San Francisco, and both cities are still struggling with increased crime, violence, homelessness, and civil unrest.

I appreciate your taking my concerns to heart when reviewing the Housing Element and subsequent city planning and development projects, particularly as they apply to the vibrant low-income and predominantly hispanic and latino communities in the North Central and North Shoreline neighborhoods of San Mateo. We should be contributing to a better, healthier community with real, sustainable longevity and opportunity for all of its members, and setting an

example for the greater Bay Area and state of California at large. We should not continue to contribute to the issues of displacement, segregation, inequality, and housing crisis by overlooking the obvious threat of improperly calculated developments and failing to follow through with creating programs and resources for those struggling to get by.

Respectfully,
Katrina Monet Salas-Padilla

---------- Forwarded message ---------
From: **Katrina Salas-Padilla** < >
Date: Wed, May 11, 2022 at 9:46 PM
Subject: Concerns regarding the project proposed for the block on B Street and 1st
To: <PlanningCommission@cityofsanmateo.org>

To Whom it May Concern:

My name is Katrina Salas-Padilla, soon to be Katrina Butler. I spoke yesterday during the planning meeting about concerns that I have to do with the proposed rezoning and building project on B St. in San Mateo, on the corner of what is currently Donut Delite. I believe Harvest Properties is developing the proposed plans for the project.

My concerns were specifically about the plan for integrating the nearby latino and hispanic community members who regularly patron the vibrant B St corridor between Tilton and First St, and what efforts are in place to bolster the continued housing crisis in CA and, specifically, the SF Bay Area, particularly for the lower income community immediately surrounding the location of the proposed project.

My fiance and I moved to San Mateo last spring, so unfortunately I was not present at the time of the decision to remove the grocery store in that same vicinity to replace it with a luxury apartment complex, or I would have vocalized these same concerns.

I am a local to the greater Bay Area; I grew up in Benicia just over the bridge from Martinez and Concord. I did my undergraduate degree and worked for many years thereafter at Stanford University. I lived in San Francisco for nearly a decade prior to moving to San Mateo last year. I have seen what projects like the one that Harvest Properties is proposing can do to a community. More than that, I have devoted years of academic study to understanding precisely how displacement, specifically displacement due to industrial pursuits that subsequently brew gentrifying practices, can do to a marginalized group. In short, mental health issues rise, as do suicide rates. If you didn't already know, while the pandemic lowered the overall suicide rate by 3%, it increased the rate by a combined total of 8% among latino, black, and native american young men.

Furthermore, crime will rise. In case you aren't already aware, San Mateo crime rates are presently among the safest in the entire SF Bay Area. San Mateo is currently much safer than Burlingame - the city that Harvest Properties aspires to turn San Mateo into per his presentation last night - and it is even safer than the very safe town of Benicia where I grew up.

This is due to the fact that San Mateo possesses one of the most inspiring elements of any other city I've found in the SF Bay Area; an extremely diverse mix of races, ethnicities, and economic classes. The wealth gap here is very comfortably mended by a strong middle and upper middle class, and the surrounding cities are able to pick up the slack enough to prevent extreme inequality from doing what it does best; push people who do not deserve to suffer - to their very edge.

The economic views that the Harvest Properties representative proposed in last night's meeting were, at best, very flawed. Sure, regions that have a history of being red-lined might make prime real estate for developers who allow the few who own properties in such regions to profit on their coat tails, but how many of the working class families in the north central San Mateo area that pushes out toward the bay actually own their homes? I'd like to remind you that the state of California has recently put several measures in place to strengthen tenants rights for renters. They are also making it much harder to out zone multi family complexes precisely for reasons of scarcity around affordable housing. I am not a legal professional, but I am a policy professional within the National Laboratory system, funded by the U.S. Department of Energy, and I believe that Harvest Properties' pursuit of turning the corner of B St. and 1st in downtown San Mateo solely into a mid-rise commercial and office building could be illegal according to current state regulations, and it is certainly unethical.

I haven't even mentioned the fact that one of the only homeless resource centers is literally on the very next block of this proposed project's location. I intend to forward these concerns to San Francisco officials who might have a vested interest in the matter, given the fact that many of the neighboring homeless end up on their streets at a high cost to their residents.

Though I am a child of Mexican immigrants, and Spanish and English were both my first languages, I am also an entrepreneur, business wise, such that I have taught classes for Stanford in such subjects for years as a Subject Matter Expert. Given that study, I am also qualified to say that my background and history in this region make me a "super user", "pro-sumer", or particularly shaped for understanding what it would take to make this specific region of San Mateo vibrant and attractive to the broader Bay Area community without as much of a social and economic cost downstream. The key word is integration. People like me, like my peers - young to middle aged working professionals who are middle, upper middle class, and upper class, who are educated and active members of our communities - do not want to see MORE gentrification and MORE industrial complexes. What we would like to see is subtle preservation of the community gems like this particular corridor of B St. This doesn't mean STOP ALL development projects, because I'm aware that at least two of the buildings on the proposed project's block have been vacant for a long time. This means that building with affordable housing, homage to the historically diverse and primarily latino local groups, and other sustainable and environmentally focused elements, is crucial.

We do not have enough service workers and working class employees to fill our employment needs around the country and that is very true in San Mateo and the SF Bay Area. The moves that Harvest Properties is proposing is only going to make it harder for those people to live and work in our community. There will not be a supply to meet the demand that the development project envisions by opening the door for more working professionals. And where are those working professionals coming from? They don't seem to be repopulating in droves given the new hybrid lifestyle many major companies have promised.

What you can expect to see should you accept Harvest Properties application without consideration for the needs of those currently inhabiting the immediate vicinity of the project location: Aside from rising mental health concerns, homlessness issues, and increased crime, you'll experience even more homeowners fleeing to more affordable parts of the U.S., housing prices will not rise at the rate that they are in other Bay Area cities as has been the case in San Mateo for months. Furthermore, you might even be in over your head with tenant issues which will ultimately come down to planning oversights that should have attempted to promote projects that address the housing and other economic issues we continue to face as a country and as a state, rather than contribute to them.

I appreciate that two out of three of the commissioners who responded last night felt similarly to my above points, but to the one who did not; I encourage you to spend 15 minutes on this specific street corner at 9:45pm on ANY day of the week. It's rather quiet, despite the train, and most of the dinner rush is gone by then. This includes most of the bar scene. Regardless, I lived in the heart of the Mission District as well as North Beach in San Francisco for a long time, and the bustle of a night scene is, for some people, very attractive. This might be especially true for the kind of people you want to work and live in a place like downtown San Mateo; young students, recent grads, working class people with strong work ethics. People who have a very long life and relationship to cultivate with this city - not just those who want to clog the streets on weekends for brunch and then leave like with Burlingame.

I will be sharing these concerns with other officials and interest groups who may also have a concern in the matter, and I will make an effort to continue to show up at planning meetings where this particular project is being discussed.

Respectfully,
Katrina Monet Salas-Padilla

Seagate Properties, Inc.

May 23, 2022

Honorable City Council
City of San Mateo
citycouncil@cityofsanmateo.org
330 West 20th Avenue
San Mateo, CA 94403

RE 1900 Norfolk Avenue
Request for Mixed-Use Medium designation

Dear Members of the City Council

We request the City Council include 1900 Norfolk on the Sites Inventory List of the Housing Element per the staff report prepared for the May 23, 2022 City Council meeting. We have owned 1900 Norfolk Avenue since 2016 and the property was developed in 1983 with a 165,000 sf office building and 590 at grade parking spaces on the 10 Acre site. Including 1900 Norfolk on the Housing Sites Inventory List with 245 units is consistent with the General Plan Mixed-Use Medium designation the City is studying for this site.

Including 1900 Norfolk on the Sites Inventory list provides the opportunity to develop residential housing on the site. We have in fact conducted various architectural and site studies regarding the feasibility of (a) continued operation of the existing office building and developing the excess land with multi-family residential (b) converting the entire site to a residential use, similar to the immediately adjacent site to the South recently built by Pulte Homes, (c) converting the existing office building to a multi-family residential use, (d) adding additional multi-family housing on the excess land, or (d) a combination of the above referenced uses. We believe there is the opportunity to develop residential housing on this site during the next Housing Element cycle. Including 1900 Norfolk on the Housing Sites Inventory list will allow for the completion of these housing units on this site.

In San Mateo and Santa Clara County older office buildings with significant surface parking have been converted into housing by either replacing the older office or maintaining the office and relocating surface parking into a new parking garage which frees up land for housing. Including 1900 Norfolk on the Sites Inventory list will allow both office and/or housing to occupy the site.

[redacted]

We appreciate your consideration and request the 1900 Norfolk be included on the Sites Inventory List of the Housing Element with 245 residential units.

Best

Willis K. Polite Jr.
General Partner
1900 Atrium Associate LP

CC Via Email
clerk@cityofsanmateo.org
Drew Corbett Drew Corbett [redacted]
Christina Horrisberger [redacted]
Zach Dahl [redacted]
Ken Busch [redacted]

San Mateo City Council

Who:
Shawn Leong representing the family that has operated Ah Sam Florist and Greenhouses since 1933 and owns the property at 2621 Palm Place and 2645 S El Camino Real San Mateo

Observation:
I have been following planning and development of the areas around our business for 40+ years. The past choices our community has made for development in the past have led to some of the shortcomings now and into the future. We have eleven more years until Ah Sam's centennial anniversary. Celebrating 100 years in business in San Mateo. The business, the family, the employees and retired employees and clients are woven into this community. However, the lack of affordable housing, parking and synergies in our neighborhoods are impacting the quality of life and our ability to enjoy running our flower business. Many of my fellow business owners will repeat the same issues of lack of workers, affordable housing and parking. We continue to see the shrinking presence of the small business that make a community vibrant and captivating.
The short term decisions and loop hole weaving of developers have created a process for everyone looking out for their own needs at the present time. How many developers remain in San Mateo after they have concluded their business. There needs to be a commitment to the community and the future, not just the next 10 or 20 years, but long term, the next 50 to 100 years.

Open for discussion.
The development of 2624 Palm Place into affordable housing and below-market housing with the consideration of generational integration and plenty of parking on the site. We can't just check the boxes to meet the current planning guidelines but need to develop the nucleus of a plan that will give long term purpose to the proposed property. This property and the adjective lots have been excluded from the high density zone even though the properties are closer to the Hillsdale train station than Hillsdale Mall itself. Palm Place would make the ideal commercial alley from 25th ave to the Hillsdale train station in the next 100 years. We are open to discuss how we can achieve this and meet the needs of the family, staff and community.

Summary,
We are part of this community now and will be into the future. By providing for our business, housing for our staff, retired staff and future staff we can continue to provide a service for all the residences. Plus as a member of our community we would like to help individuals be able to live in San Mateo and work in the different businesses that support our San Mateo community. Ah Sam and our family and staff have a plan to continue in this community. We have grown and want to make plans to continue to thrive and that will not be possible unless we are able to do something about affordable housing and parking. No we are not selling our property and No we are not going out of business. We have fought this battle since 1985 when the business transferred from the 2nd generation to the current generation. We invite each member of the Council, Mayor and planning staff to visit with us to discuss this more.

Nicholas "Nicky" Vu

From: Housing
Sent: Wednesday, May 25, 2022 11:31 AM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu; Linda Ly
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

Sandra Belluomini
Administrative Tech| Housing
330 W. 20th Ave., San Mateo, CA 94403
[redacted]

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, May 25, 2022 7:29 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

Draft 2023-2031 Housing Element Comment Form

Draft Housing Element Feedback Form

Please share your comments regarding the Draft Housing Element.

Comment period for the draft document is April 6 through May 6, 2022.

First Name	Dennis
Last Name	Keane
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	This sure doesn't sound like fixing affordable housing. " Around 2,000 would be very low income, 1,500 low, 1,600 moderate and 5,700 above average."

I have to assume most of our council is hypnotized by developers. As Joe Biden just said, "Where is our backbone." Very sad.

Email not displaying correctly? View it in your browser.

Nicholas "Nicky" Vu

From: Housing
Sent: Monday, June 13, 2022 11:18 AM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: Housing Element Update

From: Blake Wellen [redacted]
Sent: Monday, June 13, 2022 9:01 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element Update

Greetings, San Mateo Housing Element Update.

Can you please provide the most up-to-date list and map of the opportunity sites? Can you please tell me what the proposed densities and heights are as it relates to multifamily development? I assume those densities/heights cannot supersede Measure Y constraints, or can they? Please advise.

Kindly,

Blake Wellen
Bella Vista Land Advisors
Real Estate Brokerage & Development
[redacted]
www.bvla.net

Nicholas "Nicky" Vu

From: noreply@civicplus.com
Sent: Sunday, June 26, 2022 4:14 PM
To: Housing
Subject: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

Draft 2023-2031 Housing Element Comment Form

Draft Housing Element Feedback Form

Please share your comments regarding the Draft Housing Element.

Comment period for the draft document is April 6 through May 6, 2022.

First Name	Neel
Last Name	Desai
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	Critical of housing proposals located always near downtown. Abreast logistics neighborhoods could benefit, higher density buildings especially west. San Mateo regarding units why, emphasize lesser "Studios and 1br." pushing out. Families communities need to be mix usage families,seniors and veterans. How many hotels were purchase for temporary housing eventually. Sold due mandated SB-09 were construction of BMR is in development. Sign me up for newsletter. Thanks

Email not displaying correctly? View it in your browser.

Nicholas "Nicky" Vu

From: noreply@civicplus.com
Sent: Sunday, June 26, 2022 4:33 PM
To: Housing
Subject: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

Draft 2023-2031 Housing Element Comment Form

Draft Housing Element Feedback Form

Please share your comments regarding the Draft Housing Element.

Comment period for the draft document is April 6 through May 6, 2022.

First Name	chrisann
Last Name	nino
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	Hi' whom eligible city residence or everyone or those. Working in the city critical only dismal amount families, how making higher 3br. For families restricting needs of families (majority of units) always single or studies. Make housing fair I work have a family increase the density. Thanks

Email not displaying correctly? View it in your browser.

Nicholas "Nicky" Vu

From: noreply@civicplus.com
Sent: Sunday, June 26, 2022 4:29 PM
To: Housing
Subject: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

Draft 2023-2031 Housing Element Comment Form

Draft Housing Element Feedback Form

Please share your comments regarding the Draft Housing Element.

Comment period for the draft document is April 6 through May 6, 2022.

First Name	Erik
Last Name	Pierre
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	Simply ratio of new developments construction of larger is efficient. Fully aware lots are old must purchase logic excellent. Needs for BMR housing small density is obsolete recommend planning, increase the density. Taller possibly 12-15 fls we need the units. Thanks

Email not displaying correctly? View it in your browser.

[redacted]

July 1, 2022

City of San Mateo
330 W. 20th Ave.
San Mateo, CA 94403
Transmitted Electronically

Dear Sir/Madam

RE: 6th Cycle Housing Element: Constraints Section

The Building Industry Association of the Bay Area (BIA) respectfully submits the comments contained herein regarding San Mateo's draft Housing Element. Inclusive in each city's DRAFT Housing element is a requirement to include a chapter that provides a comprehensive listing and honest review of government and private sector constraints that may inhibit a city's ability to achieve buildout of its Housing Element.

Per HCD's Construction by Income Building Activity Annual Report, Santa Clara permitted 316 residential units in 2021 (VLI: 0, LI: 38, Mod: 39, Mkt: 239). ABAG's 6th cycle RHNA allocation (2023-2031) for San Mateo is 7,015 total units i.e., VLI: 1,777, LI: 1,023, Mod: 1,175 and Mkt: 3,040. Considering the ongoing housing crisis, it is recommended that San Mateo thoroughly analyze all government-imposed constraints along with non-government constraints that add to the cost and/or inhibit the city's ability to permit and produce new housing of *all* income levels i.e., VLI, LI, Moderate and Market Rate.

BIA recommends the Constraints Section of the city's Housing Element provide, at a minimum, a listing and analysis of the following:

GOVERNMENT IMPOSED CONSTRAINTS:

Development Regulations:

- Parking
- FAR
- Height and/or Density Ranges
- Moratoriums on conversion of non-residential zoned land
- Requiring Commercial Square Footage within Mixed-Use projects

Mitigation Fees

- Increased Park Dedication Fees
- Increase Affordable Housing Fees

Inclusionary Housing (IZ)

- Increasing Inclusionary Housing mandates i.e., accelerating/increasing VLI/LI requirements for new housing projects
- Amenity/Community Benefit Plans (Public Art, PoPo's i.e., Privately Owned/Public Open Spaces, Childcare centers)

- Requiring “above & beyond” dedication requirements for Parks, Roads/Transportation, etc.

Environmental Constraints

- Fault Zones
- Historic Buildings/Neighborhoods

New Taxes

- CFD’s for Schools, Infrastructure or Services
- New/Increased/Extended Parcel Taxes
- Any/All New Taxes on Housing
- Revenue “Neutral” conditions (requiring new housing pay 100% for city services)

Mandated Labor Requirements

- Project Labor Agreements
- Prevailing Wage Requirements
- “Local” Construction Workforce Requirements
- Union Apprenticeship Requirements
- “Local” Business Sourcing Requirement

Citizen Concerns:

- Nimbyism/Neighborhood Opposition
- CEQA Lawsuits solely to stop/delay housing projects

Permit Processing Time

Long permitting processing times or permit processes that have a high degree of uncertainty i.e., discretionary reviews or processes with multiple public meetings, increase the cost of housing development for developers by (1) increasing carrying costs waiting for permits or (2) increasing the chance that a project will be rejected following a lengthy processing period.

NON-GOVERNMENT CONSTRAINTS

Land & Housing Development/Construction Costs

- Land (average cost per multi-family unit approaches $100,000 throughout Bay Area)
- Hard Costs (materials & labor)
- Soft Costs (architects, consultants, govt fees, financing)
- Supply-chain and inflationary costs of materials

BIA appreciates this opportunity to provide comment and recommendation on the City’s 6th Cycle Housing Element and looks forward to working with the City of San Mateo to positively address the region’s on-going housing crisis.

Respectfully,

[redacted]

Patricia E. Sausedo, Director
BIA Bay Area South Bay Government Affairs

Nicholas "Nicky" Vu

From: Housing
Sent: Thursday, July 7, 2022 3:31 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: San Mateo 6th Cycle Housing Element Constraints Section
Attachments: 7.1.22_BIAltr_San Mateo_Constraints.docx

From: [redacted]
Sent: Thursday, July 7, 2022 2:01 PM
To: Housing <housing@cityofsanmateo.org>
Subject: San Mateo 6th Cycle Housing Element Constraints Section

Dear Sir/Madam,
Please accept the attached comment letter on behalf of BIA Bay Area for the San Mateo 6th Cycle Housing Element.
Thank you,

Patricia Sausedo, Director
Government Affairs South Bay
BIA | Bay Area
[redacted]

Nicholas "Nicky" Vu

From: Housing
Sent: Monday, August 22, 2022 11:45 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing Element - Measure Y and Hillsdale Station Area

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From: Yosef Tahbazof [redacted]
Sent: Friday, August 19, 2022 3:32 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element - Measure Y and Hillsdale Station Area

Good afternoon – wondering how measure Y restricts the city's ability to increase height and density along El Camino within the Hillsdale Station Area.

Does any increase over existing zoning require voter approval even if it's necessary to comply with RHNA?

--
Regards,

Yosef Tahbazof, Esq.
Tahbazof Law Firm, LLP
[redacted]

This message and its contents are confidential. If you received this message in error, do not use or rely upon it. Instead, please inform the sender and then delete it. Thank you.

Nicholas "Nicky" Vu

From: Housing
Sent: Thursday, September 22, 2022 10:57 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: San Mateo Housing Element Comments
Attachments: San Mateo HE Comments_TransForm.pdf

Sandra Belluomini
Administrative Tech| Housing
330 W. 20th Ave., San Mateo, CA 94403
[redacted]

From: Kendra Ma [redacted]
Sent: Thursday, September 22, 2022 10:55 AM
To: Housing <housing@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: housingelement@hcd.ca.gov
Subject: San Mateo Housing Element Comments

Hi San Mateo Planning Team and City Councilmembers,

My name is Kendra and I am the Policy Analyst at TransForm. We are a nonprofit policy advocacy organization focusing on better land use and transportation policy at the local, regional, and state level. Thank you for releasing a draft of the City's Housing Element for review and public comment. I am aware that we're sending this past the 30-day comment deadline, but if you get the chance, our team has put together some feedback that we would like to see addressed in the Housing Element.

We applaud the City for releasing their draft Housing Element for feedback so early! We'd love to see if the Element can include clearer goals and language around parking policies and TDM strategies. Please see the attachment in this email to see our comments and recommendations.

Feel free to reach out if you have any questions - we know this is a busy time of year and we thank you so much for your hard work around this!

Thanks,
Kendra

--
Kendra Ma, Policy Analyst
(she/her/hers)

TransForm

[redacted]

Sign up for our emails at www.TransFormCA.org. Follow us on Twitter, Instagram, Facebook, and Linkedin, too.

TransForm
Our communities. Our transportation. Our future.

September 22, 2022

Planning Manager and City Council
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

Re: Draft Housing Element Needs Ambitious Parking Updates

Dear San Mateo Planning Department and San Mateo City Council,

TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable to everyone. We applaud San Mateo's work to date on the Draft Housing Element. However, to meet housing, transportation, and climate goals, San Mateo needs to expand on its successful programs and initiate some new ones.

In particular, there will need to be an effective mix of:

- Reducing parking provision and providing incentives and programs to drive less (Transportation Demand Management or TDM)
- Developing sufficient programs to meet affordable home targets of RHNA

We were disappointed to see only passing reference to parking as a constraint to development, in San Mateo's draft Housing Element. The city code currently requires at least 1.5 parking spaces per unit for multi-family developments, and at most 2.2 spaces for 3+ bedrooms. Parking provision is reduced within the Hillsdale Station Area and the Central Parking Improvement District, but not by any substantial margin. **Given that each new parking space costs $30,000-$80,000**[1], and with inflation driving up construction costs by these estimates, two spaces may now cost up to $200,000. This raises the cost of housing development and makes it hard to meet production goals.

TransForm recommends that San Mateo consider the following policies in the Housing Element:

1. Funding a dedicated study of parking reforms, particularly how smart parking policies could positively impact housing, transportation and other goals.

[1] https://www.shoupdogg.com/wp-content/uploads/sites/10/2016/05/Cutting-the-Cost-of-Parking-Requirements.pdf

2. Requiring unbundled parking for certain transit oriented developments.This is easier for building managers to implement now with new parking tech tools like Parkade.
3. Implementing TDMs such as requiring developers to buy annual bus passes for residents at a discounted bulk rate.

To show the tremendous transportation and climate benefits of these policies, as well as some of the financial savings for residents and reduced costs for development, we have used our GreenTRIP Connect tool to create scenarios for a potential future development site at **480 N Bayshore Blvd**. This site is identified in San Mateo's draft Housing Element Site Inventory as a potential future opportunity site outside of any specific zoning district. The California Office of Planning and Research recommends GreenTRIP Connect as a tool to use while developing General Plans and is especially useful during the development of Housing Elements (the tool is free to use and supports better planning at the site and city-wide level).

By implementing the strategies above at **480 N Bayshore Blvd**, GreenTRIP Connect predicts:

1. Implementing unbundling and providing transit passes at this site would decrease demand for parking by 26% and result in resident transportation savings of $792 per year.
2. With right-sized parking, incorporating the benefits of unbundled parking and free transit passes, the development would cost $6,350,500 less to build relative to current parking standards.
3. When combined with 100% affordable housing these strategies resulted in an incredible 58% reduction in driving and greenhouse gas emissions for the site, compared to the city average.
4. If an affordable development with smart parking strategies were built on this site each household would drive 6,654 less miles per year creating a greener and safer community.

By eliminating the high costs of parking, homes can be offered at more affordable prices, reducing the number of community members that face extreme housing cost burdens, getting priced out of their community, and/or becoming unsheltered. Residents, new and old alike, will greatly benefit from the reduction in vehicle traffic and associated air pollution (see the scenarios here).

In addition to parking and transportation strategies, we applaud some of the proposed strategies to support more affordable homes, since these would have such tremendous benefits as noted in the GreenTRIP scenario. Two of the most important are Policy 1.3 and 1.6 that streamline affordable development to help reach RHNA goals, by increasing density for BMR developments and streamlining affordable housing review, respectively. These programs are a cost-effective complement to strategies focused on housing production.

The GreenTRIP scenarios and the chart on the final page of our Scenario document also show the imperative of programs to accelerate development of affordable homes, like Policies 1.3 and 1.6. Not only do these households use transit more and drive much less than average, but

success in this area can help provide homes for unsheltered individuals and families. A commitment to these programs will show that San Mateo is committed to planning for all levels of the 3,975 RHNA BMR units anticipated in this cycle.

Please let me know if you have any questions. TransForm hopes this information explains why San Mateo should make parking reform a priority in the Housing Element update.

Sincerely,
Kendra Ma
Housing Policy Analyst
[redacted]

Nicholas "Nicky" Vu

From: Housing
Sent: Friday, November 4, 2022 3:14 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, November 4, 2022 10:09 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

Draft 2023-2031 Housing Element Comment Form

Draft Housing Element Feedback Form

Please share your comments regarding the Draft Housing Element.

Comment period for the draft document is April 6 through May 6, 2022.

First Name	Tom
Last Name	Lease
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	There needs to be much more affordable housing and work force housing. Building a ton of luxury condos is not going to make them affordable. Also adequate parking needs to be included with every development.

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DocuSign Envelope ID: 3E81256F-F6B0-422A-9407-B4E88359478E

VIA EMAIL

[redacted]

October 24, 2022

Zachary Dahl
Deputy Director
City of San Mateo
Community Development Department
330 West 20th Avenue
San Mateo, CA 94403

RE: 2745 S. El Camino, San Mateo (APN 039-351-070) - Development Capacity

Dear Mr. Dahl:

As discussed, ownership is interested in redeveloping 2745 S. El Camino Real. This corner lot is ~36,000 sq.ft., located along the 28th street themed intersection, directly across from the newly improved Caltrain station and one block from the Hillsdale Shopping Center. Assuming an 85' height limit, a midrise project could comfortably include 165 apartments with 72 x 1-bedrooms (679 average sq.ft.) and 93 x 2-bedrooms (1,071 average sq.ft.). We'd like the draft housing element's sites inventory to reflect this amount. Please let me know if you have any questions or would like to discuss this further at your convenience. Thank you.

Sincerely,

[redacted]

Yosef Tahbazof, Esq.
Principal

CC:
Eloiza Murillo-Garcia
Christina Horrisberger

Nicholas "Nicky" Vu

From: Housing
Sent: Tuesday, December 6, 2022 4:24 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing Element

Sandra Belluomini
tive Tech| Housing
h Ave., San Mateo, CA 94403
239| belluomini@cityofsanmateo.org

f Holiday Closures:
City Hall will be closed on Thursday and Friday, November 24-25, for the Thanksgiving Holiday.
City Hall will be closed on December 26th (in observance of Christmas) and on January 2nd (in observance of New Year's Day). Happy Holidays!

From: Blake Wellen [redacted]
Sent: Tuesday, December 6, 2022 11:30 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

Hello, San Mateo Planning.

When do you expect to send HCD an updated draft of the Housing Element Update? When will the updated draft be available to view?

Kindly

Blake Wellen
Bella Vista Land Advisors
Real Estate Brokerage/Investment
DRE #02130931
[redacted]
www.bvla.net

Nicholas "Nicky" Vu

From: Housing
Sent: Wednesday, December 14, 2022 12:39 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element Data Request

Sandra Belluomini
tive Tech| Housing
h Ave., San Mateo, CA 94403
239| belluomini@cityofsanmateo.org

f Holiday Closures:
City Hall will be closed on Thursday and Friday, November 24-25, for the Thanksgiving Holiday.
City Hall will be closed on December 26th (in observance of Christmas) and on January 2nd (in observance of New Year's Day). Happy Holidays!

From: Makena Wong [redacted]
Sent: Wednesday, December 14, 2022 9:56 AM
To: Zachary Dahl [redacted]
Cc: Housing <housing@cityofsanmateo.org>
Subject: Housing Element Data Request

Hi Zach,

OneShoreline is hosting a PhD fellow from Stanford that is currently working on a countywide analysis of proposed opportunity sites in draft City/County Housing Elements and how they may be impacted by flooding/sea level rise. Would you be able to share the data outlined below from the City's Housing Element Update draft to help inform this analysis by Friday, January 6th? These include data tables and accompanying GIS shapefiles for proposed projects, pipeline projects and housing opportunity sites selected for meeting RHNA requirements.

San Mateo	Appendix C Housing Resources: Figure 2 and Table A– Housing Sites Inventory

Sorry to add this request to your list amongst the many priorities you are balancing right now, let me know if there is a more appropriate contact that you could refer me to. I also cc'd the email address listed on the City's Housing Element Update website in case anyone monitoring that email inbox is the more appropriate City contact to work with.

Thanks very much!

Makena

Makena Wong
Project Manager | San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline)
OneShoreline.org
Pronouns: she/her

HOUSING LEADERSHIP COUNCIL

City of San Mateo
330 W 20th Ave.
San Mateo, CA 94403

To the honorable San Mateo City Council,

The Housing Leadership Council of San Mateo County appreciates this opportunity to engage the City of San Mateo on its housing element. Earlier this year, we sent the city two letters outlining opportunities to approve the initial draft of its housing element, one focused primarily on needs and constraints, the other focused on affirmatively furthering fair housing, the sites inventory, and the goals, policies, and programs.

Now that the city has received its review letter from the department of Housing and Community Development, San Mateo has a new opportunity to address the housing needs of its entire community. However, we are concerned that a recent staff report and matrix of responses to HCD's comments does not adequately reflect the city council's strong commitment to meeting the housing needs of all. One line in particular raises concerns that San Mateo is considering legally dubious options. From the staff report:

It should be noted that HCD certification is not required for a housing element to be found substantially compliant with State law. State law provides that a local jurisdiction may adopt its own findings explaining why its housing element is substantially compliant with State law despite HCD's findings. Thus, a local jurisdiction can continue to work with HCD to achieve certification of its adopted housing element after the deadline without being deemed out of compliance.

A local jurisdiction may attempt to adopt its own findings before receiving HCD certification, but doing so significantly increases the risk of lawsuits. Manhattan Beach attempted to adopt their housing element before receiving HCD certification; the city has now been sued twice by the nonprofit Californians for Homeownership (associated with the CA Realtors Association). If San Mateo were to attempt to adopt its current draft housing element without first implementing significant revisions, it would be asking for a lawsuit.

In order to plan for the needs of its entire community and comply with state law, San Mateo must revise large portions of its housing element as follows:

1. **Adjust realistic capacity for sites within the inventory based on site-specific information, and remove unrealistic sites**: Currently, San Mateo's site inventory assumes all parcels will be built out to 100% of zoned capacity. On some sites, such as Hillsdale Mall, 100% buildout is inconceivable even if the city made dramatic policy

changes. 12 acres of the ~40-acre Hillsdale site were renovated within the past 3 years, making them extremely unlikely to become new homes anytime soon. Yet San Mateo's current draft housing element assumes that 100% of the Hillsdale site will become new homes at 100% of zoned capacity, a clear violation of the law.[1] In another example, the Bridgepoint Shopping Center recently renewed long term leases with several tenants, making development of the site highly unlikely. Unless the city can provide compelling evidence that these sites will be developed, such as property owner interest *and* the provision of favorable development standards, they must be removed from the inventory.[2] As referenced earlier, Manhattan Beach has been sued twice for including sites that will not become housing in the next eight years within its inventory. Other sites have similar pre-existing uses that impede housing. Upon removal of unrealistic sites from the inventory and appropriate reduction of realistic capacity for other sites, San Mateo will no longer be able to demonstrate capacity to meet its Regional Housing Needs Allocations. As a result, the city will need to upzone beyond the limits created by Measure Y.

2. **Fully analyze constraints to housing**: The matrix of responses to HCD's review letter provided by staff still makes no commitment to address Measure Y *within the housing element*. In its review letter, HCD writes "The element must describe the impacts of measure Y on height and density restrictions as a constraint on housing development and affordability. The element must add a program to include outreach and mitigation measures for the impact of Measure Y." Addressing the constraint "as part of the GPU [General Plan Update] adoption process," as staff offer in their matrix of responses, does not suffice. The housing element is a chapter of the general plan; as such, constraints to housing, including Measure Y, should be addressed within the housing element. HCD lists a number of other significant underanalyzed and unaddressed constraints, including discretionary review processes, development fees, and parking requirements.
3. **Fully analyze Affirmatively Furthering Fair Housing**: In its current housing element, San Mateo seeks to justify current patterns of segregation rather than analyze and address them. In fact, by concentrating all of its opportunity sites outside of San Mateo's highest opportunity areas, the housing element actively promotes segregation. In order to satisfy AFFH requirements, the city needs new policies to protect lower-income renters and promote housing in its highest-opportunity areas.
4. **Implement new policies and programs to increase validity of site inventory**: Based on complete analyses of sites, constraints, and AFFH, San Mateo will need to implement new policies and programs. State law is particularly clear: Identified constraints must be

[1] HCD Site Inventory Guidebook, p. 20: "The capacity calculation must be adjusted to reflect the realistic potential for residential development capacity on the sites in the inventory. Specifically, when the site has the potential to be developed with nonresidential uses, requires redevelopment, or has an overlay zone allowing the underlying zoning to be utilized for residential units, these capacity limits must be reflected in the housing element."

[2] Gov. Code, § 65583.2(g)(2): "An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period."

removed to the extent possible.[3] Programs must promote AFFH goals.[4] HLC recommends the following programs:

- *Implement an affordable housing overlay* focused on land owned by religious institutions and schools in high-opportunity single-family neighborhoods. The overlay should allow development standards at least as generous as the city's R6-D development standards to provide maximum flexibility for these public and semi-public institutions to create new homes. Furthermore, proposals for housing on sites owned by religious institutions or schools should be exempt from design review hearings and limited to two planning commission hearings. (AFFH)
- *Implement a rental registry* to track rentals and provide data to the city regarding prices and evictions. Data from a rental registry will help the city identify landlords violating the law and devise additional renter protections as needed. (AFFH)
- *Reduce fees on affordable housing*, especially impact fees and open space fees. Waive fees entirely for low- and very low-income units, defer them until reception of occupancy permit for moderate-income units. (AFFH, constraints)
- *Allow ministerial approval for all opportunity sites*, eliminating design review and planning commission review. Discretionary review processes add cost and uncertainty to the development process; these processes also put a heavy burden on planning staff time, which the city is eminently short of. (constraints)
- *Reduce parking requirements* by (1) requiring only 1 parking space for 1-bedroom, 2-bedroom, and 3-or-more-bedroom units (2) eliminating guest parking requirements throughout the city (3) eliminating parking requirements for units serving those with physical or mental disabilities. (constraints)
- *Upzone opportunity sites above Measure Y limits* to promote viability of opportunity sites. The exact quantity of upzoning required will depend in part on the results of a complete site inventory analysis. HLC believes that, in order to demonstrate viability of opportunity sites, the city should rezone as follow:
    i. Rezone R3, R4, R4-D, R5, R5-D, R6-D; all C1, C2, and C3 districts; and all E zoning districts to allow:
        1. 85 feet height and 8 stories
        2. Eliminate density cap
        3. Eliminate minimum lot size
        4. Increase FAR to 5
    ii. Rezone CBD, CBD/S, TOD, and all C4 districts to allow:
        1. 125 feet height and 12 stories

[3] Gov. Code, § 65583(c)(3): "Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels."

[4] Gov. Code, § 65583(c)(10)(A)(v): "Strategies and actions to implement [AFFH] priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.

2. Eliminate density cap
3. Eliminate minimum lot size, rear setbacks, and side setbacks
4. Eliminate maximum lot coverage
5. Eliminate private open space requirement
6. Increase FAR to 8

San Mateo's city council is responsible for providing staff direction to implement these policies and programs. These are not controversial proposals; according to the city's own Community Input Survey, when asked about their zoning preferences, "63% of San Mateo residents indicated they would support concentrating new housing in higher-density buildings downtown and near transit up to 12 stories.[5] HLC's proposals reflect the widely held preferences of the San Mateo community.

Fundamentally, cities cannot analyze their way into new homes, nor can they analyze their way into compliance with state law. The housing element process challenges cities to provide a series of analyses and then commit to substantially change local policies in ways that incentivize new housing development. HLC looks forward to continue working with San Mateo's leaders as they strive to meet the housing needs of the entire community.

Thank you for your consideration,

Jeremy Levine
Policy Manager, Housing Leadership Council of San Mateo County

[5] Community Opinion Survey: Summary Report, p. 12

Nicholas "Nicky" Vu

From: Housing
Sent: Friday, November 4, 2022 3:14 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, November 4, 2022 10:09 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

Draft 2023-2031 Housing Element Comment Form

Draft Housing Element Feedback Form

Please share your comments regarding the Draft Housing Element.

Comment period for the draft document is April 6 through May 6, 2022.

First Name	Tom
Last Name	Lease
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	There needs to be much more affordable housing and work force housing. Building a ton of luxury condos is not going to make them affordable. Also adequate parking needs to be included with every development.

Email not displaying correctly? View it in your browser.

Stephen A. Finn
Principal and Founder
RE Management, LLC
160 Bovet Rd., Suite 408
San Mateo, CA 94402

San Mateo City Council
330 West 20th Avenue
San Mateo, California 94403

August 13, 2019

Re: General Plan Analysis of Borel Square / Hayward Park Station Area

Dear Mayor Papan and Honorable Members of the City Council:

As the owner of the Borel Square Shopping Center, I have been following the General Plan Update process with great interest. Borel Square, located at Bovet Road and S. El Camino Real, is an ideal site for redevelopment. The eight-acre site was built out in the 1960's and largely reflects the design and planning preferences of a bygone era. From the street, visitors must drive through a sea of parking to access retail, restaurants and services clustered in single-story strips located a significant distance from public streets and sidewalks. In connection with the General Plan Update, I have started to evaluate long-term options for revitalizing Borel Square, retained expert consultants to assist with analyzing potential redevelopment scenarios focused on housing and other uses, and I also plan to contact nearby property owners to explore potential collaboration opportunities.

I understand that you will be deciding which areas of the City should be studied as "change areas" at the August 19th City Council meeting, and that Borel Square is included in "Study Area 3." After reviewing the draft map with our team and looking forward to the alternatives process to come, I would like to offer the following thoughts for your consideration.

First, I am excited that the City is taking a fresh look at its existing land use goals and policies. Times have changed significantly. Over the past thirty years, the City's population has grown, leadership at all levels of government has changed, and new best practices have emerged for development and urban planning. In order to cultivate a diverse and thriving economy and responsibly manage for the impacts of growth, we must consider how these and other important trends have impacted the way current and future generations will live, learn, work, play and thrive in San Mateo. I look forward to a more robust conversation around these topics as the City moves forward to the alternatives process.

Second, I look forward to collaborating with your team and providing input on the future land use alternatives to be evaluated for Borel Square and the Hayward Park Station area. I believe there are positive opportunities available to strengthen the connection between Hayward Park and Borel Square, improve the streetscape along Bovet Road and 17th Avenue, and encourage greater walkability, bikeability, and use of public transit. I applaud the City's goal of encouraging greater

use of alternative modes of transportation and also hope that you consider updating parking requirements to reflect the desired reduction in vehicle use.

Finally, I have some concerns about the size of Study Area 3, and respectfully request that you consider evaluating smaller study areas within Study Area 3, which I believe may lead to better planning outcomes. Study Area 3 is considerably larger than the other study areas and includes two Caltrain stations. As you know, the Hayward Park Station and Hillsdale Station are very different. While the area surrounding Hillsdale includes a regional shopping center, recently renovated retail, and new residential projects (such as Bay Meadows II), the area around Hayward Park largely consists of parking lots, office, retail, and industrial uses and has experienced challenges in redevelopment due to restrictive zoning requirements.

Because these different constraints and opportunities suggest the potential for different future policy and planning frameworks, and in order to make the upcoming conversations more efficient and streamlined, I would respectfully request that the City evaluate a smaller study area that is just inclusive of the Borel Square/Hayward Park area north of State Route 92. State Route 92 provides a natural border between the distinct communities surrounding Hayward Park and Hillsdale Station. Enclosed is a map illustrating the proposed study area prepared by Taecker Planning & Design, which hopefully illustrates some of the potential opportunities for this area of San Mateo for consideration as part of the upcoming alternatives process. In addition to creating a separate study area for the properties north of State Route 92, the enclosed map proposes that Study Area 3 be extended slightly north to include large underutilized parking lots between Bovet Road and Borel Avenue that may be ripe for development.

Thank you for making the General Plan Update a priority and for thoughtfully considering the input you are receiving from the community.

Sincerely,

Stephen Flinn

BOHANNON

David D. Bohannon Organization
Sixty 31st Avenue
San Mateo, CA 94403-3404

T 650.345.8222
F 650.573.5457
W ddbo.com

April 15, 2022

Via Electronic Mail

Christina Horrisberger, Community Development Director
Zach Dahl, Deputy Community Development Director
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

RE: Hillsdale Shopping Center—Preferred Land Use Scenario

Dear Ms. Horrisberger and Mr. Dahl,

We are writing on behalf of the Bohannon Development Company and our joint venture partner, Northwood Investments Corporation, the owners of the Hillsdale Shopping Center (the "Owners") located at 60 31st Avenue in San Mateo, CA (the "Site"). Thank you for the opportunity to submit our preferred land use map for the City Council's consideration on April 18, 2022.

While the City of San Mateo (the "City") has been studying land use alternative scenarios for the Strive San Mateo General Plan Update process, we have been carefully considering the future of the Site, keeping in mind that the current changes in the retail market present special opportunities for the evolution of the Hillsdale Shopping Center and how it responds to the shifting needs of San Mateans and the Peninsula community at large. Both the General Plan Subcommittee and the Planning Commission recommended Mixed-Use High for the Site in recognition of this special opportunity for transit-oriented development in the heart of San Mateo.

While we have not established a set vision for the Site, we now intend to embark on a robust community engagement effort to help us plan for the future. We do know through our early listening that providing a mix of uses, including residential, retail and commercial spaces, would establish the appropriate land use framework with the necessary flexibility to create a special place that will meet market needs, exceed the community's expectations, and protect the City's fiscal health, all while respecting and blending with the edges adjacent to the existing neighborhoods.

Therefore, as you can see on the attached "Preferred Alternative" exhibit, we are proposing the Mixed-Use High designation for the parcels closest to the Hillsdale Caltrain Station and along El Camino Real, while proposing Mixed-Use Medium for the interior of the Site, with a Transitional Buffer zone to the adjacent neighborhood. We also would like to adjust thethe boundary of the Study Area to include parcel 042-121-090 currently a portion of the Hillsdale Garden Apartments. The exclusion of this parcel, contiguous to the Hillsdale Mall parcel (South Block),creates a mid-block transition that we think hinders the flexibility necessary to plan for the site in the future. This site is

currently occupied with aging housing stock that will be in need of investment in the coming years. Inclusion of this land in the study area will allow greater flexibility in how we answer the community's call for adding housing, especially affordable housing, in reimagining Hillsdale. Inclusion of this parcel, provides an opportunity to think holistically about the future of Hillsdale and avoids having awkward mid-block transitions that can be an impediment to good design and planning.

We believe that the unique size and location of the Site warrant a fresh approach by showing more intensity along El Camino Real and the Transit Corridor and stepping down the intensity toward the existing neighborhoods. This combination of Mixed-Use High and Mixed-Use Medium designations will allow for the greatest master planning flexibility that, in turn, will not over burden the City's existing infrastructure and will protect San Mateo's neighborhoods.

Importantly, this proposed combination provides for the flexibility necessary to achieve a viable and feasible plan for redevelopment of the Site that is deliverable to the marketplace, while also preserving its role as a place for San Mateo residents to gather, shop, and enjoy. Not only will this balance of uses allow us to create an ecosystem that minimizes impacts, but it will create a realistic opportunity to deliver both market-rate and affordable housing that will significantly contribute to the City's housing needs.

We look forward to our ongoing collaboration with the City as it moves forward with the General Plan Update process.

Thank you for your consideration.

Sincerely,

David Bohannon

Attachment 1: Preferred Land Use Map

cc: Drew Corbett, City Manager
Rick Bonilla, Mayor
Diane Papan, Vice Mayor
Eric Rodriguez, Council Member
Joe Goethals, Council Member
Amourence Lee, Council Member
Margaret Williams, Planning Commission Chair
John Ebneter, Planning Commissioner
Adam Nugent, Planning Commissioner
Seema Patel, Planning Commissioner

HILLSDALE CALTRAIN STATION

APN: 039 360 100

APN: 039 360 120

APN: 039 360 140

APN: 039 360 160

APN: 039 360 070

APN: 040 084 010

PACIFIC BLVD

S. EL CAMINO REAL

S. EL CAMINO REAL

APN: 039 353 010

APN: 039 353 070

APN: 039 353 020

APN: 039 353 050

APN: 039 353 030

31ST AVENUE

W. HILLSDALE BLVD

APN: 042 121 080

APN: 042 121 040

APN: 042 121 060

APN: 039 490 170

APN: 039 490 170

APN: 039 490 170

APN: 039 353 060

APN: 039 353 040

SPECIFIC HEIGHT AND DENSITY FOR THE SITE TO BE DESIGNED WITH ROBUST COMMUNITY ENGAGEMENT THROUGH A MASTER PLAN PROCESS

P

APN: 042 121 090

36TH AVENUE

APN: 039 490 050

EDISON ST.

Buffer / Transition Area To Adjacent Neighborhoods

Mixed-Use Medium
Residential: 40-99 units/acre
Retail: 0.25 FAR
Office: 3.0 FAR

Mixed-Use High
Residential: 100-200 units/acre
Retail: 0.25 FAR
Office: 5.0 FAR

(P) Park / Open Space

HELLER MANUS ARCHITECTS

HILLSDALE PARCELS

PREFERRED ALTERNATIVE

N

0 200'

DocuSign Envelope ID: 3E81256F-F6B0-422A-9407-B4E88359478E

VIA EMAIL

2745 El Camino, LLC
5042 Wilshire Blvd #39799
Los Angeles, CA 90036

October 24, 2022

Zachary Dahl
Deputy Director
City of San Mateo
Community Development Department
330 West 20th Avenue
San Mateo, CA 94403

RE: 2745 S. El Camino, San Mateo (APN 039-351-070) - Development Capacity

Dear Mr. Dahl:

As discussed, ownership is interested in redeveloping 2745 S. El Camino Real. This corner lot is ~36,000 sq.ft., located along the 28th street themed intersection, directly across from the newly improved Caltrain station and one block from the Hillsdale Shopping Center. Assuming an 85' height limit, a midrise project could comfortably include 165 apartments with 72 x 1-bedrooms (679 average sq.ft.) and 93 x 2-bedrooms (1,071 average sq.ft.). We'd like the draft housing element's sites inventory to reflect this amount. Please let me know if you have any questions or would like to discuss this further at your convenience. Thank you.

Sincerely,

DocuSigned by:
Yosef Tahbazof
79D2B73BD39C4C9...

Yosef Tahbazof, Esq.
Principal

CC:
Eloiza Murillo-Garcia
Christina Horrisberger

FW: Meeting Followup and Commentary on RWC Housing Element

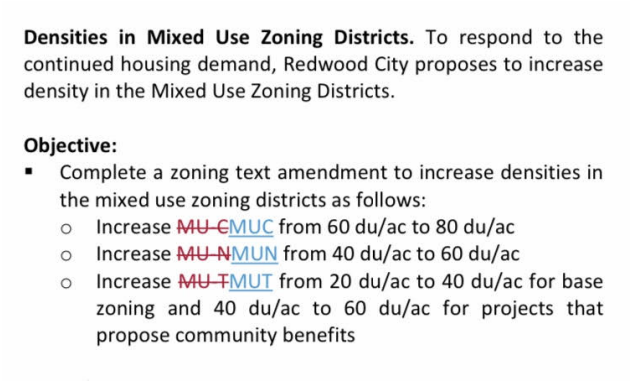
Nicholas Hamilton <nhamilton@goodcityco.com> Fri, Dec 23, 2022 at 3:23 PM
To: Nicholas Hamilton <nhamilton@goodcityco.com>

From: Jeremy Levine [redacted]
Sent: Tuesday, December 20, 2022 9:31 PM
To: Manira Sandhir [redacted] ; Eloiza Murillo-Garcia [redacted] ; Zachary Dahl [redacted] ; Diana Elrod - D.R. Elrod and Associates/Solutions for Affordable Housing [redacted]
Cc: Evelyn Stivers [redacted]
Subject: Meeting Followup and Commentary on RWC Housing Element

Good evening Manira, Eloiza, Diana, and Zach--Manira and Eloiza, it was a pleasure to talk with you last week. Thank you for taking the time to help me better understand staff's perspective. We're all working to get San Mateo the best housing element possible, and I appreciate the opportunity to share HLC's perspective on what that looks like.

As we discussed at the end of our conversation, I want to help you understand why HLC endorsed Redwood City's housing element. By sharing info about RWC's housing element, I hope your team will get a clearer picture of what HLC hopes to see in San Mateo's housing element.

For starters, RWC is upzoning its downtown by an additional 20 du/ac. The area to be upzoned is quite a tiny portion of town, much smaller than HLC's original recommendations, but it is an area in which RWC--a city which has an approximately 75% greater per capita rate of housing development than San Mateo--has demonstrated significant capacity for new homes in the past. Despite its great recent track record, RWC is rezoning even further.



Densities in Mixed Use Zoning Districts. To respond to the continued housing demand, Redwood City proposes to increase density in the Mixed Use Zoning Districts.

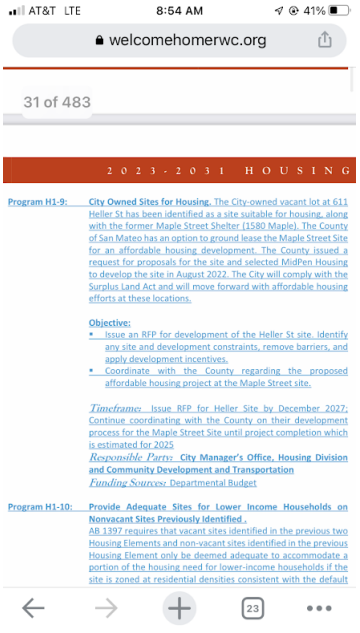
Objective:

- Complete a zoning text amendment to increase densities in the mixed use zoning districts as follows:
  - Increase ~~MU-C~~MUC from 60 du/ac to 80 du/ac
  - Increase ~~MU-N~~MUN from 40 du/ac to 60 du/ac
  - Increase ~~MU-T~~MUT from 20 du/ac to 40 du/ac for base zoning and 40 du/ac to 60 du/ac for projects that propose community benefits

RWC also rezoned single-family neighborhoods along a number of dimensions to allow smaller units on smaller lots. And they cut parking requirements in half throughout the city. (Not just in the 1/2 mile around transit required by state law, but EVERYWHERE.)

- Minimum Lot Size: Revise to 5,000 square feet for all building types (removing 7,500 minimum square feet for duplexes, 10,000 square feet for triplexes, and 1,000 to 2,000 square feet for each additional unit in excess of three units on the same lot, depending on the zoning district).
- Minimum Lot Width: Revise to ~~35 feet, or 20 feet wider than the driveway approach width, whichever is greater. This is revised down from~~ 50 feet for all building types. This is a ~~single family dwelling or duplex and~~ reduction from 75 feet for a triplex or larger development.
- ~~Parking Requirements:~~Minimum Lot Frontage: Revise to 35 feet for all building types. This is a reduction from 50 feet for a duplex, triplex, or larger development.
- Parking Requirements: Revise to a minimum of 1 space per unit for a multifamily dwelling outside the downtown and mixed-use zones. This is a reduction of 1 space per unit. Remove requirement for covered parking spaces and allow parking to be located within required setbacks. Remove guest parking requirements. Remove minimum parking requirements for most commercial and all residential in all areas within ½ mile of high frequency transit.
- Minimum Open Space: Reduce requirement from 300 square feet of open space plus 100 additional square feet per bedroom to ~~150~~300 square feet of open space per unit.

It also really helps that RWC is donating city-owned land to support affordable homes. We are looking for subsidy of some form, land, money, or ideally both!



And the good policies continue. Redwood City is making big commitments to follow through on implementing its anti-displacement plan; streamline permit processing for 100% affordable housing developments; entirely eliminate a cap on new units in the downtown; and revise the city's affordable housing ordinance to remove city discretion over AH projects.

Fundamentally, RWC's housing element is nowhere near perfect from a pro-housing standpoint, but it commits to a number of significant policy changes that will have a beneficial impact when implemented. Even though Redwood City has an approximately 75% greater per capita rate of housing production than San Mateo, RWC is upzoning substantially in its downtown and pursuing a number of other ambitious production-oriented policies. In comparison, San Mateo's housing element commits to relatively few substantial policy changes beyond the base requirements of state law, yet it assumes that the rate of housing production will more than double.

As we discussed, HLC does not see theoretical upzoning in the general plan in the future equivalent to upzoning in the housing element today, as the housing element is a legally binding contract with the state and the general plan is, well, not. Considering its past track record of development and the constraints to housing present in the city, San Mateo may need to make commitments within the housing element to upzone opportunity sites in order to justify its site inventory. HLC has argued that the city in fact must rezone, but we are willing to wait and see what HCD requires.

However, I continue to believe that San Mateo staff should be prepared to undergo a potentially long period of housing element noncompliance if HCD finds that the city's opportunity sites cannot be justified under current zoning, which would require new rezonings and a time-consuming housing element EIR. HLC would have preferred that the city study the potential environmental impacts of upzoning earlier in this process so that the council would have had the option to rezone now if necessary, but the city did not take that prudent course of action at an earlier time, and so we are faced with the present high-risk circumstances. If possible, HLC wants to help the city satisfy HCD, but we are reluctant to support a housing plan that includes so few incentives for development on the proposed opportunity sites. We look forward to seeing the city's new draft at the end of the month, hopefully with more policies that we can support wholeheartedly.

All of this aside, I recognize that staff are working hard and trying your best, and some housing activists (including myself) have not always recognized your work appropriately. After our conversation, I have been urging other activists to work toward a more constructive, supportive relationship with San Mateo staff. Regardless of differences of opinion, thank you for the opportunity to work together on creating a great housing plan that meets the needs of all San Mateo residents.

Regards,

Jeremy

--

Jeremy Levine (he • him)

Policy Manager

Housing Leadership Council of San Mateo County

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Seagate Properties, Inc.

April 7, 2022

Honorable City Council
City of San Mateo
citycouncil@cityofsanmateo.org
330 West 20th Avenue
San Mateo, CA 94403

RE 1900 S. Norfolk Street
Request for Mixed-Use Medium designation

Dear Members of the City Council

Seagate Properties Inc. represents the ownership of the above referenced property, commonly known as The Atrium. On behalf of the ownership, we request the City Council apply a General Plan designation to the site of either Residential Medium or Mixed-Use Medium for 1900 S. Norfolk Street. We have owned 1900 S. Norfolk Street since 2016 and the property was developed in 1983 with a ~164,000 sf office building and 590 at grade parking on the 10 Acre site.

The designations recommended to the Planning Commission were Mixed Use Medium (Alternative A and B) or Medium Residential (Alternative C). The Planning Commission on March 22 recommended a General Plan Designation of Commercial Services. We feel strongly that this is an inappropriate designation for this site, for multiple reasons. Both office and housing are appropriate based on the existing historic office use and the adjacent residential use immediately south of the site. Concerns associated with noise or air quality will be studied during the General Plan CEQA process and suitable controls can be required to develop the property for residential uses.

The narrow frontage along Norfolk compared to the depth of the property would create significant marketability challenges to business located on the back portion of the property. Specifically, businesses not located on Norfolk would have limited visibility and be "buried" behind the Commercial Services along Norfolk. Any marginal use of the entire site would encourage homeless encampment, potential increased crime as well as the potential for long term dilapidated, minimal quality buildings on the West end of the site. The proximity to Bridgepoint Shopping Center, which adequately serves the community needs for commercial service space, also creates significant competition and challenges to any Commercial Service located on the property.

A Mixed-Use Medium designation provides the flexibility to maintain the office use and when appropriate develop residential housing on the site. We have in fact conducted various architectural and

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site studies regarding the feasibility of (a) continued operation of the existing office building and developing the excess land with multi-family residential (b) converting the entire site to a residential use, similar to the immediately adjacent site to the South recently built by Pulte Homes, (c) converting the existing office building to a multi-family residential use, (d) adding additional multi-family housing on the excess land, or (d) a combination of the above referenced uses. The current DRAFT Housing Element includes 1900 Norfolk as a potential Housing Site and proposes 245 residential units on the property. The Medium Mixed- Use designation will allow for the completion of these housing units on this site.

In San Mateo and Santa Clara County older office buildings with significant surface parking have been converted into housing by either replacing the older office or maintaining the office and relocating surface parking into a new parking garage which frees up land for housing. In fact, we are discussing this alternative with Sares Regis and believe there will be opportunities now or during the 20-year period of the General Plan for the property to be redevelop with housing on the portions of the existing surface parking lot. A Medium Mixed-Use designation will allow both office and housing to occupy the site.

We appreciate your consideration and request the General Plan designation of the property be Mixed Use Medium.

Best

Willis K. Polite Jr.
Managing Member
Seagate Atrium GP LLC
1900 Atrium Associates II LLC

CC Via Email
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Nicholas "Nicky" Vu

From: Higley, CJ (25) x4942 [redacted]
Sent: Friday, December 16, 2022 4:56 PM
To: Housing
Cc: Mayhew, Tom (22) x4948; Ali Sapirman; [redacted]
Subject: Housing Element
Attachments: 2022-12-16 HAC Comments on San Mateo Draft Housing Element.docx; Appendix to HAC San Mateo Housing Element Comments (2022-12-16).pdf

Good afternoon – Attached are comments to San Mateo's draft General Plan, submitted on behalf of the Housing Action Coalition. Please let us know if you have any questions regarding our comments. Thanks, -CJ Higley

CJ Higley
Partner
[redacted]

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THOMAS B. MAYHEW [redacted]

CHARLES J. HIGLEY [redacted]

December 16, 2022

Via E-Mail

Planning Manager
City of San Mateo
Planning Division
330 W. 20th Avenue
San Mateo, California 94403

E-Mail: housing@cityofsanmateo.org, and [redacted]

Re: Draft Housing Element for City of San Mateo 2023-2031
Comments of Housing Action Coalition

Dear Planning Manager:

On behalf of the Housing Action Coalition,[1] we write to comment on the draft 2023-2031 Housing Element for the City of San Mateo. The draft Housing Element does not meet the City's obligation to plan and provide for affordable housing. Absent substantial revisions, it may be found in violation of state law.

Below, we identify two significant issues to be addressed as San Mateo continues to work on formulating an acceptable Housing Element. First, San Mateo has included a number of sites that do not have a realistic likelihood of becoming housing during the next eight years, as required to meet the need for new housing. The inventory includes a major shopping center and a regional mall and claims that these are housing sites that will redevelop in the next eight years, despite busy stores, new long-term leases, and even multimillion dollar improvements that conclusively demonstrate that the current retail uses will continue. Second, San Mateo's methodology for identifying how much of the regional need will be met by the sites on the inventory appears both unprincipled and inconsistently applied. In order to properly evaluate whether the site inventory will meet the needs of San Mateo's anticipated population growth, San Mateo needs to formulate a proper methodology and then apply it consistently, and explain

[1] The Housing Action Coalition is a nonprofit that advocates for building more homes at all levels of affordability to alleviate the Bay Area and California's housing shortage, displacement, and affordability crisis.

how it evaluates site-specific information, other potential uses of the property, and market evidence on what is likely to actually be built.

A. The City Includes Sites That Are Not "Suitable And Available" Because They Do Not Have A "Realistic And Demonstrated Potential" For Redevelopment During The Planning Period To Meet The Need For Housing.

One of the most concrete aspects of any housing element is the inventory of land "suitable and available" for residential development to meet the city's regional housing need by income level. Government Code § 65583(a)(3); HCD Housing Element Site Inventory Guidebook at p. 1 (https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf). The list is a specific means of evaluating whether the City has adequately planned for development of housing for all income levels.

Where nonvacant sites are listed on the sites inventory, there must be a "realistic and demonstrated potential for redevelopment" during the next eight years. Government Code § 65583(a)(3). To address past abuses – including where cities list unrealistic sites in order to avoid required rezoning – the California Legislature created a high standard for listing sites that are currently being used for something other than housing. Where nonvacant sites are used to address over 50% of the need for affordable housing for those with lower incomes, the City must show the realistic and demonstrated potential for redevelopment by making formal findings that the existing use does not impede residential development "based on substantial evidence that the use is likely to be discontinued" during the planning period. Government Code § 65583.2(g)(2) (final sentence). The City must analyze the evidence: existing leases, market demand for the existing uses, and anything else that would indicate whether existing uses will continue. Government Code § 65583.2(g)(1).

As explained below, the current draft prepared by San Mateo identifies a number of non-vacant sites that are not realistic, suitable and available for redevelopment. The City relies heavily on the speculative and unlikely assumption that existing uses will cease during the next eight years in favor of affordable housing.

1. The Bridgepointe Shopping Center
(APN 035-466-010, -070, -080, -090, -100, -110)

The City's sites inventory lists several parcels that together make up the Bridgepointe Shopping Center, a popular regional mall described by owner CBRE as "one of the premier power centers in the Bay Area." Together, the parcels comprising Bridgepointe account for 1,188 total housing units in the site inventory. Of these, 241 units would be for Very Low income residents, and 180 would be Low income residents.

The bulk of the units the City identifies for the Bridgepointe property would be contained on parcel 035-466-100, which the City describes in Appendix C, Table A as a "large parking lot, larger than .5 acre, potential for structured parking." As an initial matter, HCD's guidance for conducting the sites analyses provides that "[a] parcel smaller than one half acre *or over 10 acres* is considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on these sites is realistic or feasible." At 12 acres, this parcel is presumed to be inadequate without more specific information demonstrating feasibility. Aside from a vague mention on page H-34 of "a variety of discussions" with the owner of the shopping center, we have not found any such information in the City's draft Housing Element or in the public discourse that demonstrates the feasibility of re-developing the site for housing. Nor does the City show that there is a history of successful developments of this size by affordable housing developers. For this reason, parcel 035-466-100 should be excluded from the sites inventory.

A more general (and more significant) problem with the City's identification of the Bridgepointe parcels, however, is that there is no reason to believe that any of them will be available for development within the planning period contemplated by the draft Housing Element. Bridgepointe is a bustling power center with numerous national retailers. The City has presented no information that would indicate the imminent demise of the shopping center. To the contrary, based on information available from CompStak (HAC Appendix Tab 1), a website that "gathers and quality checks lease and sales comps from the professionals making deals," it appears that numerous leases run through and beyond the end of this decade.

Hobby Lobby, a national retailer of arts and crafts supplies, for instance, apparently has a lease at Bridgepointe that doesn't expire until 2029. HAC Appendix Tab 2.

Similarly, national cosmetics retailer Ulta Beauty appears to hold a lease that was entered into in 2021, and doesn't expire until 2032. HAC Appendix Tab 3. Both the recent commencement date of the lease, as well as its long-term nature suggest that neither Ulta Beauty nor Bridgepointe is going anywhere anytime soon.

The list goes on. Total Wine & More has a lease that runs until 2027. HAC Appendix Tab 4. California Fish Grill just entered into a lease that will run through 2031. HAC Appendix Tab 5. Armadillo Willy's has a lease that will expire in 2030. HAC Appendix Tab 6. Absent some evidence that the information available on CompStak is inaccurate, there is simply nothing at all to suggest Bridgepointe will be available for redevelopment during the upcoming eight years.

One possible explanation for the City's inclusion of the Bridgepointe parcels, despite clear evidence the existing retail uses on the site are likely to continue for the foreseeable future, is that the City's analysis seems to rely heavily on the availability of the parking lots associated with the shopping center. Presumably the logic here is that, because they are surface parking lots that aren't occupied by other existing structures, they could theoretically accommodate construction of housing, while the requisite parking to serve the retail uses could be

accommodated in one or more newly constructed parking garages. While this is *theoretically* true and makes sense as a matter of spatial arrangement, nothing in the City's draft demonstrates that redevelopment of this nature is likely or would be legally feasible under the retailers' leases. We are not aware of the details regarding tenants' rights to occupy or control the parking areas associated with the Bridgepointe Shopping Center. We note, however, that tenants in similar "power centers" typically possess non-exclusive rights to parking in the parking lots associated with the shopping center of which they are a part. Indeed, access to and availability of immediately adjacent parking is often viewed as crucial to a retail outlet's success. While we have no affection for this land use pattern, the City has not demonstrated that the legal rights of tenants over the Bridgepointe parking lots would permit their redevelopment and reconfiguration.

2. Hillsdale Mall
(APN 042-121-040, -060, -080; 039-490-050, -170; 039-353-010, -020, -030, -040)

The site of the Hillsdale Shopping Center, including surrounding parking lots and buildings (listed as Consolidated Site X on the draft Housing Element), is projected to provide 912 lower income units towards the RHNA. The assumption is that 100% of the acreage will redevelop at 100% of the maximum density for the site: 50 dwelling units per acre. Unfortunately, there is not substantial evidence that the existing use on all of these parcels will discontinue during the next eight years.

As the comment by Housing Leadership Council of San Mateo County has previously noted, the Hillsdale Mall recently rebuilt a significant portion of the retail mall at Hillsdale. The single largest parcel at the site (APN 039-490-170, comprising 39.91 acres) was significantly redeveloped for retail and entertainment uses. Known as the "Hillsdale North Block," it was a massive project involving the demolition, redesigning, and reconstructing of existing buildings, and constructing two new ones, on 12.5 acres of the site.[2] The construction loan for the project was $240 million.[3]

Opened in November 2019, Hillsdale North Block has new stores, restaurants, a new multiscreen movie theater, and even a new upscale bowling alley. The remodeled structure ties into existing retail structures on the same parcel, including a two-story parking garage used to provide parking for the new retail and entertainment spaces, and a food court built over 31st Avenue, extending over to the Nordstrom's building on the other side of 31st (in the older portion of the mall, which includes Nordstrom's and Macy's as anchor tenants). The food

[2] Details on this project are available on the City Planning Department's website at: https://www.cityofsanmateo.org/DocumentCenter/View/47652/Hillsdale_Shopping_Center_North_Block_Initial-Study--Mitigated-Negative-Declaration?bidId

[3] HAC Appendix Tab 7. This January 2022 article also quotes the new co-owner of Hillsdale Mall as stating: "We are confident that Hillsdale Shopping Center will continue its meaningful presence in the city for years to come." *See also* HAC Appendix Tab 8.

court/pedestrian bridge, remodeled as part of the Hillsdale North Block improvements, shows that the retail uses to the south of 31st Street also continue to be part of the owner's long-range plans.

The owner of Hillsdale Mall has publicly indicated an interest in some amount of housing, alongside its existing retail and entertainment uses. The problem for purposes of Housing Element analysis is that any residential plans have not yet been defined, and would at best comprise only a portion of the site. San Mateo has no evidence of what proportion of the site will involve continuation of existing uses, but cannot reasonably conclude that all existing uses will cease during the next eight years. The existing use of APN 039-490-170 precludes counting it towards 808 units of affordable housing; the recent and substantial improvements preclude any reasonable finding that the existing use will be discontinued.

Meanwhile, the main parcel separates the other parcels from one another, rendering unclear which, if any, might realistically be developed for residential housing in the next eight years. Thriving retail, restaurant, and banking uses (Trader Joe's, Old Navy, a Wells Fargo bank branch, several restaurants, and associated parking) are located on the parcels south of Hillsdale Boulevard, an area known as "Hillsdale South," with leases signed, and expensive tenant improvements done, as recently as 2021.[4]

A proper analysis under Government Code section 65583.2(g)(1) would preclude the City from making the required finding that this site is suitable, available, and realistic for affordable housing under 65583.2(g)(2), because existing uses are not likely to discontinue during the next eight years. A site of this size is also presumed to be insufficient to meet the needs for affordable housing, absent evidence of successful affordable housing developments of this size or special reason to believe that one would be successful here. Government Code § 65583.2(c)(2)(B). San Mateo shows neither.

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[4] These businesses are on APNs 039-490-050, and 042-121-040, -060, and -080, an area labeled as "Hillsdale South." They are on the south side of West Hillsdale Boulevard from the main mall site on APN 039-490-170. Building permits indicate that $1.7 million in renovations was done in the 2009-2010 time frame when Trader Joe's and other businesses were moving in; more recently, $150,000 of work was done on the interior in 2021, when Sleep Number opened a store there. BD-2021-279007; BD-2009-233895; BD-2009-34436; SG-2021-279679. Publicly available information shows that Sleep Number has a lease running into 2028. HAC Appendix Tab 10. Other building permits show substantial renovations and construction work done for the current tenants. When DSW (a shoe store) moved in, over $600,000 of improvements were done. BD-2011-240083, BD-2011-240152. When AT&T moved in next door to DSW, at 31 West Hillsdale Boulevard, over $1.8 million of construction was done; a Macaroni & Grill restaurant on the site was demolished and the AT&T building was constructed at the same location. BD-2016-260718, BD-2016-260255, BD-2017-263360. The AT&T construction was completed relatively recently: permits were signed-off and closed in 2018. It is not "likely" that these existing uses will discontinue in the next eight years.

3. The Atrium: 1900 South Norfolk Street
(APN 035-391-090)

The executive office building located at 1900 South Norfolk Street is currently used by a large number of office tenants. The draft Housing Element does not perform any analysis of the current use, including whether existing leases would create obstacles to residential development of the site during the next eight years. Publicly available information indicates that a number of leases continue to be signed or renewed for this three story office building, with at least one lease publicly reported to extend until 2030. HAC Appendix Tab 9. The City should perform the required analysis under Government Code section 65583.2(g)(1), and evaluate whether it has substantial evidence to make the finding that existing uses are "likely to discontinue" during the next eight years, as required by section 65583.2(g)(2). If not, it should not be claimed to meet the need for 99 lower income affordable housing units, even if the owner has expressed a long-term interest in redevelopment.

4. Borel Shopping Center (71-77 Bovet; 1750 El Camino Real)
(Consolidated Site AH: APN 039-011-450, -460, -470, -480, -500, -510)

This site is a busy shopping center anchored by a CVS Pharmacy, a 24 Hour Fitness,[5] a branch of Patelco Credit Union, a UPS store, and a separate restaurant building for Jack's Restaurant and Bar. There is publicly available information showing that the lease for Jack's extends well into the planning period. HAC Appendix Tab 11 (indicating Jack's lease extends from 2013-2029). The City should do the required section 65583.2(g)(1) analysis of the existing leases, and current market demand for the retail uses at the location. The City currently lacks substantial evidence that the site's existing use is "likely to be discontinued" during the next eight years. It should not count towards 85 units of housing affordable to lower income households.

5. The Elks and The Shriners – 229 W. 20th Street and 150 W. 20th Street
(APN 037-052-350 and APN 039-030-220)

The Benevolent and Protective Order of Elks, Lodge 1112 ("San Mateo Elks Lodge"), has been located at 229 W. 20th Street since 1954. The San Mateo Elks Lodge has a membership of over 1,100 as of earlier this year. The Elks use their lodge to operate a popular swimming center for kids and families, hold crab feeds and other events in the meeting hall, and engage in fun activities and philanthropic works.

The only suggestion that the San Mateo Elks are not likely to continue their existing use of the Elks Lodge at 229 W. 20th Street is the statement on the site inventory that "Preliminary

[5] In 2008, the 24 Hour Fitness substantially modified the building it occupies 2008 when it moved into a space formerly occupied by Albertson's. It added locker rooms, a swimming pool, basketball courts, showers, and other tenant improvements at a cost exceeding $2.2 million. BD-2007-230493; BD-2007-230029; BD-2008-230692.

conversations with the owner to convert to residential have occurred." That kind of statement might sometimes go unnoticed and unquestioned by the City Council, HCD, or a court. But here, no one should take it as an adequate answer to the question of whether the San Mateo Elks will stop using their lodge in the next eight years. The reason is that the 2015 Housing Element, when listing the same site, said the same thing, word-for-word: "Existing private member club. Preliminary conversations with the owner to convert to residential have occurred."[6] Nothing has happened in the last eight years to suggest that "preliminary conversations" are substantial evidence on which to predict a likely discontinuation of the existing use, even if the more recent note is based on more recent preliminary conversations. This site should not be counted towards accommodating the need for 77 units of housing affordable to lower income households. Government Code § 65583.2(g)(2).

A second private club is located just down the street at 150 W. 20th Street: the Shriners. The Shriners are likewise a longtime institution in San Mateo, and are likewise committed to philanthropy and social activities. The Shriners' building is used in part for a day care center. The site inventory provides insufficient detail to evaluate whether they plan to move out in the next eight years, saying only "Owners have considered mixed use with residential." Without more, this is insufficient to justify concluding that the Shriners actually plan to leave or redevelop in the short or mid-term, or to treat their property as accommodating the need for 32 units of lower income housing.

The same analysis applies to other sites. *See, e.g.*, 1500 Fashion Island Blvd. (APN 035-550-040) ("Developer interest in redevelopment."); Consolidated Site B (APN 032-312-250, -270, -150, -100, -070) ("General interest in redevelopment"); 480 North Bayshore Blvd. (APN 033-081-280) (nonvacant use as motel; re-used from 2015 Housing Element: "General interest to redevelop, motel conversion."). Vague expressions of interest do not constitute substantial evidence that the existing use will likely cease during the next eight years. Section 65583.2(g)(1) and (g)(2) require more analysis, more evidence, and more likelihood.

[6] In order to rely on conversations purporting to express intent, the public needs to know much more. Who had the conversation cited by the City, and with whom did they have it? Has the Lodge taken any affirmative steps toward redevelopment beyond this conversation? Without more, the vague reference to "preliminary conversations" between unidentified speakers on an unidentified date does not constitute "substantial evidence."

FARELLA BRAUN + MARTEL LLP

6. Mollie Stone's – Olympic Shopping Center
(Consolidated Site AD:
APN 042-242-050, -060, -070, -160, -180;
042-243-020, 042-244-040, -050;
042-245-040, -050, -060, -070, -080, -090, -100, -110, -120, -130;
042-263-010, 042-264-010)

This site, consisting of twenty parcels, is claimed to accommodate 161 units of housing affordable to those with lower incomes. The only basis for including it appears to be the claim that there is "ownership interest in specific plan redevelopment," which does not indicate that all of the parcels would be redeveloped as housing at the maximum density, or indicate who said what to whom, and when.[7]

Meanwhile, and as discussed further in section B below, the draft Housing Element does not adequately analyze or demonstrate the realistic capacity of the site. Under section 65583.2(g)(1), for a nonvacant site like this, the city must "specify the additional development potential for each site within the planning period." The required analysis is currently missing. A realistic assessment of the current uses and market conditions would preclude listing the entire site at maximum density. Mollie Stone's is the only full service grocery store in the surrounding area. For households in the southwestern portion of town (for example, everyone near Laurel Elementary School and south to the Belmont border), closing Mollie Stone's would more than double their travel times to the nearest grocery, and extend them well beyond the one-mile used to define a "food desert" – a condition no one expects to develop in this well-resourced city.[8] Currently San Mateo's land use pattern follows the predictable pattern: few, if any, households are more than one mile from a grocery. There is no reason to believe that the market need for grocery stores will make the need for Mollie Stone's, or another grocery store, superfluous in this part of town. Particularly as San Mateo's population grows, the need for grocery stores will increase, not diminish.

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[7] Here too, the concern about specificity is not idle. There are five separate owners. Carstens Realty owns most of the parcels, but CLC Investments, Sadigh Sassan, Shamco E LLC, and San Mateo Investment Co. each own one. The City does not discuss or address whether the five are willing or interested in a joint project, though it lists each of them as having expressed interest in a specific plan. Without evidence of what makes consolidation likely, the smaller sites are deemed insufficient to accommodate the need for lower income housing. *See* Government Code § 65583.2(c)(2)(A).

[8] If Mollie Stone's closed, and no grocery store was rebuilt in its place, it would create the unlikely situation where an affluent, urban community became a "food desert." The United States Department of Agriculture has defined a "food desert" as an area where at least 500 people, or 33 percent of the tract population, reside more than one mile from a full service supermarket. https://www.ers.usda.gov/webdocs/publications/45014/30940_err140.pdf.

This means that any redevelopment or specific plan of the Olympic Shopping Center will almost certainly include a substantial retail component, at least on the ground floor. Mixed use may be a responsible way to increase density, but it precludes listing the site at maximum density, particularly given the constraints of Measure Y. The City must conduct further analysis, including an analysis of existing leases, common ownership, and market conditions, before claiming that this site will meet the needs for construction of 161 units of housing affordable to lower income households. And, given the substantial demand for the existing use, the City may not be able to make the required finding under 65583.2(g)(2).

7. Site AN (4100 and 4142 El Camino Real)
(APN 042-242-170 and -080)

On the draft Housing Element site inventory, consolidated Site AN consists of a City-owned vacant site and a neighboring parcel. In a recent staff report for the November 7, 2022 meeting, the chart responding to HCD comments indicated that the City had two city-owned sites: the "Talbot's" site (APN 034-179-050 and -060), and APN 042-242-170, which it referred to as the "Ravioli" site. The chart indicated that staff recommended adding to the narrative about the Talbot's site, but recommended removing the Ravioli site from discussion.

The draft Housing Element had shown the two sites APN 042-242-170 and APN -042-242-080 as having a potential for consolidation, but if the City does not plan to sell APN 042-242-170, and instead plans to take it off of the site inventory, it should also remove APN 042-242-080 as unsuitably small for affordable housing.

However, the staff report is confusing on this point. It refers to APN 042-242-170 as the "Ravioli" site, and lists a street address of 505 South B Street. This is not the location of APN 042-242-170. APN 042-242-170 is located at 4140 El Camino Real. If it is indeed City-owned, we encourage the City to make plans to develop it, preferably by issuing a Request for Proposals to transfer it to a non-profit housing developer who could build a 100% affordable project on the site. If the site can be consolidated with the neighboring parcels – which have one story commercial or professional uses, and a relatively large percentage of surface parking – the opportunity would be even more meaningful in terms of providing for the need for housing affordable to those with lower incomes.

B. The Analysis Supporting The Government Code Section 65583.2(c)(1) and (c)(2) Calculation Is Insufficient.

The draft Housing Element states that the site inventory "generally" calculates the realistic capacity of each site based on the maximum density, unless the site is smaller than 0.5 acres or has "characteristics similar to the outlier projects," in which case a density of 18.2 units/acre is used. Draft Housing Element at H-30 to H-31. The HCD comment letter noted that the assumed densities are not sufficiently supported, and we understand that staff is working on a re-draft to take this comment into account. We offer the following comments about the existing draft to aid in this process.

Under section 65583.2(c)(1) and (c)(2), a City that lacks a required minimum residential density for a site, like San Mateo, must "demonstrate how the number of units determined for that site will be accommodated." Under (c)(2), "the number of units calculated pursuant to paragraph (1) shall be adjusted, as necessary, based on the land use controls . . ., the realistic development capacity for the site, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on [availability of utilities]." Section 65583.2(g)(1) layers on additional requirements to analyze nonvacant sites: the city is required to "provide an explanation of the methodology used to determine the development potential," and to consider a number of statutory factors.

HCD provided further guidance about the "capacity analysis" in its site inventory guidebook, at page 19-22. It explained that where a city uses sites that are zoned for nonresidential uses, the city must evaluate the capacity analysis by taking into account that some or all of the site may be developed – as city law allows – for such nonresidential uses, such as commercial or office uses. The City is required to take into account any city laws that constrain development, including setbacks, to calculate the "buildable" area, rather than the total size of the site. The City is also required to take into account typical densities, by looking at other projects that have been built or approved.

Unfortunately, the City's initial draft does not adequately or accurately analyze the required information, and does not present a reasonable methodology based on the data. To the extent it does identify a methodology, it does not apply it consistently. As currently presented, the claimed capacities on the site inventory are unreasonable and arbitrary.

First, the City's calculation does not take into account the statute or HCD guidance for adjusting site capacity where nonresidential uses are possible. Most of the sites on the inventory, and by far most of the acres, are not zoned exclusively for residential uses. Some are zoned commercial or office with a residential overlay; others are zoned commercial or office with a requirement that any residential use seek a special use permit; the vast majority permit nonresidential uses. Thus, even if the existing use is likely to cease in the next eight years, the current zoning would allow someone else to begin a new nonresidential use.

San Mateo itself has experience with new developments proposed for sites that are not zoned exclusively residential, which then develop for entirely nonresidential uses. In table 5, listing twenty development approvals during the 2017-2021 time frame, the City itself identifies that five of the twenty sites, and 26.7% of the acreage, were developed for nonresidential uses. Meanwhile, of those sites that did include some residential development, the development was not always 100% residential. Eight of the fifteen projects in table 15 were less than 100% residential. Combined with the five entirely nonresidential projects, 13 of 20 projects listed were not 100% residential. Under the HCD guidance and statutory mandate to consider typical experience with development, the City should apply a significant adjustment downward from maximum density to account for the very real probability that some of the sites may develop for

nonresidential uses. The City's application of maximum density to non-residentially zoned sites improperly ignores its experience of recent years.

Second, the City uses incomplete or misleading data to claim development at maximum density. The City's primary argument for claiming 100% of maximum density for 100% of the acreage is in table 4 of the draft Housing Element. Table 4 distorts the City's typical experience.

Table 4 carves the data into two categories, referred to as "in-fill" and "outlier." The categories appear arbitrary,[9], suggesting a principled distinction that the City does not rationally apply. Whether intentional or not, the distinction made between "in-fill" and "outlier" excludes from analysis three large, recent developments where a residential project did not develop at maximum density from consideration of the typical experience in San Mateo. Indeed, we were unable to identify a single site where the City applied the "outlier" density of 18.2 units per acre. Instead of being used to analyze sites, the "outlier" category only serves to exclude from the three sites comprising 20% of all units produced since 2017 – and two of the largest three projects by acreage – from the average density built. Cherry-picking the data is not a proper methodology.

Meanwhile, the table also appears to omit recent information. While table 4 includes high density approvals like the unbuilt project at 666 Concar, it deliberately excludes from the average other lower density approvals like the projects at 21 Lodato, 2089 Pacific, or the mixed use projects at 405 E. 4th and 406 E. 3d, which would show that not every residential or mixed use project, even ones that would fairly be called "in-fill," develops at or above maximum density as claimed. Also missing entirely, though it will presumably be added to the next draft, is the City's recent approval of the Draeger's project at 222 E. 4th/400 So. B Street, where the City approved 17,658 square feet of grocery, 104,554 square feet of office space, and just under 9,000 square feet of residential on a 1.14 acre site, for a residential density in this mixed use site of less than 9 units per acre in the downtown area. Similarly, we note that the recent MU2/MU3 approval will not be built at maximum residential density, given the open space and office uses. Even projects fairly categorized as "in-fill" do not always develop at maximum (35 or 50) units per acre, contrary to the site inventory calculation. The City should adjust the calculation downward based on the full data set.

Third, the method is either highly subjective, or arbitrarily applied. To reiterate, we were unable to identify any site that the City applied the "outlier" density calculation to, with the exception of the three outlier sites themselves. Instead, even sites that were materially

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[9] There is little reason, for example, to distinguish 1919 O'Farrell (more than a mile from transit, hemmed in against a freeway in a residential neighborhood) from 220 North Bayshore (more than a mile from transit, hemmed in against a freeway in a residential neighborhood), other than that one developed at higher density than the other, and so is preferred as support for the city's argument.

indistinguishable from the "outliers" were nevertheless listed as accommodating the RHNA need at 100% of the maximum zoning capacity. For example:

- The "outlier" project at 1, 2, and 3 Waters Park Road is located less than 100 feet away – just on the other side of Borel Creek, as it empties into Seal Slough – from the Atrium Office Building at 1900 S. Norfolk (discussed above in section A.3). 1900 S. Norfolk is in the same flood zone and just as far from transit as Waters Park Road.[10] Why was the 1, 2, and 3 Waters Park Road project an "outlier" that developed at a density of 17 units/acre, but 1900 S. Norfolk is listed as accommodating 50 units/acre? The answer isn't in the zoning code, either: 1900 S. Norfolk is currently zoned as an office park (E1-0.5), and will need to run the gauntlet of seeking approval for a special use permit, just as the Waters Park Road project did. *See* San Mateo Zoning Code, § 27.44.030(g). 1900 South Norfolk is not fairly lumped in with "in-fill" sites like the Bay Meadows project, where block after block is filled with four and five story apartment buildings and high density on vacant land zoned using a specific plan. Until San Mateo proves through experience that developers will build high density projects on sites like 1900 S. Norfolk, San Mateo cannot assume that they will incur the expense to build 50 units per acre.

- The sites on the continuation of Norfolk on the opposite side of Highway 92 – still along Seal Slough, and still far from transit – are subject to the same conditions as the lower density "outlier" Waters Park Road project. Without a more convincing analysis, the City should thus apply the 18.2 unit/acre average to the sites at Consolidated Site AC (1826 & 1850 South Norfolk; "Parkside Plaza"). Yet even while listing a maximum density of 30 du/ac, the City projects 332 units to be built at Parkside Plaza: a full 50 units per acre on the 6.65 acre site.

- Are there sites like the "outlier" at 220 North Bayshore, developed in a residential neighborhood, on the eastern side of the 101 freeway? We would suggest that 480 North Bayshore, a quarter-mile away, is subject to the same market

[10] These aren't the only examples, just the clearest ones. Similarly, 1500 Fashion Island (APN 035-550-040) and the Bridgepointe Shopping Center are also down on the flood plain near Seal Slough, and far from transit stations, but not calculated based on the "outlier" density. We focus on the "flood zone" and "far from transit" rationales, because the third "outlier" distinction – whether the project is built for owner-occupied or rental housing – is inherently unknown about all of the sites in the inventory that have not yet applied for development, and so cannot serve as a rational factor to predict future density. Meanwhile, if the city has in mind other factors that explain the difference between "in-fill" and "outlier," it hasn't explained or "demonstrated" site capacities as the statute requires. *See* Government Code § 65583.2(g)(1) ("and shall provide an explanation of the methodology used to determine the development potential . . ."); § 65583.2(c)(1) ("shall demonstrate how the number of units pursuant to this subdivision will be accommodated.").

conditions. Yet the City assumed 480 North Bayshore would develop at a density of 50 units/acre: 47 units. If the City wants to apply its "outlier" principle in an intellectually consistent manner, it should list 480 North Bayshore for just 16 units.

Meanwhile, other calculation rules are also either inconsistently or arbitrarily applied:

- Consolidated Site A (two small medical offices, zoned for office but in a neighborhood of lower rent, older two-story apartment structures) appears to be treated as having a 25 unit/acre RHNA credit: 50 units per acre for high density, then cutting it in half because each of the sites separately was less than 0.5 acres. The two medical offices might better be considered more like the outliers on Campus and Bayshore: far from transit, far from the places where new, high density apartment buildings are actually being built. But regardless, cutting the density in half because the pre-consolidated parcels weren't 0.5 acres doesn't seem to be a consistently applied rule, either. *See, e.g.,* Consolidated Site AD (containing parcels smaller than 0.5 acres, but assuming development at 50 units/acre).

Fifth, the analysis doesn't discuss how the city's development rules reduce the acreage available for residential development. HCD's guidance shows that where the city's rules – for example, for setbacks or required first floor retail – constrain the site, the numbers should be adjusted downward. As others have commented, Measure Y in particular may represent a significant constraint. But other provisions of the zoning code could impact the ability to build to maximum density, or use the entire acreage as "net buildable" space. *See, e.g.,* San Mateo Zoning Code § 27.29.118 (prohibiting residential uses on first floor in mixed use projects in downtown), 27.30.027 (prohibiting ground floor residential uses in the first 30 feet facing El Camino Real or 25th Avenue), 27.39.100 (required retail frontage in downtown), 27.42,010 ("Street Wall" regulations requiring upper floor setbacks in the downtown).

Sixth, the calculation fails to engage in site-specific adjustments, including regarding the current use or other constraints, as required by 65583.2(c)(2) and (g)(1). The Mollie Stone's and Hillsdale North Block examples, discussed above, both illustrate this problem. The likelihood that the existing use will continue precludes listing these sites for lower income RHNA credit under section 65583.2(g)(2), but under (c)(2) and (g)(1), the City would still need to separately evaluate whether the existing uses provide a constraint on the ability to develop the entire site in order to correctly calculate the accommodation of moderate and above-moderate income households. The likelihood that the current owner of the Mollie Stone's site will want to consider the grocery store use, based on market conditions and location, as part of their interest in a "specific plan," means that the City should consider whether a 100% residential development is a fair calculation of site capacity. The City is required to address whether it foresees a significant retail presence there: a development more like the Draeger's approval, where an existing grocery store was incorporated into the site plans and the site was developed at less than 20% of the maximum residential density. Similarly, given that the $200+ million

construction of Hillsdale North Block precludes use of the 12.5 acres there, and the pedestrian bridge shows an intention to continue the use of the Nordstrom building at a minimum, the City needs to analyze which portions of the Hillsdale site might realistically be developed as residential housing during the next eight years, then reduce the calculation to take these site constraints into account.[11]

State law requires that the City develop and justify a cogent, realistic methodology to support its anticipated production calculations, and requires that it apply that methodology consistently and thoughtfully to the site inventory to yield realistic results. The current analysis and approach is insufficient, and the problems with it won't be remedied merely by providing additional discussion. The "in-fill"/"outlier" methodology does not make sense: it appears subjective, overly-rudimentary, and arbitrary, and even if better explained may not legally "demonstrate how the number of units determined for [each] site . . . will be accommodated." Unfortunately, the analysis so far appears to lack principles that can rationalize the densities used. Along with HCD, we look forward to improvements in the next draft.

C. Additional Comments On Zoning Status.

As noted above, a number of sites included in the City's inventory are zoned commercial or office without a residential overlay. We request that San Mateo rezone these sites to add a residential overlay, so that developers are assured that residential uses will be permitted, rather than hope the desired inclusion of residential uses will be permitted on a site-by-site basis as part of project-specific approvals. Uncertainty regarding the ultimate success of a rezoning effort discourages residential development in the City. The entire point of the housing inventory is to

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[11] The Fishmarket site at 1863 South Norfolk is another example of the City not taking the analysis to the required next level. After identifying a methodology to estimate yields (Government Code § 65583.2(c)(1), the City is then supposed to consider site conditions and make adjustments. *Id.* (c)(2). In the case of 1863 South Norfolk (the "Fish Market"; APN 035-383-200), just across the street from Parkside Plaza and squeezed between South Norfolk and Seal Slough, the City would need to start with its "outlier" calculation. Indeed, in a development application last year, the site owner initially proposed 74 townhomes, along with public space concessions to try to seek a special use permit for the property. The request was for 21 units/acre on a 3.5 acre parcel, quite close to the 18.2 estimate for outliers.

More recently, the owner has come back with a new plan; this time for 321 units (over 91 units/acre) in sixty foot tall buildings. How much is fair to estimate? More analysis is required, including consideration of Measure Y, and whether neighbors and the City will want some open space along the shoreline. (There is also the potential site constraint of BCDC jurisdiction, which might affect the ability to obtain an approval so close to the shoreline).

Regardless, the City's current estimate of 30 units per acre lacks reasoning or principle under either the "in-fill" or "outlier" rationales. The 45 units per acre applied to 1500 Fashion Island (273 units/6.08 acres) likewise seems disconnected from the city's explanation of the math. Even if these numbers were chosen deliberately based on site-specific conditions, an explanation is required to meet the statutory requirement.

determine if there are sufficient sites that are either (1) vacant and zoned residential, (2) vacant and zoned for nonresidential use "that allows residential development," (3) residentially zoned sites capable of being developed at a higher density, or (4) "sites zoned for nonresidential use that can be redeveloped for residential use, and for which the housing element contains a program to rezone the site, as necessary, to permit residential use." Government Code § 65583.2(a)(1)-(4). The sites zoned for commercial or office use, without a residential overlay, do not fall within 65583.2(a)(3), because they are not zoned residential. They must therefore be included in a program to rezone to affirmatively permit residential use. Having the City retain discretion to refuse or condition residential development on these properties does not make them available as required by state housing law.[12]

The City should also consider the impact of Government Code section 65583.2(h). Section 65583.2(h) provides that at least fifty percent of the need for very low and low income housing must be accommodated on sites designated for residential use where non-residential uses are not permitted. This would not appear to apply to San Mateo's site inventory, because at least fifty percent of the need is proposed to be met using mixed use sites that allow commercial uses. (For example, the Bridgepointe and Hillsdale shopping centers, zoned for commercial uses, *see, e.g.,* City of San Mateo Zoning Code chapter 27.34). Meanwhile, the alternative of accommodating 100% of the very low and low income need on sites designated for mixed uses, "if those sites allow 100 percent residential use," would appear not to apply to certain of the City's zoning designations. *See, e.g.,* City of San Mateo Zoning Code § 27.38.110. The City should evaluate how to address the impact of this statutory provision as part of the final drafting of the Housing Element.

* * *

Based on the analysis above, San Mateo's draft Housing Element does not comply with state law, because it proposes to meet more than 50% of the need for affordable housing with sites that are not vacant, and does so without substantial evidence that they are likely to be redeveloped. The City's current analysis, which fails to analyze or account for leases, whether parcels proposed to be consolidated are under common ownership, recent remodeling/construction indicating that existing uses will continue, and other obstacles to development in the next eight years, is insufficient to meet its responsibility under state housing law. In particular, the City lacks substantial evidence showing that the Bridgepointe and Hillsdale shopping center sites have existing uses that are "likely to discontinue" during the next eight years, but as the other examples we cite above illustrate, the required analysis under 65583.2(g)(1) and (g)(2) must be done for each site separately in order to have a valid Housing Element. The estimates of how many units will be accommodated in each category also need considerable work before the reasoning will stand up to HCD or court analysis under 65583.2(c)(1) and (2), and (g)(1).

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[12] We note, for example, that the Waters Park Road project, zoned E-1, sought a rezoning because it was not zoned residential, as part of its attempt to seek permission to redevelop the site. Sites on the inventory should not have to go through this step.

Given the substantial need for suitable, available, and realistic housing sites zoned to meet San Mateo's share of the regional need, we suggest that additional sites will need to be identified and potentially rezoned to ensure compliance with state housing law. A more substantial inventory will avoid the possibility that the Housing Element will be invalidated in the event that HCD or a court agrees with the arguments above.

Respectfully submitted,

Thomas B. Mayhew

Charles J. Higley

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APPENDIX TAB 1

Nationwide Commercial Real Estate Data. One Platform.

Timely, analyst-reviewed commercial lease comps, sales comps, and property details.

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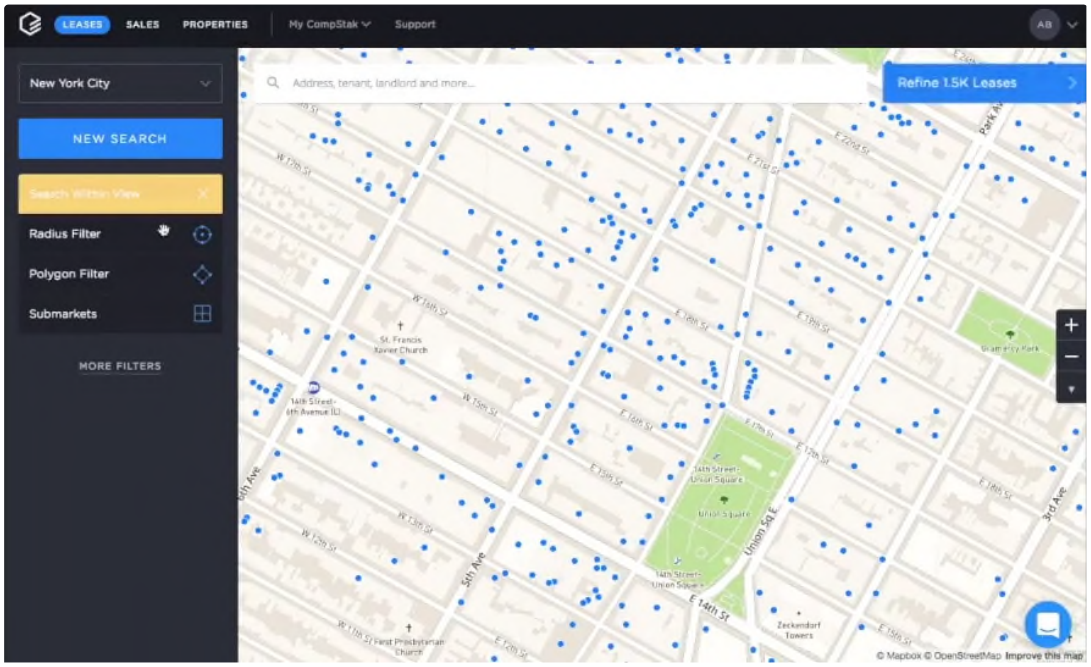

Deal data straight from the source

CompStak gathers and quality checks lease and sales comps from the professionals making deals so you can focus on meaningful networking, accurate analyses, and closing business.

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LEASE COMP

SALES COMP

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- Free Rent & TI
- Rent Escalations
- Square Footage
- Tenant Industry
- Expiration Date
- Execution Date
- Street Address
- Floor(s) Occupied

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Lease Comps+

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01

Sourcing

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02

Collection

Comps come from an average of three unique contributors each

03

Standardization

Analysts standardize number formats, calculations, etc.

04

Integration

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05

Detection

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06

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07

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PROPERTIES

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APPENDIX TAB 2

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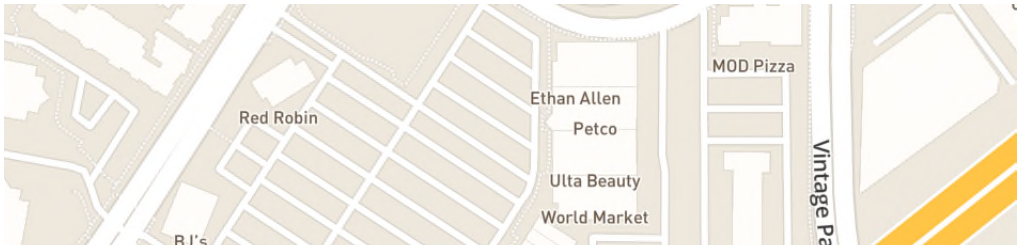

Hobby Lobby

2270 Bridgepointe Parkway, Foster City, CA

2270 Bridgepointe Parkway is located in Foster City, CA. Built in **1998**, this **1** story **retail** property spans **47,579 SQFT**. CompStak has one lease comp for the property, for a deal signed in **2020**. CompStak has one recorded sales transaction for this property. This property last sold in 2020.

VIEW ON COMPSTAK

2270 Bridgepointe Parkway Commercial Lease Comps:

TENANT

Hobby Lobby

LEASE SIZE:	40-50K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2020
YEAR EXPIRES:	2029

- Building Floors
- Building Size
- Commencement Date
- Comments
- Current Landlord

*Available to CompStak members and customers

VIEW FULL LEASE COMP

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2270 Bridgepointe Parkway Commercial Sales Comps:

RECORDED BUYER

Realty Income Corporation

TRANSACTION SIZE:	40-50K SQFT
SALE PRICE:	$20M-$30M
SALE PRICE (PSF):	$0-$800
YEAR SOLD	2020

- Sale Date
- Buyer
- Net Operating Income
- Cap Rate
- Occupancy %

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VIEW FULL SALES HISTORY

2270 Bridgepointe Parkway Tenants:

Hobby Lobby
2020 | New Lease

Comparable properties for 2270 Bridgepointe Parkway:

3000 Bridgepointe Parkway, San Mateo (Bridgepointe Shopping)

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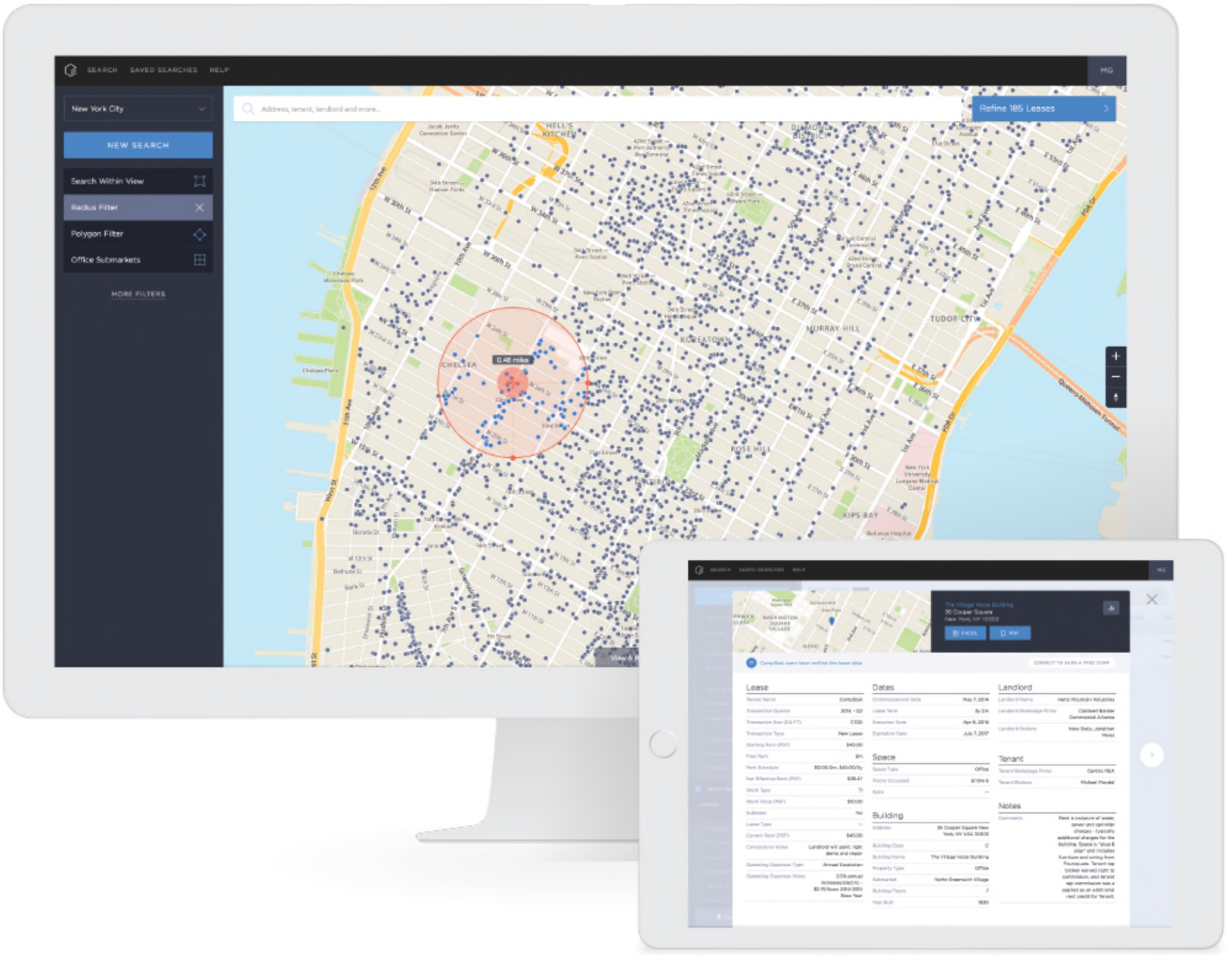

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MOODY'S ANALYTICS

Michael Mandel, Co-Founder and CEO

Michael Mandel is Co-Founder and CEO of CompStak. Since launching CompStak in early 2012, Michael has helped navigate the company through tremendous growth, with over $17 million raised, 70 major markets launched, and a 45

led the Babson Entrepreneurial Exchange and was a member of the world's first live-in business incubator, the e-tower.

ACTIVE MARKETS

- Alabama - Other
- Alaska
- Arizona - Other
- Arkansas - Other
- Atlanta
- Austin
- Baltimore
- Bay Area
- Birmingham
- Boise
- Boston
- Buffalo
- California - Other
- Charleston
- Charlotte
- Chicago Metro
- Cincinnati - Dayton Metro
- Cleveland
- Colorado - Other

Dallas - Ft. Worth

Denver

Detroit - Ann Arbor - Lansing

El Paso Metro

Georgia - Other

Greenville

Hawaii

Houston

Idaho - Other

Illinois - Other

Indiana - Other

Indianapolis

Iowa - Other

Jacksonville

Kansas - Other

Kansas City Metro

Kentucky - Other

Knoxville

Las Vegas

Long Island

Los Angeles - Orange - Inland

Louisiana - Other

Louisville - Lexington Metro

Maine

Massachusetts - Other

Memphis Metro

Miami - Ft. Lauderdale

Michigan - Other

Milwaukee Metro

Minneapolis - St. Paul

Minnesota - Other

Mississippi - Other

Missouri - Other

Montana

Nashville

Nebraska - Other

Nevada - Other

New Hampshire

New Jersey - North and Central

New Jersey - Other

New Mexico - Other

New Orleans

New York - Other

New York City

Norfolk

North Carolina - Other

North Dakota

Ohio - Other

Omaha Metro

Oregon - Other

Orlando

Panhandle and Greater Ocala

Pennsylvania - Other

Philadelphia - Central PA - DE - So. NJ

Phoenix

Pittsburgh

Portland Metro

Providence

Raleigh - Durham

Rhode Island - Other

Richmond

Sacramento - Central Valley

Salt Lake City

San Antonio

San Diego

San Francisco

Seattle

South Carolina - Other

South Dakota

Southwest Florida

St. Louis Metro

Tampa Bay

Texas - Other

Utah - Other

Vermont

Virginia - Other

Washington - Other

Washington, DC

West Virginia

Westchester and CT

Wisconsin - Other

Wyoming

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APPENDIX TAB 3

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Bridgepointe Center

2230-2260 Bridgepointe Parkway, Foster City, CA

2230-2260 Bridgepointe Parkway is located in Foster City, CA. Built in **2000**, this **1** story **retail** property spans **110,000 SQFT**. CompStak has one lease comp for the property, for a deal signed in **2021**.

VIEW ON COMPSTAK

2230-2260 Bridgepointe Parkway Commercial Lease Comps:

TENANT

Ulta Beauty

LEASE SIZE:	10-20K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2021
YEAR EXPIRES:	2032

- Building Class
- Building Floors
- Building Size
- Commencement Date
- Comments

*Available to CompStak members and customers

VIEW FULL LEASE COMP

Ulta Beauty
2021 | New Lease

Comparable properties for 2230-2260 Bridgepointe Parkway:

3000 Bridgepointe Parkway, San Mateo (Bridgepointe Shopping)

921-987 East Hillsdale Boulevard, Foster City (The Marketplace at Metro Center)

2260 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

2200-3020 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

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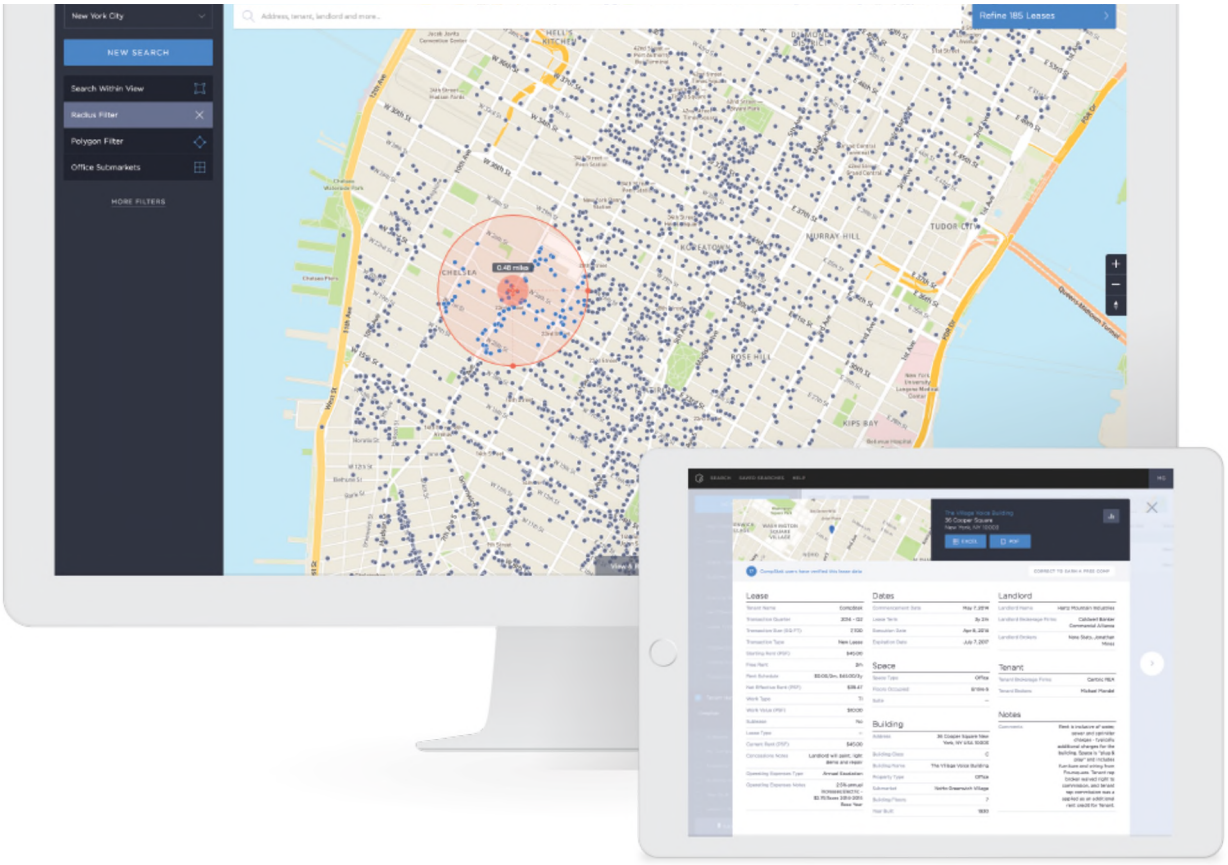
Sign up for a CompStak account to access the full lease comparables at **2230-2260 Bridgepointe Parkway**.



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ACTIVE MARKETS

Alaska

Arizona - Other

Arkansas - Other

Atlanta

Austin

Baltimore

Bay Area

Birmingham

Boise

Boston

Buffalo

California - Other

Charleston

Charlotte

Chicago Metro

Cincinnati - Dayton Metro

Cleveland

Colorado - Other

Columbus

Dallas - Ft. Worth

Denver

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El Paso Metro

Georgia - Other

Hawaii

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Idaho - Other

Illinois - Other

Indiana - Other

Indianapolis

Iowa - Other

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Kansas - Other

Kansas City Metro

Kentucky - Other

Knoxville

Las Vegas

Long Island

Los Angeles - Orange - Inland

Louisiana - Other

Louisville - Lexington Metro

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Massachusetts - Other

Memphis Metro

Miami - Ft. Lauderdale

Michigan - Other

Milwaukee Metro

Minnesota - Other

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Nebraska - Other

Nevada - Other

New Hampshire

New Jersey - North and Central

New Jersey - Other

New Mexico - Other

New Orleans

New York - Other

New York City

Norfolk

North Carolina - Other

North Dakota

Ohio - Other

Oklahoma

Omaha Metro

Oregon - Other

Orlando

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Pennsylvania - Other

Phoenix

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Salt Lake City

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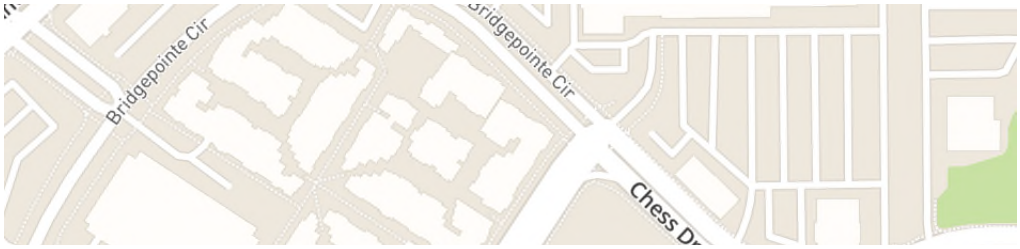

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Bridgepointe Shopping Center

2200-3020 Bridgepointe Parkway, Foster City, CA

2200-3020 Bridgepointe Parkway is located in Foster City, CA. Built in **1998**, this **1** story **retail** property spans **229,769 SQFT**. CompStak has one lease comp for the property, for a deal signed in **2017**.

VIEW ON COMPSTAK

2200-3020 Bridgepointe Parkway Commercial Lease Comps:

TENANT

Total Wine & More

LEASE SIZE:	20-30K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2017
YEAR EXPIRES:	2027

- Building Floors
- Building Size
- Building Size Notes
- Commencement Date
- Comments

*Available to CompStak members and customers

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Total Wine & More
2017 | New Lease

Comparable properties for 2200-3020 Bridgepointe Parkway:

2250 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

2206 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

2260 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

2230-2260 Bridgepointe Parkway, Foster City (Bridgepointe Center)

COMPSTAK PRODUCTS

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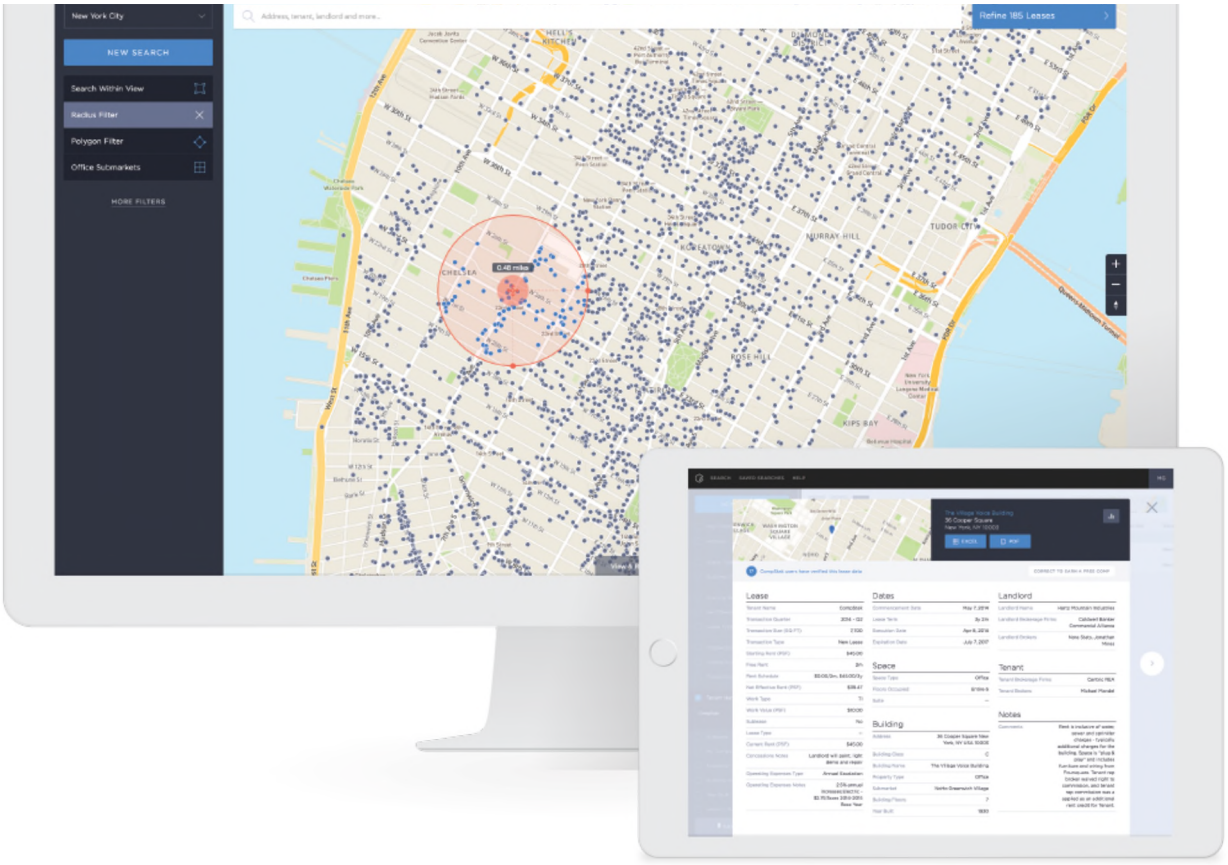

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ACTIVE MARKETS

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Arkansas - Other

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Commercial Property Information

2210 Bridgepointe Parkway, Foster City, CA

2210 Bridgepointe Parkway is located in Foster City, CA. This **retail** property was built in **1998**. CompStak has one lease comp for the property, for a deal signed in **2021**. CompStak has 2 recorded sales transactions for this property. This property last sold in 2016.

VIEW ON COMPSTAK

2210 Bridgepointe Parkway Commercial Lease Comps:

TENANT

California Fish Grill

LEASE SIZE:	0-10K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2021
YEAR EXPIRES:	2031

- Commencement Date
- Current Rent
- Effective Rent
- Execution Date
- Expiration Date

*Available to CompStak members and customers

VIEW FULL LEASE COMP

RECORDED BUYER

DW 3254 PIERCE LP

TRANSACTION SIZE:	0-10K SQFT
SALE PRICE:	$7M-$8M
SALE PRICE (PSF):	-
YEAR SOLD	2016

- Sale Date
- Buyer
- Net Operating Income
- Cap Rate
- Occupancy %

*Available to CompStak members and customers

VIEW FULL SALES HISTORY

RECORDED BUYER

SPI BRIDGEPOINTE

TRANSACTION SIZE:	10-20K SQFT
SALE PRICE:	$2M-$3M
SALE PRICE (PSF):	-
YEAR SOLD	2008

- Sale Date
- Buyer
- Net Operating Income
- Cap Rate
- Occupancy %

*Available to CompStak members and customers

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2210 Bridgepointe Parkway Tenants:

California Fish Grill
2021 | New Lease

Comparable properties for 2210 Bridgepointe Parkway:

1661 Fashion Island Boulevard, San Mateo

COMPSTAK PRODUCTS

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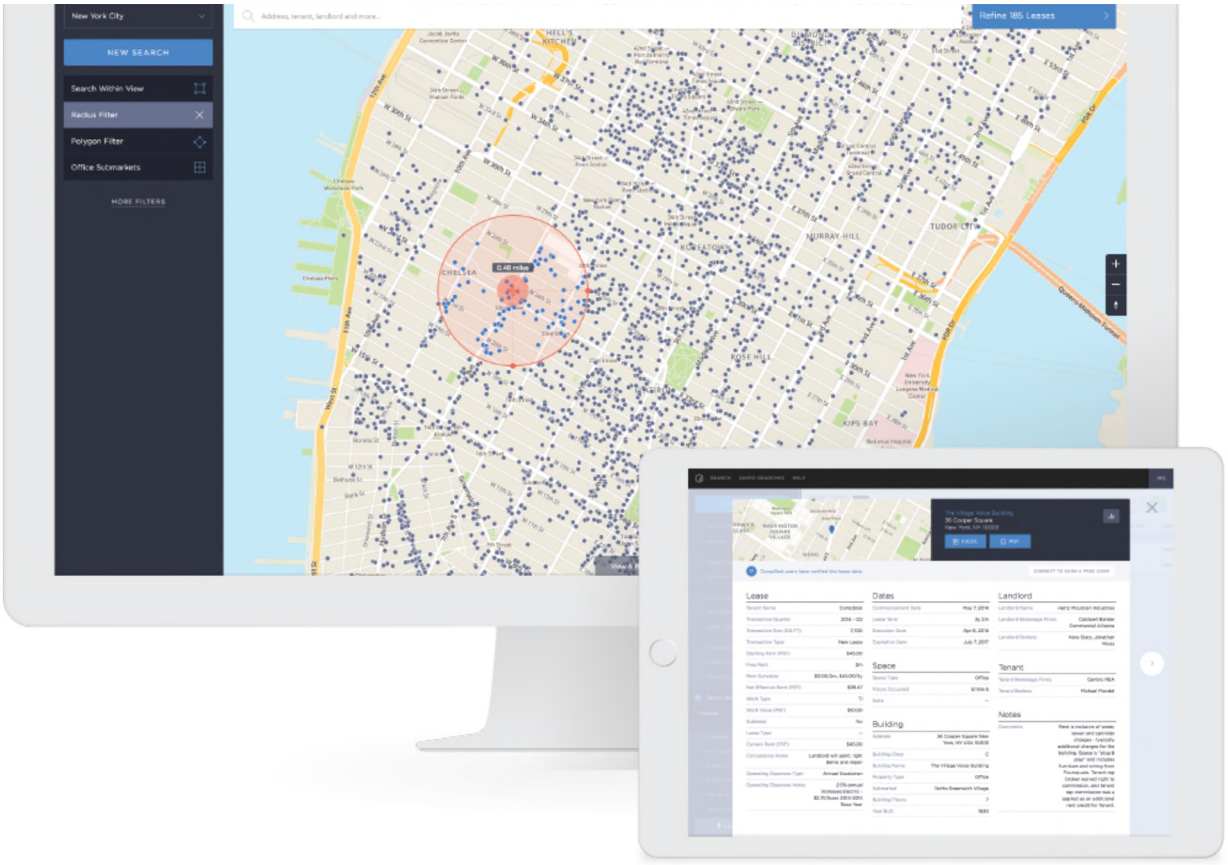

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Alaska

Arizona - Other

Arkansas - Other

Atlanta

Austin

Baltimore

Bay Area

Birmingham

Boise

Boston

Buffalo

California - Other

Charleston

Charlotte

Chicago Metro

Cincinnati - Dayton Metro

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Phoenix

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APPENDIX TAB 6

Bridgepointe Shopping Center

2260 Bridgepointe Parkway, Foster City, CA

2260 Bridgepointe Parkway is located in Foster City, CA. Built in **1998**, this **1** story **retail** property spans **229,769 SQFT**. CompStak has one lease comp for the property, for a deal signed in **2020**.

VIEW ON COMPSTAK

2260 Bridgepointe Parkway Commercial Lease Comps:

TENANT

Armadilo Willy's

LEASE SIZE:	0-10K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2020
YEAR EXPIRES:	2030

- Building Floors
- Building Size
- Commencement Date
- Comments
- Current Landlord

*Available to CompStak members and customers

VIEW FULL LEASE COMP

Armadilo Willy's
2020 | —

Comparable properties for 2260 Bridgepointe Parkway:

2200-3020 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

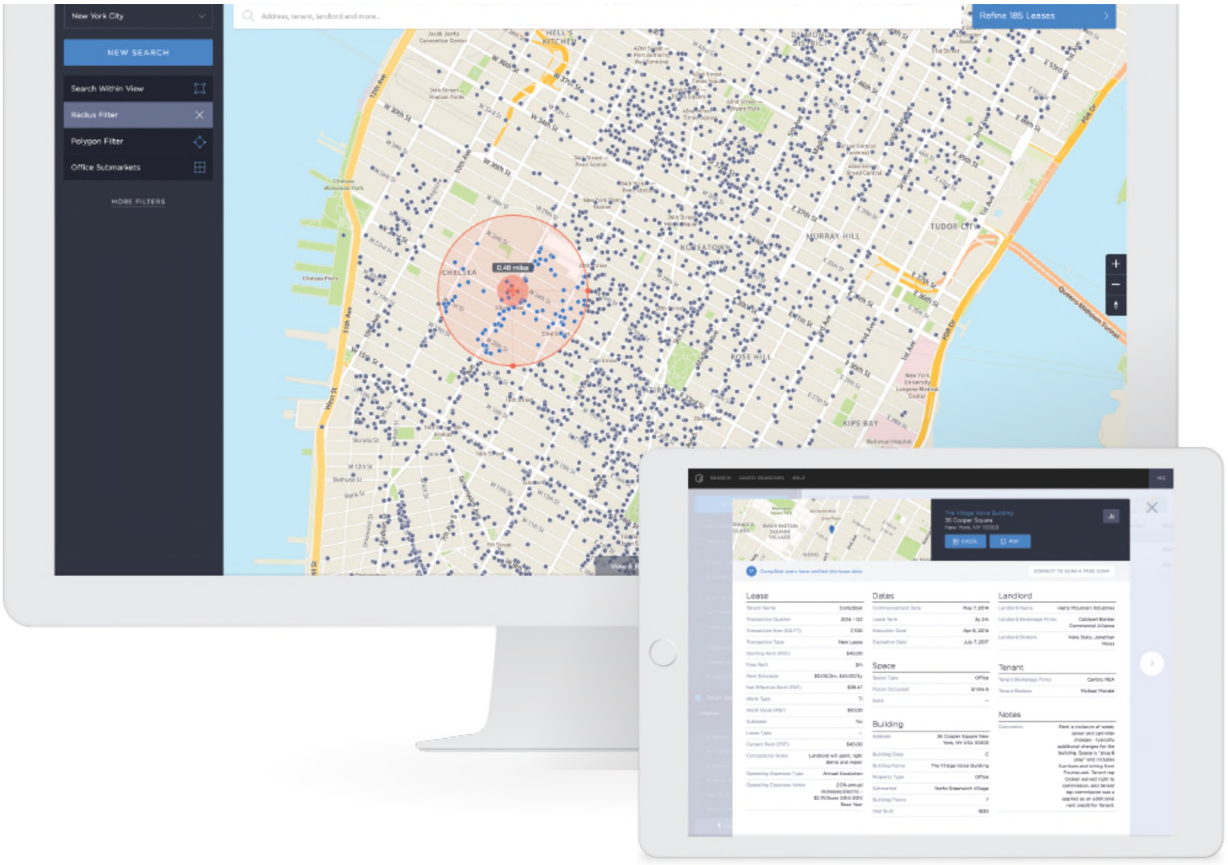
2250 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

2206 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

2230-2260 Bridgepointe Parkway, Foster City (Bridgepointe Center)

COMPSTAK PRODUCTS

Sign up for a CompStak account to access the full lease comparables at **2260 Bridgepointe Parkway**.



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Arizona - Other

Arkansas - Other

Atlanta

Austin

Baltimore

Bay Area

Birmingham

Boise

Boston

Buffalo

California - Other

Charleston

Charlotte

Chicago Metro

Cincinnati - Dayton Metro

Cleveland

Colorado - Other

Columbus

Dallas - Ft. Worth

Denver

Detroit - Ann Arbor - Lansing

El Paso Metro

Georgia - Other

Hawaii

Houston

Idaho - Other

Illinois - Other

Indiana - Other

Indianapolis

Iowa - Other

Jacksonville

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Knoxville

Las Vegas

Long Island

Los Angeles - Orange - Inland

Louisiana - Other

Louisville - Lexington Metro

Maine

Maryland - Other

Massachusetts - Other

Memphis Metro

Miami - Ft. Lauderdale

Michigan - Other

Milwaukee Metro

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Mississippi - Other

Missouri - Other

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Nashville

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Nevada - Other

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New Orleans

New York - Other

New York City

Norfolk

North Carolina - Other

North Dakota

Ohio - Other

Oklahoma

Omaha Metro

Oregon - Other

Orlando

Panhandle and Greater Ocala

Pennsylvania - Other

Phoenix

Pittsburgh

Portland Metro

Providence

Raleigh - Durham

Rhode Island - Other

Richmond

Sacramento - Central Valley

Salt Lake City

San Antonio

San Diego

San Francisco

Seattle

South Carolina - Other

South Dakota

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Tennessee - Other

Texas - Other

Utah - Other

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APPENDIX TAB 7

BUSINESS • News

Investment in big San Mateo regional shopping mall: nearly $257 million

Veteran investor takes big-time stake in Peninsula retail complex: county documents

Hillsdale Shopping Center at 60 31st Ave. in San Mateo, North Block Outdoor Plaza section. (Hillsdale Shopping Center)

By **GEORGE AVALOS** | gavalos@bayareanewsgroup.com | Bay Area News Group

PUBLISHED: January 4, 2022 at 12:01 p.m. | UPDATED: January 7, 2022 at 6:07 a.m.

SAN MATEO — A veteran real estate firm has paid a quarter-billion dollars to buy a big stake in Hillsdale Shopping Center, a prominent regional retail mall in San Mateo, this news organization's review of public records shows.

Northwood Investors, a real estate private equity firm, paid $256.9 million to purchase an interest in the Hillsdale mall, which totals 1.3 million square feet, according to documents

With the property purchase, the owners of Hillsdale mall now are affiliates controlled by Northwood and by David D. Bohannon Organization, the family-headed company that developed and has owned Hillsdale since it opened as an outdoor shopping center in 1954.

"We are committed to continuing our family's relationship with this property and its service to the San Mateo community as we have done for the past 75 years," said David Bohannon II, chief executive officer of the Bohannon firm.

Northwood Investors has completed equity investments totaling $7 billion in an array of retail centers in the United States and Europe, according to the company's website.

"We are excited to bring our mixed-use capabilities to Hillsdale and look forward to a long relationship with the Bohannon family and the community of San Mateo," Brady Thurman, a senior managing director with Northwood Investors.

Prior to the venture at Hillsdale mall, Northwood's only investments in the Golden State were in Southern California retail centers, according to the company's website.

Hillsdale Shopping Center at 60 31st Ave. in San Mateo, North Block Outdoor Plaza section. A veteran real estate firm has paid a quarter-billion dollars to buy a big stake in Hillsdale Shopping Center, a prominent regional retail mall in San Mateo, this news organization's review of public records shows.

"Northwood is grateful for the opportunity to partner with the Bohannon Companies on Hillsdale Shopping Center," Thurman said.

In 2016, spurred by the closure of a Sears store as a long-time anchor, the Bohannon firm launched a major upgrade to demolish the old Sears building and replace it with a modern wing known as the North Block.

The Bohannon group obtained a $240 million construction loan from Pacific Life Insurance Co., county documents filed in 2016 show.

Confronted by the retail apocalypse ushered in by the dramatic shift to online shopping, the Bohannon family initiated Re:Imagine Hillsdale, a venture to revamp the shopping center's future.

The worries intensified the wake of wide-ranging retail dislocations and shutdowns unleashed by the coronavirus.

Bohannon and Northwood executives believe the investment firm can help spur a new approach to buoy Hillsdale mall.

Northwood says it will craft a long-term strategy to benefit the community, mall customers and the San Mateo community.

"We are confident that Hillsdale Shopping Center will continue its meaningful presence in the city for years to come," Thurman said.

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Author **George Avalos** | Business reporter

George Avalos is a business reporter for the Bay Area News Group.

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APPENDIX TAB 8

Bohannon Companies and Northwood Investors Form New Partnership with Hillsdale Shopping Center

Agreement Supports and Extends Ongoing Transformation Effort to Re:Imagine Hillsdale and to Improve Leasing and Operations in Current Retail Market

NEWS PROVIDED BY
Bohannon Companies →
Dec 07, 2021, 19:37 ET

SAN MATEO, Calif., Dec. 7, 2021 /PRNewswire/ -- The Bohannon Companies announced today a new strategic partnership with global real estate investment firm Northwood Investors LLC ("Northwood") to support and extend the Bohannon family's vision and work with the community to guide the future of Hillsdale Shopping Center, which has served the San Mateo community for more than seven decades, and to improve mall leasing and operations in the evolving retail environment.

Continue Reading

Hillsdale Shopping Center's North Block Outdoor Plaza

The partnership will manage and operate the 47-acre shopping center that offers more than 120 specialty stores and restaurants. Northwood, through its Northwood Retail platform will utilize its national profile and tenant relationships to improve the property in the changing retail landscape. Hillsdale Shopping Center's management team have transitioned to Northwood Retail and will continue in their existing roles, bringing their deep local experience and knowledge to the partnership.

Of critical importance to the shopping center is the ongoing effort to Re:Imagine Hillsdale, launched in December 2019 with an invitation to the San Mateo community to share priorities as the Bohannon family contemplates the next era for Hillsdale. The partnership's formation brings additional experience and expertise to this effort, and all parties are aligned in the need to re-envision the center in partnership with the community for the future, focusing on the shared values and needs of the City of San Mateo.

"We are committed to continuing our family's relationship with this property and its service to the San Mateo community as we have done for the past 75 years," said David D. Bohannon II, president and CEO of the David D. Bohannon Organization. "This partnership with Northwood will preserve that legacy and strengthen our ability to ensure Hillsdale can serve an even greater purpose for this community in the decades ahead. Most importantly, it protects the process of implementing our evolution in collaboration with San Mateo. Northwood understands that Hillsdale is not only our family's legacy - it's San Mateo's legacy as well."

"Northwood is grateful for the opportunity to partner with the Bohannon Companies on Hillsdale Shopping Center. We are excited to bring our mixed-use capabilities to Hillsdale and look forward to a long relationship with the Bohannon family and the community of San Mateo. The property continues to be a vibrant presence on the Peninsula, with attractive modern offerings and a loyal customer base. With a long-term strategy to meet the evolving needs of the community, customers, and tenants, we are confident that Hillsdale Shopping Center will continue its meaningful presence in the city for years to come," said Brady Thurman of Northwood Investors.

About The Bohannon Companies
The Bohannon Companies develop, maintain, and manage retail, office, and research and development (R&D) properties throughout the Bay Area. The Bohannon family has represented innovative land use and real estate development on the Peninsula since 1928. The Bohannon Companies are committed to delivering responsible real estate projects that meet the needs of their tenants and the surrounding community, and known for managing their portfolio personally.

In 1962, The Bohannon Companies set a standard for super-regional shopping centers with Hillsdale Shopping Center, today a leading San Mateo shopping destination that offers more than 120 specialty stores and restaurants. Tenants include anchors Nordstrom, and Macy's as well as specialty shops H&M, White House Black Market, Trader Joe's, Michael Kors, Pandora, LEGO®, and more. Additionally, the shopping center offers several restaurants including Palette Tea Garden, MidiCi The Neapolitan Pizza Company, Yayoi Japanese Teishoku, Paul Martin's American Grill, The Cheesecake Factory, and California Pizza Kitchen. Hillsdale Shopping Center is located at Sixty 31st Ave. in San Mateo, Calif., off Hwy 101. For more information visit www.hillsdale.com.

About Northwood
Northwood Investors LLC is a privately held, real estate private equity firm that owns and operates real estate across the US and Europe. The firm currently manages approximately $8 billion of investor capital. Northwood's flagship fund seeks to opportunistically acquire well-located real estate with a plan to create value through hands-on asset management. Northwood is vertically-integrated with in-house operating teams across the office, multifamily, retail and hospitality sectors. Please visit www.northwoodinvestors.com for more information.

Northwood Retail was established by Northwood Investors, a privately held, global real estate investment and management firm. The platform currently leases, manages, and markets a portfolio of community and mixed-use properties across the United States with a concentration in California, Texas, Colorado, North Carolina, and South Carolina. Built upon strong, fundamental real estate principles, Northwood Retail is focused on creating value at each project through a disciplined approach to leasing, development, property management, and marketing. To learn more about the company and its unique properties, visit https://northwoodretail.com/.

Media contact:
Adam Alberti
adam@singersf.com

SOURCE Bohannon Companies

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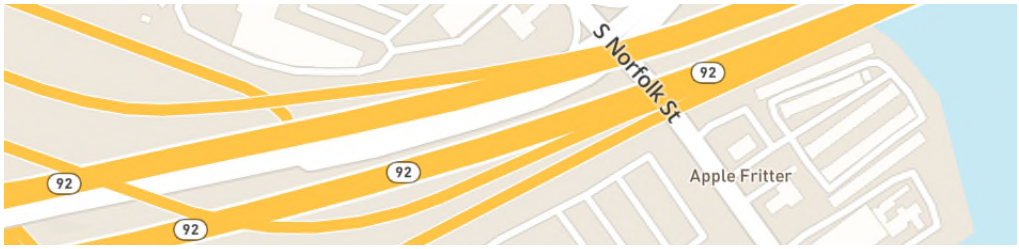

© Mapbox © OpenStreetMap

The Atrium

1900 South Norfolk Street, San Mateo, CA

1900 South Norfolk Street is located in San Mateo, CA. Built in **1983**, this **3** story **office** property spans **162,000 SQFT**. CompStak has **15 lease comps** for this property, dating from **2017** to **2022**. CompStak has one recorded sales transaction for this property. This property last sold in 2016.

VIEW ON COMPSTAK

1900 South Norfolk Street Commercial Lease Comps:

TENANT

Tile

LEASE SIZE:	10-20K SQFT
SPACE TYPE:	Office
YEAR LEASED:	2022
YEAR EXPIRES:	2023

- Building Class
- Building Floors
- Building Size
- Commencement Date
- Current Landlord

*Available to CompStak members and customers

VIEW FULL LEASE COMP

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TENANT

Mission Silver Buyer

LEASE SIZE:	0-10K SQFT
SPACE TYPE:	Office
YEAR LEASED:	2022
YEAR EXPIRES:	2024

- Building Class
- Building Floors
- Building Size
- Commencement Date
- Current Landlord

*Available to CompStak members and customers

VIEW FULL LEASE COMP

TENANT

Pacific Workplaces

LEASE SIZE:	10-20K SQFT
SPACE TYPE:	Office
YEAR LEASED:	2020
YEAR EXPIRES:	2030

- Building Class
- Building Floors
- Building Size
- Commencement Date
- Current Landlord

*Available to CompStak members and customers

VIEW FULL LEASE COMP

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1900 South Norfolk Street Commercial Sales Comps:

RECORDED BUYER

Seagate Properties

TRANSACTION SIZE:	150-200K SQFT
SALE PRICE:	$60M-$70M
SALE PRICE (PSF):	$0-$800
YEAR SOLD	2016

- Sale Date
- Buyer
- Net Operating Income
- Cap Rate
- Occupancy %

*Available to CompStak members and customers

VIEW FULL SALES HISTORY

1900 South Norfolk Street Tenants:

Tile
2022 | Renewal

Mission Silver Buyer
2022 | Renewal

Pacific Workplaces
2020 | Renewal

PBC San Mateo
2020 | New Lease

PBC San Mateo
2020 | Expansion

Khan Academy
2019 | New Lease

Norman Golden
2019 | Expansion

Prometheus Real Estate Group
2019 | Renewal

Stratogent Corporation
2019 | New Lease

PBC San Mateo
2019 | Renewal

Kaiser Permanente
2018 | New Lease

Kass & Kass
2018 | New Lease

State of CA DGS
2017 | New Lease

Department of General Services, Conservation
2017 | New Lease

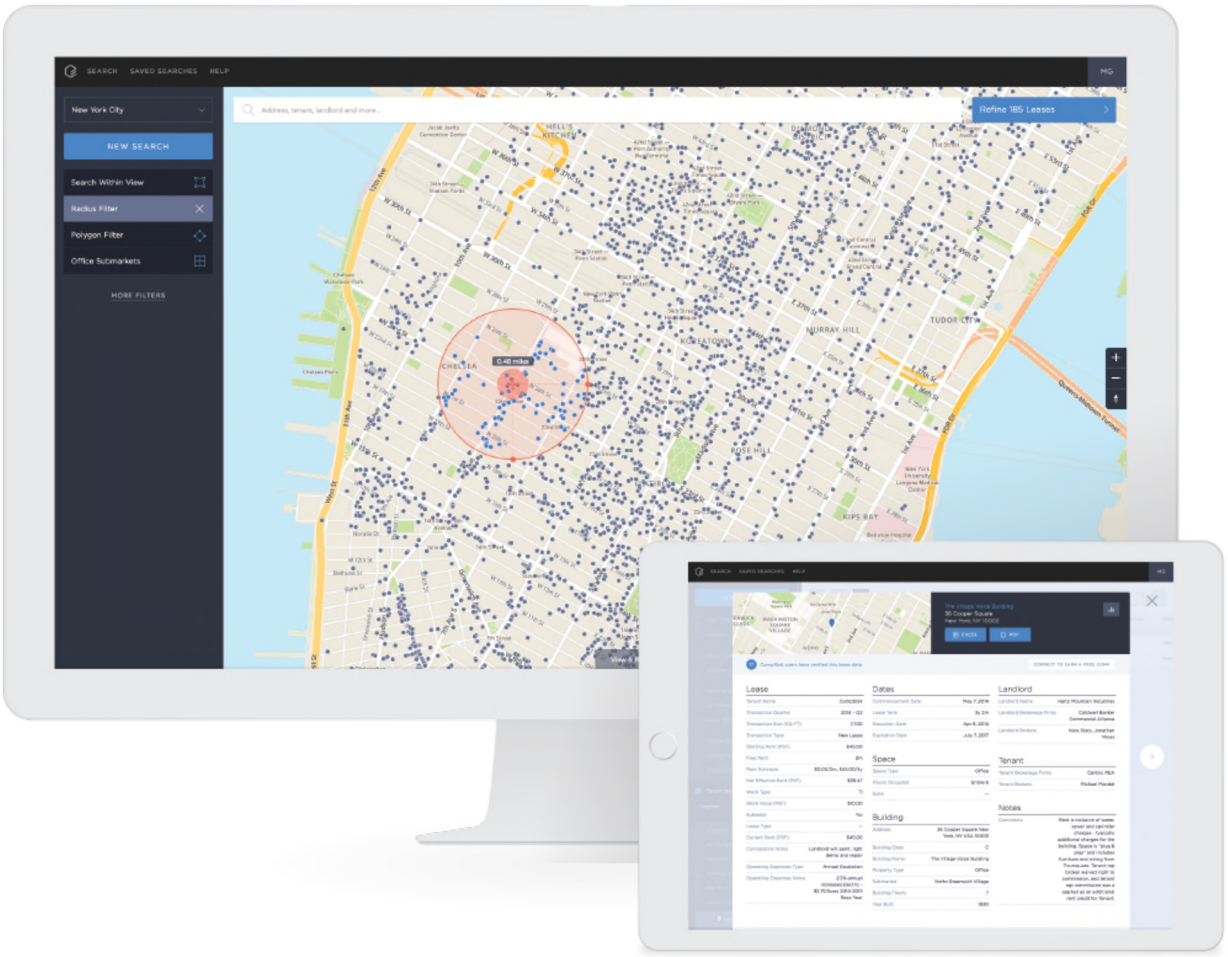
Comparable properties for 1900 South Norfolk Street:

1400 Fashion Island Boulevard, San Mateo (Century Centre Two)

1800-1820 Gateway Drive, San Mateo (San Mateo Gateway)

1500 Fashion Island Boulevard, San Mateo (Bridgepointe Office Park)

1510 Fashion Island Boulevard, San Mateo (Bridgepointe Office Park)



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Michael Mandel, Co-Founder and CEO

Michael Mandel is Co-Founder and CEO of CompStak. Since launching CompStak in early 2012, Michael has helped navigate the company through tremendous growth, with over $17 million raised, 70 major markets launched, and a 45 person team.

Before starting CompStak, Michael led the NY metro data center practice for Grubb & Ellis, where he was named National Rookie of the Year and inducted into Real Estate New York's 30 Under 30. He graduated Babson College in 2005, where he led the Babson Entrepreneurial Exchange and was a member of the world's first live-in business incubator, the e-tower.

Alaska

Arizona - Other

Arkansas - Other

Atlanta

Austin

Baltimore

Bay Area

Birmingham

Boise

Boston

Buffalo

California - Other

Charleston

Charlotte

Chicago Metro

Cincinnati - Dayton Metro

Cleveland

Colorado - Other

Columbus

Dallas - Ft. Worth

Denver

Detroit - Ann Arbor - Lansing

El Paso Metro

Greenville

Hawaii

Houston

Idaho - Other

Illinois - Other

Indiana - Other

Indianapolis

Iowa - Other

Jacksonville

Kansas - Other

Kansas City Metro

Kentucky - Other

Knoxville

Las Vegas

Long Island

Los Angeles - Orange - Inland

Louisiana - Other

Louisville - Lexington Metro

Maine

Maryland - Other

Massachusetts - Other

Memphis Metro

Miami - Ft. Lauderdale

Michigan - Other

Minneapolis - St. Paul

Minnesota - Other

Mississippi - Other

Missouri - Other

Montana

Nashville

Nebraska - Other

Nevada - Other

New Hampshire

New Jersey - North and Central

New Jersey - Other

New Mexico - Other

New Orleans

New York - Other

New York City

Norfolk

North Carolina - Other

North Dakota

Ohio - Other

Oklahoma

Omaha Metro

Oregon - Other

Orlando

Panhandle and Greater Ocala

Philadelphia - Central PA - DE - So. NJ

Phoenix

Pittsburgh

Portland Metro

Providence

Raleigh - Durham

Rhode Island - Other

Richmond

Sacramento - Central Valley

Salt Lake City

San Antonio

San Diego

San Francisco

Seattle

South Carolina - Other

South Dakota

Southwest Florida

St. Louis Metro

Tampa Bay

Tennessee - Other

Texas - Other

Utah - Other

Vermont

Virginia - Other

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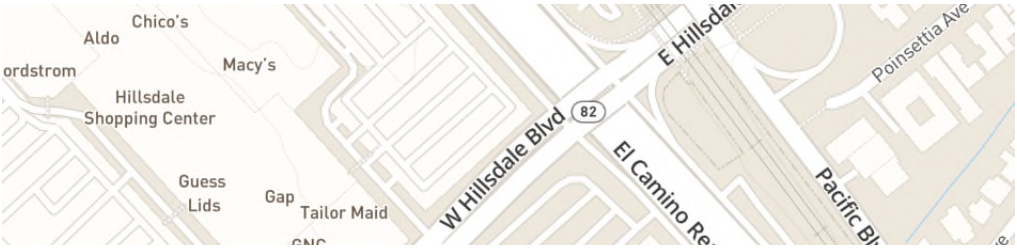

Hillsdale Shopping Center

41 West Hillsdale Boulevard, San Mateo, CA

41 West Hillsdale Boulevard is located in San Mateo, CA. CompStak has one lease comp for the property, for a deal signed in **2021**.

VIEW ON COMPSTAK

41 West Hillsdale Boulevard Commercial Lease Comps:

TENANT

Sleep Number

LEASE SIZE:	0-10K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2021
YEAR EXPIRES:	2028

- Commencement Date
- Current Landlord
- Current Rent
- Effective Rent
- Execution Date

*Available to CompStak members and customers

VIEW FULL LEASE COMP

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Sleep Number
2021 | —

Comparable properties for 41 West Hillsdale Boulevard:

33 Hillsdale Mall, San Mateo (Hillsdale Mall)

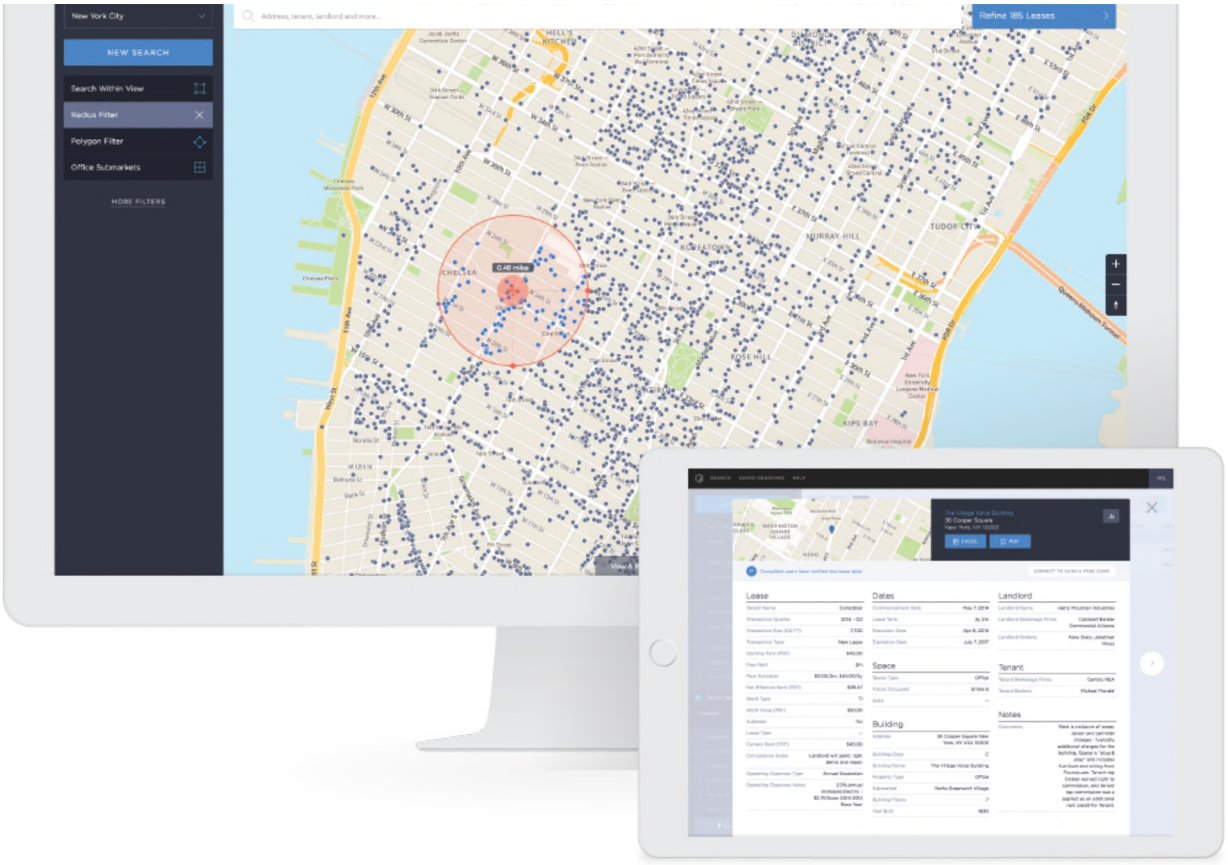
1 Curiosity Way, San Mateo

3690 South El Camino Real, San Mateo (Retail Building)

30 28th Avenue, San Mateo

COMPSTAK PRODUCTS

Sign up for a CompStak account to access the full lease comparables at **41 West Hillsdale Boulevard**.



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SILVERSTEIN PROPERTIES

MACQUARIE

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ACTIVE MARKETS

Alaska

Arizona - Other

Arkansas - Other

Atlanta

Austin

Baltimore

Bay Area

Birmingham

Boise

Boston

Buffalo

California - Other

Charleston

Charlotte

Chicago Metro

Cincinnati - Dayton Metro

Cleveland

Colorado - Other

Columbus

Dallas - Ft. Worth

Denver

Detroit - Ann Arbor - Lansing

El Paso Metro

Georgia - Other

Hawaii

Houston

Idaho - Other

Illinois - Other

Indiana - Other

Indianapolis

Iowa - Other

Jacksonville

Kansas - Other

Kansas City Metro

Kentucky - Other

Knoxville

Las Vegas

Long Island

Los Angeles - Orange - Inland

Louisiana - Other

Louisville - Lexington Metro

Maine

Maryland - Other

Massachusetts - Other

Memphis Metro

Miami - Ft. Lauderdale

Michigan - Other

Milwaukee Metro

Minnesota - Other

Mississippi - Other

Missouri - Other

Montana

Nashville

Nebraska - Other

Nevada - Other

New Hampshire

New Jersey - North and Central

New Jersey - Other

New Mexico - Other

New Orleans

New York - Other

New York City

Norfolk

North Carolina - Other

North Dakota

Ohio - Other

Oklahoma

Omaha Metro

Oregon - Other

Orlando

Panhandle and Greater Ocala

Pennsylvania - Other

Phoenix

Pittsburgh

Portland Metro

Providence

Raleigh - Durham

Rhode Island - Other

Richmond

Sacramento - Central Valley

Salt Lake City

San Antonio

San Diego

San Francisco

Seattle

South Carolina - Other

South Dakota

Southwest Florida

St. Louis Metro

Tampa Bay

Tennessee - Other

Texas - Other

Utah - Other

Vermont

Virginia - Other

Washington - Other

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Borel Square Shopping Ctr.

1750 South El Camino Real, San Mateo, CA

1750 South El Camino Real is located in San Mateo, CA. Built in **1967**, this **1** story **retail** property spans **6,500 SQFT**. CompStak has one lease comp for the property, for a deal signed in **2013**. CompStak has one recorded sales transaction for this property. This property last sold in 2019.

VIEW ON COMPSTAK

1750 South El Camino Real Commercial Lease Comps:

TENANT

Jack's Restaurant

LEASE SIZE:	0-10K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2013
YEAR EXPIRES:	2029

- Building Floors
- Building Size
- Commencement Date
- Comments
- Concessions Notes

*Available to CompStak members and customers

VIEW FULL LEASE COMP

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1750 South El Camino Real Commercial Sales Comps:

RECORDED BUYER

Douglas D Thaxton

TRANSACTION SIZE:	SQFT
SALE PRICE:	$2M-$3M
SALE PRICE (PSF):	$0-$800
YEAR SOLD	2019

- Sale Date
- Buyer
- Net Operating Income
- Cap Rate
- Occupancy %

*Available to CompStak members and customers

VIEW FULL SALES HISTORY

1750 South El Camino Real Tenants:

Jack's Restaurant
2013 | New Lease

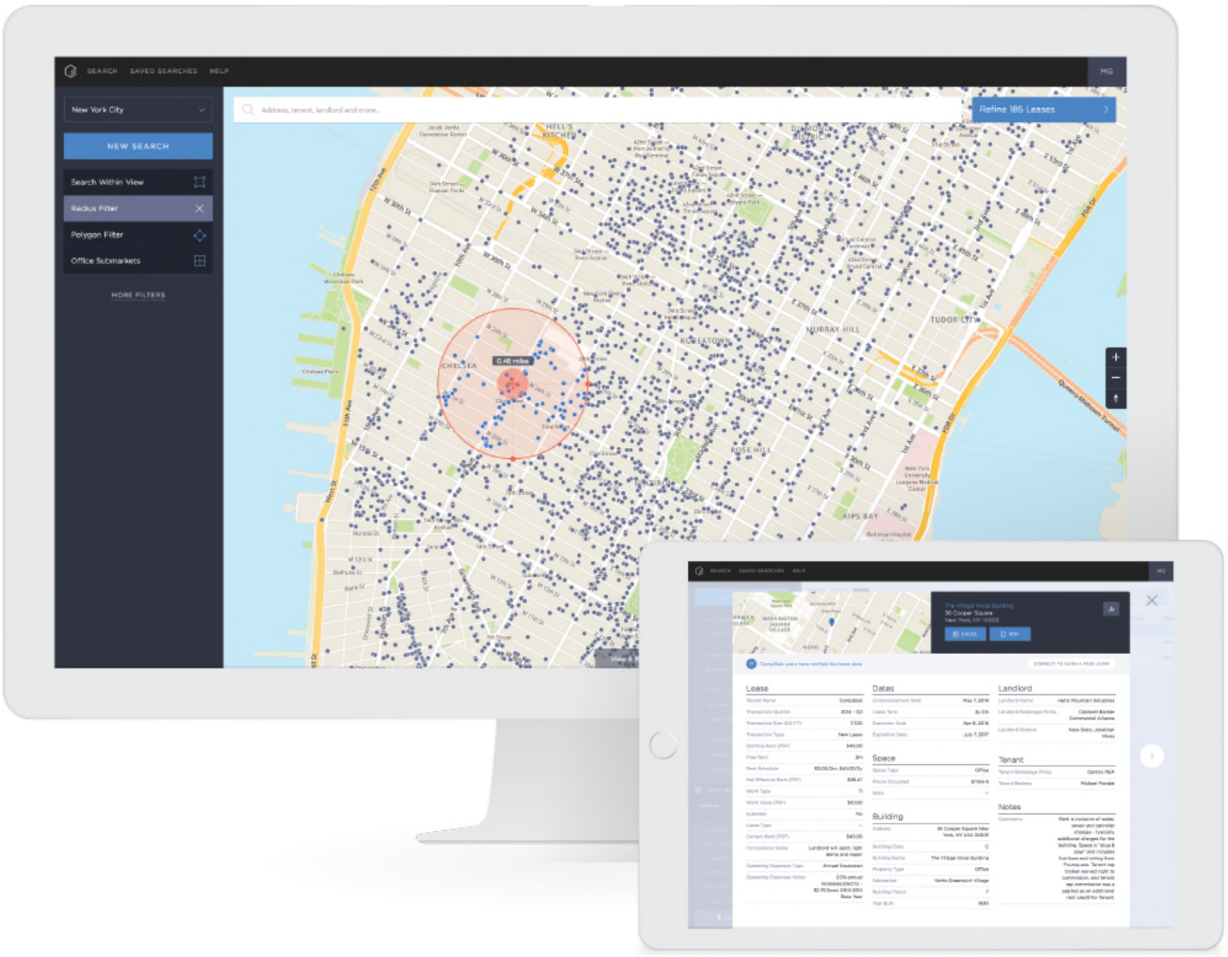
Comparable properties for 1750 South El Camino Real:

1701 Leslie Street, San Mateo

106 West 25th Avenue, San Mateo

COMPSTAK PRODUCTS

Sign up for a CompStak account to access the full lease comparables at **1750 South El Camino Real**.



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- Alabama - Other
- Alaska
- Arizona - Other
- Arkansas - Other
- Atlanta
- Austin
- Baltimore
- Bay Area
- Birmingham
- Boise
- Boston
- Buffalo
- California - Other
- Charleston
- Charlotte
- Chicago Metro
- Cincinnati - Dayton Metro

Colorado - Other

Columbus

Dallas - Ft. Worth

Denver

Detroit - Ann Arbor - Lansing

El Paso Metro

Georgia - Other

Greenville

Hawaii

Houston

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Kentucky - Other

Knoxville

Las Vegas

Long Island

Los Angeles - Orange - Inland

Louisiana - Other

Maine

Maryland - Other

Massachusetts - Other

Memphis Metro

Miami - Ft. Lauderdale

Michigan - Other

Milwaukee Metro

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Minnesota - Other

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Missouri - Other

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Nashville

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New Jersey - Other

New Mexico - Other

New Orleans

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New York City

Norfolk

North Carolina - Other

Ohio - Other

Oklahoma

Omaha Metro

Oregon - Other

Orlando

Panhandle and Greater Ocala

Pennsylvania - Other

Philadelphia - Central PA - DE - So. NJ

Phoenix

Pittsburgh

Portland Metro

Providence

Raleigh - Durham

Rhode Island - Other

Richmond

Sacramento - Central Valley

Salt Lake City

San Antonio

San Diego

San Francisco

Seattle

South Carolina - Other

South Dakota

Southwest Florida

Tampa Bay

Tennessee - Other

Texas - Other

Utah - Other

Vermont

Virginia - Other

Washington - Other

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Nicholas "Nicky" Vu

From: Housing
Sent: Tuesday, January 3, 2023 10:18 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing Element Comment Letter
Attachments: San Mateo Housing Element_Comment Letter_UC Berkeley_12.22.22.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Sandra Belluomini
Administrative Tech| Housing
330 W. 20th Ave., San Mateo, CA 94403
[redacted]

From: Andrew Wofford [redacted]
Sent: Thursday, December 22, 2022 10:28 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element Comment Letter

Hello,

My name is Andrew Wofford--I am a graduate student in City Planning at UC Berkeley. I am writing to submit a comment letter regarding San Mateo's draft housing element. The letter was written by myself and three additional graduate students in City Planning and Public Policy--Amba Gupta, Marisa Espinoza and Samuel Greenberg.

Please let me know if there are any additional persons to whom we should send the letter for consideration.

Thank you and happy holidays,
Andrew

--
Andrew Wofford (he/him)
Master of City Planning - 2024
College of Environmental Design - UC Berkeley

City of San Mateo
330 W 20th Ave.
San Mateo, CA 94403

To the honorable San Mateo City Council,

We greatly appreciate this opportunity to offer feedback to the City of San Mateo on its draft housing element. We are graduate students in Public Policy and City Planning at the University of California, Berkeley, where we are studying housing policy.

We applaud the City of San Mateo for planning for 154% of its Regional Housing Needs Assessment (RHNA), and the diligent work conducted to craft its housing element and provide protections for at-risk renters. However, in order to comply with state housing law, San Mateo must address the significant barrier that Measure Y poses to meeting its RHNA goals and fulfilling its obligation to Affirmatively Further Fair Housing (AFFH).

The housing element must identify specific ways to mitigate Measure Y density restrictions in order to achieve the level of housing production required by the RHNA. Likewise, the city must plan to take substantive action to achieve the goals required by the AFFH mandate. Specifically, we believe that San Mateo's housing element must further define how it will incorporate affordable housing into areas of significantly concentrated affluence, assess its site inventory for whether it improves or exacerbates AFFH goals, reduce the high percentage of planned low income housing units located on non-vacant sites, and generally ensure that its plan to fulfill AFFH requirements is realistic and complies with state law. By strengthening AFFH planning and moving beyond the constraints of Measure Y, the City of San Mateo can meet its RHNA goals and help ensure that San Mateo will be a vibrant, welcoming, and affordable city for current and future residents.

Why San Mateo Can and Must Ignore Measure Y

Since 1991, Measure Y has imposed a height restriction of 50 feet (four to five stories) and a density restriction of 50 dwelling units per acre on all new buildings within the City of San Mateo. The restriction applies to every parcel of land in the city. On November 4th, 2020, San Mateans voted to reapprove Measure Y by a margin of 43 votes out of a total of 46,033 votes cast.

Policy advocates at the Greenbelt Alliance have argued that Measure Y is an act of "exclusionary zoning."[1] By severely limiting the height and density of multifamily buildings, the ordinance renders most multifamily housing in the city financially infeasible. More importantly, these restrictions likely increase home prices in the few multifamily buildings that are viable; as a result, fewer low-income families can afford to live in San Mateo.[2]

---

[1] Teri Shore, "Loss: San Mateo Measure Y," Greenbelt Alliance, November 4, 2020, https://www.greenbelt.org/blog/vote-no-on-measure-y-to-provide-essential-homes-in-san-mateo/#:~:text=Measure%20Y%20is%20an%20example,to%20the%20three%20 Caltrain%20 stations

[2] Muhammad Alameldin, David Garcia, "The Cost to Build New Housing Keeps Rising," Terner Center for Housing Innovation, August 4, 2022, https://ternercenter.berkeley.edu/research-and-policy/cost-to-build-housing-legislation-2022/

Commendably, the Council acknowledges the long history of San Mateo's exclusionary zoning practices in its draft housing element. Although not intended to discriminate, Measure Y is an extension of the legalized housing segregation which the Council is working to undo and repair. Multifamily apartment buildings remain one of the few affordable housing options for low-income people of color and immigrants in San Mateo and the wider Bay Area.[3] By making it all but impossible to create new, multifamily housing units at an affordable price, Measure Y threatens San Mateo's ability to create an equitable and inclusive city going forward.

More immediately, based on its existing site inventory, the City of San Mateo cannot fulfill its RHNA goals if it adheres to Measure Y. If the Council does not demonstrate that the city can realistically meet these goals, San Mateo will be out of compliance with state law.

A number of precedents confirm that the City of San Mateo must ignore an existing local ordinance if that ordinance prohibits a jurisdiction's ability to comply with state law (see *Urban Habitat v. Pleasanton).*[4] Last November, HCD provided clear guidance to the City of Alameda that its voter-enacted Measure A, which similarly limited density across all parcels, was "in conflict with state law and should be voided."[5] The City of Alameda has since submitted a draft housing element–deemed compliant by HCD–that ignores Measure A constraints and plans for higher-density housing than the ordinance would have allowed.[6]

We are particularly concerned that the City of San Mateo cannot comply with state AFFH laws if the city adheres to Measure Y. In its review of Alameda's Measure A, HCD found that the measure violated Government Code sections 8899.50 and 65583 because the density restrictions "deny fair housing choices and are fundamentally contrary to affirmatively furthering fair housing." This decisive finding indicates that HCD will correctly identify Measure Y's density restrictions as impediments to fair housing choice that violate state housing law. Therefore, we strongly recommend that the Council move to ignore Measure Y and plan for higher-density, multi-family housing in the final housing element.

We recognize that it is difficult for Councilmembers to ignore a measure approved by constituents. However, we remind the Council that according to the Community Input Survey it commissioned earlier this year, 63% of San Mateans support new, higher-density housing in the city's downtown of up to 12 stories; while 68% support new housing of up to 8 stories.[7]

---

[3] Chair Cecilia Rouse, Jared Bernstein, Helen Knudsen, Jeffery Zhang, "Exclusionary Zoning: Its Effect on Racial Discrimination on the Housing Market," The White House, June 17, 2021 https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/

[4] "Urban Habitat v. City of Pleasanton," Public Advocates, November 30, 2022, https://www.publicadvocates.org/our-work/housing-justice/urban-habitat-v-city-pleasanton/

[5] Paul McDougall, "RE: City of Alameda Measure A Provisions and Housing Element Compliance," Department of Housing and Community Development, November 29, 2021, p. 4, https://www.hcd.ca.gov/community-development/housing-element/docs/alaalamedacity-ta-112921.pdf

[6] Ken Der, City's Housing Element Deemed Compliant," Alameda Post, September 7, 2022, https://alamedapost.com/news/citys-housing-element-deemed-compliant/

[7] True North Research, "Community Opinion Survey," City of San Mateo, February 21, 2022, p. 12, https://www.cityofsanmateo.org/DocumentCenter/View/87282/San-Mateo-Community-Opinion-Survey-2022-Report

San Mateo residents understand that the city needs higher-density housing in order to grow sustainably. To do so, San Mateo must move beyond Measure Y.

Site Analysis: Hillsdale Shopping Center

If the city upholds the exclusionary restrictions of Measure Y, some of its current housing sites in the draft element will simply not be feasible for development within the next eight years. The Hillsdale Shopping Center is an important example.

As the largest site in San Mateo's inventory, Hillsdale is estimated to accommodate 1,996 units, comprising approximately 28% of the city's total RHNA target. The housing element justifies this estimate by simply stating that the owner is interested in mixed-use redevelopment that maximizes residential units. It does not demonstrate an in-depth unit calculation as per several capacity factors suggested by HCD's Site Inventory Guidebook. As a result, the city has put forward an unrealistic estimate of the site's capacity.

The draft housing element assumes that 100% of the available land at the Hillsdale site will become new homes at 100% of the zoned capacity.[8] Recently, however, the site's owner David Bohannon invested $257 million to renovate 12.5 acres of the shopping center. This renovation, along with other factors detailed in the table below, significantly impacts realistic capacity calculations:

Factor	Barrier	Potential Outcomes
1) Available land	Approximately 27% of acreage is currently not available to redevelop due to recent renovation.	• Reduced overall site inventory • Reduced progress on unit production in housing element
2) Unrealistic timing	Recent level of investment on site renovation (approximately $257M) limits the likelihood of a new development phase within 8-10 years, which is the housing element term.	• Inability to use site
3) Owner's vision	Bohannon indicates that he is unwilling to redevelop the site under existing Measure Y density restrictions in his letter to the city.	• Owner will not develop site
4) Limits to density	Bohannon opposes high-density, multi-family buildings on the side of the site along Edison street, adjacent to a single family neighborhood.	• Reduced site inventory • Reduced density • Continued spatial segregation between lower and higher income households
5) Zoning	Bohannon requested the city split the density on the site, suggesting lower density along Edison Street (see above) and higher density (100-200 DU/acre) along El Camino Real. But Measure Y restricts up-zoning this site beyond 50 DU/acre.	• Reduced site inventory • Continued spatial segregation between lower and higher income households • Reduced progress on affordable unit production

[8] Jerimy Levine, Housing Leadership Council of San Mateo, "San Mateo Housing Element Letter", pg. 2 https://drive.google.com/file/d/1dclzoVUm5i_mjGauJof60bKplZxBc6dU/view

Most notably, the city must allow greater density than Measure Y currently permits in order for David Bohannon to even consider redeveloping the site for residential use. Thus far, he has stated that there is no timeline for redeveloping the site because the city has not indicated that it intends to lift Measure Y.[9]

Fortunately, if the Council does plan for density beyond the constraints of Measure Y, the Hillsdale Shopping Center site has significant potential for affordable housing development as part of a transit-oriented district. Without such restrictions, the developer can distribute densities across the site as intended and realistically develop the units estimated in the element site inventory.

There are other similar sites in the inventory that are highly unlikely to be developed, such as the Bridgepointe Shopping Center, which recently renewed long term leases with several commercial tenants.[10] These sites have been misidentified as opportunity sites for the inventory. A more realistic capacity calculation which accounts for Measure Y's constraints will considerably reduce their estimated potential units. Thus, the city must identify additional opportunity sites not currently listed in its inventory or suspend Measure Y to allow for higher-density housing on these existing sites.

Affirmatively Furthering Fair Housing

San Mateo's housing element additionally misses critical opportunities to better comply with HCD's AFFH requirements. The AFFH assessment, which according to HCD, must "include an assessment of fair housing in the jurisdiction" has significant shortcomings.[11] While the housing element does map racially and ethnically concentrated areas of poverty, it does not map *affluent* racially segregated areas. This is a notable omission as the most residentially segregated population in San Mateo is non-hispanic white residents.[12] In order to meet state requirements and decrease residential segregation, the AFFH assessment must first effectively document patterns of residential segregation.

Beyond the assessment, the AFFH section fails to appropriately "identify and prioritize significant contributing factors" which "create, perpetuate, or increase the severity of one or more fair housing issues," as required by HCD.[13] Currently, many of the noted contributing factors simply state the characteristics of poverty and identity-driven disparities rather than city-controlled factors that cause or contribute to fair housing issues. For example, the element

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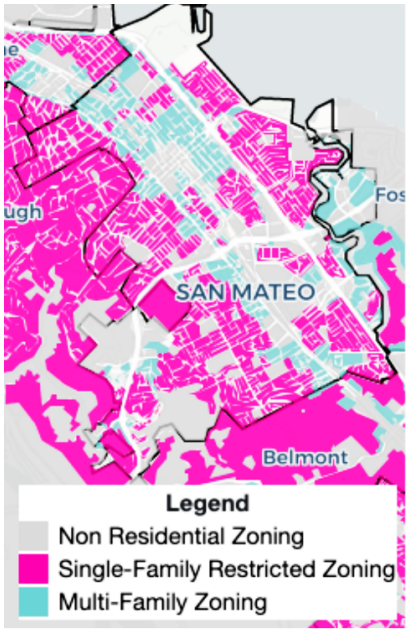
[9] Curtis Driscoll, "Hillsdale Mall seeks New Zoning", The Daily Journal, April 11, 2022 https://www.smdailyjournal.com/news/local/hillsdale-mall-seeks-new-zoning/article_6ebb7f56-b971-11ec-b53a-0f92f5a9aca1.html

[10] Jerimy Levine, Housing Leadership Council of San Mateo, "San Mateo Housing Element Letter", pg. 2 https://drive.google.com/file/d/1dclzoVUm5i_mjGauJof60bKplZxBc6dU/view

[11] Zachary Olmstead, *AB 686 Summary of Requirements in Housing Element Law Government Code Section 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a)*. California Department of Housing and Community Development, 23 Apr. 2020, https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab686_summaryhousingelementfinal_04222020.pdf

[12] Adam Nuget, *Commissioner Input Draft 2023-2031 Housing Element*. April 6, 2022, https://drive.google.com/file/d/19UCFi_6p3JvL5cw2GkcHgbkhcWNwk1YI/view

[13] Olmstead, Zachary



San Mateo has substantial residential areas that are exclusively zoned for single-family housing.

states that "there are concentrations of the population living with a disability west of Highway 101 in the North Central neighborhood," a neighborhood that scores poorly on environmental and economic opportunity indexes. This is simply a statement of the characteristics of disparities between residents with and without disabilities, and belongs in the fair housing assessment. To effectively address these disparities and not merely describe them, the housing element must first identify what planning and policy decisions led to these conditions.

San Mateo's plan to respond to this assessment and address these contributing factors is limited in two fundamental ways. First, no areas designated for affordable housing are located within San Mateo's highest-opportunity neighborhoods. By contrast, significant affordable housing is planned for the city's lowest-income neighborhoods. This imbalance will likely increase residential segregation. Additionally, according to HCD's assessment, San Mateo's draft housing element "relies upon non-vacant sites to accommodate more than 50 percent of the RHNA for lower-income households."[14] This means that San Mateo is relying on sites unlikely to be developed in the near term for much of its planned affordable housing development.

A Call to Action

San Mateo should take meaningful action by 2024 to overcome existing policy barriers to housing access. The city has an opportunity to work in coalition with neighboring jurisdictions to bolster significant regional goals to affirmatively further fair housing and rapidly increase housing production across the south Bay Area.

This should take the form of a two-pronged approach. First, San Mateo must deepen its AFFH efforts through strong policies that incorporate affordable housing into high-opportunity neighborhoods. It will be necessary for the city to do the following: 1) allow for more density in single-family zoned, high-opportunity neighborhoods; 2) increase the share of affordable housing planned for vacant sites and high-opportunity neighborhoods; 3) establish an overlay to prioritize affordable housing in high-opportunity areas; and 4) reduce overall fees on affordable housing development.

Second, the city must proactively address impediments caused by Measure Y through an ambitious legal and legislative strategy. By the close of 2023, the city should produce a detailed

[14] McDougall, Paul. *RE: City of San Mateo's 6th Cycle (2023-2031) Draft Housing Element*. California Department of Housing and Community Development, September 28, 2022, https://www.cityofsanmateo.org/DocumentCenter/View/89423/September-28-2022-HCD-Response-Letter.

study on the impacts of Measure Y and whether repeal of this ordinance is necessary for the city to actually permit the planned units in its housing element within the next eight years. If deemed necessary, the city should pursue a veto referendum to repeal Measure Y. Most importantly, this study should also ensure that a potential reversal meets AFFH and inclusionary housing objectives that benefit historically excluded communities and populations targeted by housing segregation and discrimination.

Such a strategy would require more immediate action as well: in the near-term, the city should suspend implementation of Measure Y and clarify city powers for the purposes of submitting a compliant housing element. The city should pursue expert legal advice and craft a robust policy agenda that can withstand potential legal challenges.

An Opportunity for San Mateo

The statewide housing element process provides the City Council of San Mateo with a tremendous opportunity to lead the south Bay Area in creating a more accessible and sustainable region. In aiming to exceed its RHNA goals, the Council has shown that it can both set an example for the wider region and impact residents beyond its boundaries. As the city's element is currently drafted, however, these lofty goals will not materialize.

The Council must take clear action to ensure that San Mateo can achieve these urgently needed housing goals and fulfill its legal obligations to the state. We look forward to seeing how the Councilmembers respond to this opportunity.

Thank you for your consideration,

Andrew Wofford, Masters Candidate in City Planning, UC Berkeley
Amba Gupta, Masters Candidate in City Planning, UC Berkeley
Marisa Espinoza, Masters Candidate in Public Affairs, UC Berkeley
Samuel Greenberg, Masters Candidate in Public Affairs, UC Berkeley

PLANNING COMMISSION AND CITY COUNCIL MINUTES – APRIL 26, 2020 TO NOVEMBER 7, 2022

COMMISSION MEMBERS
Margaret Williams, Chair
John Ebneter, Vice Chair
Adam Nugent
Seema Patel
Vacant

City of San Mateo
Regular Meeting Minutes
Planning Commission

Tuesday, April 26, 2022
Remote 7:00 PM
Regular Meeting

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

DRAFT

CALL TO ORDER
This meeting is being held under the provisions of State of California Bill AB361; in which Brown Act regulations are relaxed to allow members to remote in due to the Coronavirus Covid-19 health emergency.

PLEDGE OF ALLEGIANCE

ROLL CALL
Remote: Vice-Chair Margaret Williams, Commissioners John Ebneter, Adam Nugent, and Seema Patel
Absent: None

CONSENT CALENDAR
1. Planning Commission Meeting Minutes – Approval
   Approve the minutes of the Planning Commission Regular meeting of March 22, 2022.

Moved:	Nugent, Seconded: Patel
Ayes:	Williams, Ebneter, Nugent, Patel
Noes:	None
Absent:	None

PUBLIC COMMENT: None.

PUBLIC HEARING
2. Draft 2023-2031 Housing Element
   Housing Consultant Diana Elrod, Planning Manager Manira Sandhir and Deputy Director Zach Dahl did a presentation on the Draft Housing Element 2023-2031, including providing information on the Sites Inventory, Affirmatively Furthering Fair Housing (AFFH), other Housing Element Sections, and Goals, Policies, and Programs. Planning Commissioners requested to provide discussion and feedback to help refine the Draft Housing Element.

   Commissioner Questions:
   The Commission asked questions of staff relating to the sites inventory methodology; definition of "preservation" of housing units, and whether executive office zoning allowed residential uses.

   Public Comments:
   Members of the public, Raayan Mohtashemi, Ken Abreu and Martin Wiggins addressed the Commission, raising concerns relating to sites inventory methodology; exploring more aggressive policies for funding and lowering cost of development; workforce needs, under the Carpenters Union, to build the housing; and Measure Y constraints. Jordan Grimes expressed disappointment that the Housing Element Draft doesn't promote housing inventory based on the sites inventory and realistic housing goals.

Commissioner Comments:
Discussion ensued regarding the methodology used for the sites inventory, including the need to bolster the analysis to support the inclusion of each site; concerns about including Target site and recently established restaurant sites, inclusion of smaller sites and sites within 500 feet of freeways, a site under the County's groundwater protection program; and concerns about anecdotal conversations regarding property owner intent for some of the proposed sites. Commissioner Williams also provided comments relating to conserving and preserving existing housing stock.

Additional Commissioner comments focused on the AFFH narratives asking for significantly more history and background to analyze racially segregated concentrated areas of affluence, considering housing sites within the highest opportunity areas, addressing overcrowding and the history of disinvestment in certain areas, and prioritize addressing the history of segregation by analyzing city-controlled regulatory factors that has caused the situation.

Commissioners also provided comments on outdated, exclusionary CC&Rs and protecting/conserving existing housing stock in good repair.

At 11 pm there was a discussion among the Commissioners if they wanted to proceed with this item or continue to a date certain. The majority of the Commission favored a continuance.

The commission continued this item to a Special Planning Commission remote meeting on May 3, 2022 at 7 pm.

Moved:	Nugent, Seconded: Ebneter
Ayes:	Williams, Ebneter, Nugent, Patel
Noes:	None
Absent:	None

REPORTS AND ANNOUNCEMENTS
Planning Manager, Manira Sandhir provided updates on items for future Planning Commission meetings and provided information on Planning Commission handbook and upcoming trainings. She also provided a staff update related to the meeting being Assistant City Attorney Gabrielle Whelan's last meeting, as she had accepted a role with another jurisdiction. Commissioner Patel confirmed she would be absent for the May 10, 2022, Planning Commission meeting. Chair Williams confirmed she would be absent for the May 24, 2022, Planning Commission Meeting. There were no other reports from Chair, Commissioners or City Attorney.

ADJOURNMENT
The meeting adjourned at 11:13 pm.

APPROVED BY:

_____
Margaret Williams, Chair

SUBMITTED BY:

_____
Mary Way, Administrative Assistant

DRAFT

COMMISSION MEMBERS
Margaret Williams, Chair
John Ebneter, Vice Chair
Adam Nugent
Seema Patel
vacant

City of San Mateo
Special Meeting Minutes
Planning Commission

Tuesday, May 3, 2022
Remote 7:00 PM
Special Meeting

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

DRAFT

CALL TO ORDER
This meeting is being held under the provisions of State of California Bill AB361; in which Brown Act regulations are relaxed to allow members to remote in due to the Coronavirus Covid-19 health emergency.

An announcement was made that attendees would not be able to watch a live feed of this meeting via Youtube due to technical issues but were able to see the meeting live via zoom and participate via zoom. It was confirmed through the City Attorney that this meeting could proceed as it met the Brown Act requirements.

PLEDGE OF ALLEGIANCE

ROLL CALL
Remote: Chair Margaret Williams, Vice Chair John Ebneter, Adam Nugent, and Seema Patel
Absent: None

PUBLIC HEARING
1. Draft 2023-2031 Housing Element – CONTINUED FROM PLANNING COMMISSION MEETING OF 4.26.2022
   Planning Manager, Manira Sandhir presented an overview of the past meeting, objectives for this meeting, and next steps. Feedback was requested on components of the Draft Housing Element 2023-2031 including Other Housing Elements Sections, and the Goals, Policies, and Programs including the action plan for Affirmatively Furthering Fair Housing Policies and Programs (AFFH).

   Commissioner Questions:
   Commissioners had not questions of staff.

   Public Comments:
   Members of the public, Kalisha Webster, Senior Housing Advocate and Carol Eldridge with One San Mateo addressed the Commission, regarding supporting policies for accessible housing to address reasonable accommodation for physical and/or mental disabilities; and concerns regarding Measure Y imposed constraints, sites inventory methodology and exclusion of R1 (single-family) zoned neighborhoods.

   Commissioners commented on the following items:
   The Commission provided several comments relating to strengthening the Constraints Analysis and the Quantified Objectives. The Commission also provided extensive feedback on the Goals, Policies and Programs, including to strengthen the terminology and any non-committal language with firm targets and commitments such as for family housing, missing middle housing, looking at funding options such as vacancy taxes etc., expanding tenant protection, creating new goal to eliminate disparity and overcrowding, longer deed restrictions, special needs, housing,

achieving health and housing parity, address R1-zoned neighborhoods and provide parity of amenities, Bridgepoint condominiums preservation, u- zoning the entire city, and creating objective architectural goals.

ADJOURNMENT

The meeting adjourned at 9:55 pm.

APPROVED BY:	SUBMITTED BY:
_____	_____
Margaret Williams, Chair	Mary Way, Administrative Assistant

DRAFT

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COUNCIL MEMBERS
Rick Bonilla, Mayor
Diane Papan, Deputy Mayor
Amourence Lee
Joe Goethals
Eric Rodriguez

CITY OF SAN MATEO
Special Meeting Minutes
City Council

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

May 23, 2022
In Person and Remote 5:30 PM
Special Meeting

CALL TO ORDER

Roll Call: Mayor Bonilla, Deputy Mayor Papan, Council Members: Lee, Goethals and Rodriguez

PUBLIC HEARING

1. Draft 2023-2031 Housing Element Public Hearing

Zachary Dahl, Deputy Director, provided a presentation to Council which included an explanation of the methodology for estimating development potential for the sites inventory, which is expected to evolve and change. He provided an overview of the quantified objectives, and the public outreach and engagement process, and further explained how public participation helped influence the development of the Draft Housing Element. He noted Diana Elrod, Housing Consultant, was participating remotely and would be available to answer questions as needed.

Manira Sandhir, Planning Manager, explained additional required components and goals, policies, and actions; she summarized public comments received to date, shared the Planning Commission perspective and reviewed the timeline for the process.

Council asked questions of staff including additional information on the sites inventory methodology, inquired about the consultant's experience and thanked staff for their efforts on preparing the Draft Housing Element.

Public Comments – Tom Taber supported building more housing and fewer office buildings; Michael from Local 217 Foster City stated encouraged labor standards and well-paying jobs are needed; Ken Abreu from local chapter of the Sierra Club restated elements from submitted letter; Karen Herrel stated concern that there seems to be a desire for the Housing Element to fail and why there is still a push for R1 districts; Lisa Diaz Nash supported the proposed Housing Element; Jennifer Martinez read remarks from Carol Steinfeld noted the history of racial segregation through housing; Noelle Langmack concern that there is no rezoning required to achieve housing numbers; Michael Weinhauer stated trickle down housing does not work; Sean stated concern for green space and parks in the planning; Karyl Eldridge commented on historical racial issues; Jordan Grimes noted deficiencies with lack of rezoning in the element; Justin Alley, One San Mateo, noted the City is not following the law; and Jeremy Levine, Housing Leadership Council, noted two letters provided to the City with their recommendations.

Councilmembers complimented staff on the presentation and follow-up responses to questions, and provided individual comments, which included concerns with Commissioner use of their title when providing individual comments, review of the demographic trends narrative to ensure that historical segregation and displacement were appropriately reflected, the need for more affordable home ownership opportunities, the importance of planning for the housing needs of our 'silver tsunami' population and homeless population, the importance of keeping the Housing Element adoption on schedule to maintain funding opportunities and that staff should explore the feasibility of the City achieving a Pro Housing designation from the State.

Staff revisited various comments that were heard to confirm Council consensus on the topics raised, including evaluating minimum residential requirements in mixed-use zoning districts, prioritizing senior housing, evaluating

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parking standards for sites near transit, and exploring ways to support non-profits and faith-based organizations that want to produce affordable housing.

ADJOURNMENT – The meeting adjourned at 8:31 p.m.

APPROVED BY:

Rick Bonilla

Rick Bonilla, Mayor

SUBMITTED BY:

Patricia M. Olds

Joan P. Diskin, Deputy City Clerk

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COUNCIL MEMBERS
Rick Bonilla, Mayor
Diane Papan, Deputy Mayor
Amourence Lee
Joe Goethals
Eric Rodriguez

CITY OF SAN MATEO
Special Meeting Minutes
City Council

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

November 7, 2022
Council Chambers 5:30 PM
Special Meeting

CALL TO ORDER -

Roll Call

Present: Mayor Bonilla, Council Members: Lee, Goethals and Rodriguez

Deputy Mayor Papan arrived at 5:35 p.m.

CLOSED SESSION

Following the opportunity for public comment, there were no speakers, the City Council convened into Closed Session at 5:32 p.m. to consider:

1. Conference with Legal Counsel – Existing Litigation, Workers' Compensation
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9 Name of claimant: William Davenport

The City Council reconvened at 5:43 p.m.

STUDY SESSION

Following the opportunity for public comment, there were no speakers, the City Council convened into Closed Session to consider:

2. Draft 2023-2031 Housing Element Study Session

Eloiza Murillo-Garcia, Housing Manager, provided a presentation on the history of the Housing Element effort. Zachary Dahl, Deputy Director of Community Development, provided an overview of the 91 comments received, outlined the activity that needs to take place for the eight-year housing element cycle, and explained the next steps in the process. He requested direction on 13 comments called out regarding responses to the California Department of Housing and Community Development's comment letter on the City's Draft Housing Element.

Council asked questions of staff. Staff and Consultant Diana Elrod responded to questions. Prasanna Rasiah, City Attorney, responded to question regarding exposure to lawsuit.

Public Comment – Ken Abreu expressed the need to deal with the housing crisis on a regional basis. Jeremy Levine stated this Council is not moving in a direction to make substantial changes. Karyl Eldridge, One San Mateo, commented on impact of non-dense housing on affordability. Mitch Speigle spoke of implementation issues. Jordan Grimes stated there are a myriad of issues with the staff report.

Council asked additional questions of staff.

The City Council convened to the Regular Meeting at 7:05 p.m. and reconvened to the Study Session at 10:41 p.m.

Further discussion ensued and staff felt confident in moving forward with Council recommendations.

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ADJOURNMENT – After a moment of silence, the meeting adjourned in honor of Lory Lorimar Lawson, Margaret Donnellan, and Linda McCoy at 11:34 p.m.

APPROVED BY:

Rick Bonilla, Mayor

SUBMITTED BY:

Patrice Olds, City Clerk

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COMMISSION MEMBERS
Margaret Williams, Chair
John Ebneter, Vice Chair
Adam Nugent
Seema Patel
Martin Wiggins

City of San Mateo
Special Meeting Minutes
Planning Commission

Thursday, January 12, 2023
Hybrid 6:00 PM
Special Meeting Adjourned

Main Library – Oak Room
55 W. 3rd Avenue
San Mateo CA 94402
www.cityofsanmateo.org

CALL TO ORDER
This meeting was held pursuant to the Governor's Executive Orders which suspended certain requirements of the Brown Act. The meeting was open to in person and remote attendance.

PLEDGE OF ALLEGIANCE

ROLL CALL
Present: Vice Chair John Ebneter, Commissioners Adam Nugent and Seema Patel
Absent: Chair Margaret Williams, Commissioner Martin Wiggins

PUBLIC HEARING

1. General Plan Amendment to Adopt the City of San Mateo's Housing Element for 2023-2031
   Deputy Director, Zachary Dahl, Housing and Neighborhood Services Manager, Eloiza Murillo-Garcia, and Housing Consultant, Diana Elrod, presented an overview of the Housing Element.

   Commissioner Questions:
   Commissioners asked clarifying questions on California Department of Housing and Community Development (HCD) and self-certification, HCD guidance, HCD review letter, data on units approved and not completed during the 5th Cycle Housing Element, overview of the 6th Cycle Housing Element, completion of permitted and rented Accessory Dwelling Units (ADU), pipeline housing projects, status of the Concar Passage project, and programs that increase housing production. Commissioners also asked clarifying questions on the Builder's Remedy, Measure Y, legal ramifications of the Housing Element, statutory compliance, substantial evidence, litigation, Appendix E, Appendix B, effects of land and construction costs, the reclassification of housing from a Special Use to a Permitted Use, grants for state funding, funding and sites for affordable housing units, Affirmatively Furthering Fair Housing (AFFH) requirements, feasibility of properties on the sites inventory, and realistic capacity estimates and methodology.

   Public Comments:
   Kenneth Do addressed the Commission with support for the Housing Element because there is housing for all income levels. The following public commenters addressed the Commission with concern about the Housing Element: Karyl Eldridge, Jennifer Martinez, Mitch Speigle, Jordan Grimes, Ali Sapirman, Kenneth Do, CJ Higley, Louise Duncalf, and Moises Villeda. Public commenters cited reasons for concern included the need to strengthen tenant protections, need for more housing funding, lack of compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, better address zoning constraints, long-term leases impacting redevelopment feasibility, substantial compliance with state law, sites inventory deficiencies, location of housing developments, and lack of labor standards.

   Commissioner Comments:

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Commissioners expressed concern for specific sites on the site inventory and their realistic capacity, need for more aggressive polices and programs, housing production estimates not realistic, lack of rezoning to increase housing opportunities, lack of compliance with AFFH requirements, need to plan for more affordable housing in high opportunity areas, and the revised Housing Element does not fully address HCD's comments or meet all statutory requirements. Commissioners suggested adding policies to support living wages and labor standards and improve tenant displacement protections, include specific metrics and milestones in the programs, and increase incentives for housing development.

The Commission moved to recommend that the City Council decline to adopt the proposed 2023-2031 Housing Element, based on the following findings:

a. The Sites Inventory does not include substantial evidence to demonstrate realistic capacity and housing development feasibility for all of the identified opportunity sites;
b. The Fair Housing Plan does not fully address all Affirmatively Furthering Fair Housing (AFFH) requirements;
c. The Housing Element does not adequately address the City's constraints to housing production necessary to meet its RHNA; and
d. The goals, policies and programs have not been sufficiently updated to address HCD comments.

Moved:	Nugent, Seconded: Patel
Ayes:	None
Noes:	Ebneter, Nugent, and Patel
Absent:	Williams and Wiggins

ADJOURNMENT

The meeting adjourned at 9:55 pm.

APPROVED BY:

John Ebneter

John Ebneter, Vice Chair

SUBMITTED BY:

Ashley Snodgrass

Ashley Snodgrass, Administrative Assistant

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COUNCIL MEMBERS
Amourence Lee, Mayor
Lisa Diaz Nash, Deputy Mayor
Rich Hedges
Adam Loraine
Rob Newsom Jr.

CITY OF SAN MATEO
Special Meeting Minutes
City Council

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

January 24, 2023
City Hall Council Chambers 6:00 PM
Special Meeting

CALL TO ORDER at 6:00 p.m.

Roll Call

Present: Mayor Lee, Deputy Mayor Diaz Nash, Council Members: Hedges, Loraine, and Newsom

CEREMONIAL

1. Human Trafficking Prevention Month – Proclamation - Ruth Robinson, Sisters Against Slavery, and Participant with San Mateo County Human Trafficking Initiative received the proclamation.

NEW BUSINESS

2. General Plan Amendment to Adopt the City of San Mateo's Housing Element for 2023-2031
Eloiza Murillo Garcia, Housing Manager, and Zach Dahl, Community Development Deputy Director, and Housing Consultant Diane Elrod provided a presentation on an overview of the Housing Element process and actions taken to address HCD comments from the first submittal that was provided. They reviewed changes to the plan and responses to the comments.

Council recessed from 6:55 pm to 7:00 pm.

Council asked additional questions of staff.

Public Comment (37) – in support of submitting the recommended housing plan or with suggestions to continue to modify it to provide housing. In Person (12): Ken Abreu, Sierra Club; Daniel Shefen; Edward Evans; Michael Ragan; Tom Lease; Karyl Eldridge; Ted McKinnon; Mitch Speigle; Jeff LaMont; Dennis Keane; Fernando Pena, SAMCAR; and Karim Sarrat, SAMCAR & SFR owners. Remote (25): Ali Sapirman; Rick Bonilla; Ronnie Eaton; Laurie Watanuki; Mareva Godfrey; Lisa Taner; Lisa Vande Voorde; Andrea; Martha Park; Robert Whitehair; Daniel Schorr; Frances Souza; Connie W.; George; Rick Sakuda; Robin Gage; Jordan Grimes; Jacqueline; Angelina Soldatos; Laurie; Rhovy Lyn Antonio; Paul Beaudreau; Peter Mandle; George; and Adam Alberti.

Council asked additional questions of staff. Discussion ensued including concern with the Builder's Remedy; Planning Commission actions; continue to work with HCD; share and bring HCD requested modifications to Council as soon as possible; concern with fines and deadlines; and the importance of supporting this draft to keep moving forward. Overall consensus expressed was to approve the staff recommendation with the amendment

Motion to Adopt a Resolution, as amended to include the supplemental sites, to approve a General Plan Amendment to update the Housing Element for the Sixth Housing Cycle (2023-2031) that is compliant with State law, provides a plan for at least 7,015 new housing units and affirmatively furthers fair housing, and determine that adoption of the Housing Element is exempt from review under the California Environmental Quality Act, based on the listed findings included in Attachment 3. Motion passed 5-0.

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Moved: Hedges, Seconded: Diaz Nash
Ayes: Lee, Diaz Nash, Hedges, Loraine, and Newsom
Noes: None

Enactment: Resolution No. 11 (2023)

ADJOURNMENT –The meeting adjourned at 8:58 p.m. following a moment of silence for those victims of gun violence in Monterey Park and Half Moon Bay.

APPROVED BY:

Amourence Lee

Amourence Lee, Mayor

SUBMITTED BY:

Patrice M. Olds

Patrice Olds, City Clerk

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COUNCIL MEMBERS
Amourence Lee, Mayor
Lisa Diaz Nash, Deputy Mayor
Rich Hedges
Adam Loraine
Rob Newsom Jr.

CITY OF SAN MATEO
Regular Meeting Minutes
City Council Meeting

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

April 17, 2023
City Hall Council Chambers 7:00 PM
Regular Meeting

CALL TO ORDER at 7:10 p.m.

Pledge of Allegiance

Roll Call

Present: Mayor Lee, Deputy Mayor Diaz Nash, Council Members: Hedges, Loraine and Newsom

CEREMONIAL

1. Fair Housing Month – Proclamation - Josie Fulton, Fair Housing Coordinator, received the proclamation

2. City of San Mateo – Volunteer Recognition – Denise Garcia, City Manager Management Analyst, recognized the following outstanding volunteers for going above and beyond and deserving of our gratitude: Randy Raphael, Walter Hu, Loren Coleman, Karrie Mitchell, and Kacey Seemiller-Mitchell

CONSENT CALENDAR

The following items, 3 through 24, were considered to be routine by the City Council. After the titles of the items were read by the Deputy City Clerk, the public was invited to comment and there were no speakers. Motion passed 5-0.

Moved: Newsom, Seconded: Loraine
Ayes: Lee, Diaz Nash, Hedges, Loraine, and Newsom
Noes: None

3. City Council Meeting Minutes - Approval
Approve the minutes of the special and regular meetings of April 3, 2023.

4. Measure S Oversight Committee Appointment Subcommittee – Appointment Recommendation
Appoint to the Measure S Oversight Committee: William Yang and Karen Moen for a partial term from April 17, 2023 through June 10, 2026; Sandy Shepler for a partial term from April 17, 2023 through June 10, 2024; and Nick Atkeson for a full term commencing on June 10, 2023.

5. Senior Citizens Appointment Subcommittee – Appointment Recommendation
Appoint Thomas Lease to the Senior Citizens Commission for a partial term from April 17, 2023 through June 10, 2025.

6. Library Board Appointment Subcommittee – Appointment Recommendation
Appoint to the Library Board: Wendy McCall for a partial term from April 17, 2023 through June 10, 2024; Sheila Canzian for a partial term from April 17, 2023 through June 10, 2025; Richard Wysong for a full term beginning June 10, 2023. Place Meredith Nassihi and Marni Gerber on the eligibility list for one year, should another vacancy on the Library Board occur.

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7. City Council Priority List – Adoption
Adopt the City Council Priority List for fiscal year 2023-24.

8. San Mateo County Exposition and Fair Association and the San Mateo Consolidated Fire Department – Memorandum of Understanding and Agreement
Approve an amendment to the Memorandum of Understanding with the San Mateo County Exposition and Fair Association and the San Mateo Consolidated Fire Department related to payment for services provided by the City of San Mateo and the San Mateo Consolidated Fire Department; and approve an agreement with the San Mateo County Exposition and Fair Association related to San Mateo Police Department-specific services; and authorize the City Manager to execute the agreements in substantially the form presented.

9. Planet Equity Group, LLC Professional Finance and Human Resources Services – Amendment
Approve Amendment No. 1 to the agreement with Planet Equity Group, LLC approving an assignment of the agreement from Planet Equity Group, LLC to Planet Professional, LLC for professional finance and human resources services; approve an increase of the budget for the agreement in the amount of $67,500.01 for a new agreement total of $167,500; and authorize the Finance Director to execute the amendment in substantially the form presented.

10. Annual Investment Policy – Approval
Adopt a Resolution to approve the City of San Mateo 2023 Investment Policy.

Enactment: Resolution No. 38 (2023)

11. Department of Information Technology – Classification Updates
Adopt a Resolution to approve: 1) the new classification of Customer Service Manager; 2) the job specification and salary range for the classification of Customer Service Manager; 3) the reclassification of the incumbent in the Technical Support Supervisor position to a Customer Service Manager; and 4) the elimination of the Technical Support Supervisor classification.

Enactment: Resolution No. 39 (2023)

12. Tree Pruning, Maintenance, and Emergency Removal Services Agreement – Amendment
Approve Amendment No. 2 to the agreement with Peninsula Tree Care, Inc. for tree pruning, maintenance, and emergency removal services for an additional $100,000 for a new total agreement amount not to exceed amount of $350,000; and authorize the Director of Parks and Recreation to execute the amendment in substantially the form presented.

13. California Board of State and Community Corrections Officer Wellness and Mental Health Program – Grant Appropriation
Adopt a Resolution to accept and appropriate $75,122.84 received from the California Board of State and Community Corrections Officer Wellness and Mental Health Program to the Police Grant Fund Budget for fiscal year 2022-23; and authorize the Chief of Police to expend the funds.

Enactment: Resolution No. 40 (2023)

14. AB 481 Annual Military Equipment Report – Approval
Approve the Annual Military Equipment Report per California Assembly Bill No. 481.

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15. School Crossing Guards 2023-24 – Agreement
Approve an agreement with the San Mateo-Foster City School District for school crossing guards in the amount of $78,000 and authorize the Chief of Police to execute the agreement in substantially the form presented.

16. Police Duty Weapon Replacement – Agreements
Adopt a Resolution to approve an alternative purchasing procedure and to approve agreements with LC Action Police Supply for $110,092.18 and Stacatto 2011 for $115,201.61 for the procurement of replacement duty weapons for the San Mateo Police Department in an amount totaling $225,293.79; and authorize the Chief of Police to execute the agreements in substantially the form presented.

Enactment: Resolution No. 41 (2023)

17. County of San Mateo Human Services Agency – Access and Use Agreement
Approve an agreement with the County of San Mateo's Human Services Agency to allow two licenses to use the Clarity Human Services system network, a Homeless Management Information System, by the Police Department's Homeless Outreach Team workers, and authorize the Chief of Police to execute the agreement in substantially the form presented.

18. City of Foster City Usage of Police Firing Range Facilities – Agreement
Approve an agreement with the City of Foster City for use of the San Mateo Police Department firing range for an hourly rate of $65 with a term through June 30, 2026, and authorize the Chief of Police to execute the agreement in substantially the form presented.

19. City of San Bruno Usage of Police Firing Range Facilities – Agreement
Approve an agreement with the City of San Bruno for use of the San Mateo Police Department firing range for an hourly rate of $65 with a term through June 30, 2026, and authorize the Chief of Police to execute the agreement in substantially the form presented.

20. Kingridge Sewer Line Improvement Mitigation Site Project – Amendment
Approve an amendment to the agreement with H.T. Harvey and Associates for environmental engineering services for the Kingridge Sanitary Sewer Line Improvement Mitigation Site project at Laurelwood Park in an amount not to exceed $24,229, for a total agreement amount of $110,174; and authorize the Public Works Director to execute the amendment in substantially the form presented.

21. Coyote Point and Poplar Pump Stations Design Services – Amendment
Approve Amendment No. 5 to the agreement with Schaaf & Wheeler for additional scope and services for the Coyote Point and Poplar Avenue Pump Stations project in an amount not to exceed $89,500 for a total agreement amount of $1,407,580; and authorize the Public Works Director to execute the amendment in substantially the form presented.

22. Downtown Parking Equipment Network Hosting and Materials – Amendment
Approve Amendment No. 1 for professional services with IPS Group, Inc. to provide parking equipment network hosting and materials, increase the agreement amount by $100,000 for a revised agreement total of $400,000, and authorize the Public Works Director to execute the amendment in substantially the form presented.

23. Multihog Compact Multi-Purpose Sweeper – Purchase Contract
Adopt a Resolution to approve an alternative purchasing procedure; and to approve a purchase contract with Municipal Maintenance Equipment, Inc. for the purchase of one (1) new Multihog CV 350 Compact

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Multi-Purpose Sweeper in the amount of $173,912.04; establish a contingency reserve in the amount of $35,000; and authorize the Public Works Director to execute the purchase contract in substantially the form presented.

Enactment: Resolution No. 42 (2023)

24. Assembly Bill 838 California Water Affordability and Infrastructure Transparency Act of 2023 - Letter of Support

Authorize the Mayor to send a letter of support from City Council regarding Assembly Bill 838 - California Water Affordability and Infrastructure Transparency Act of 2023.

PUBLIC COMMENT

In person (17): Speaking with concern for Mayor Lee's actions and asking for consequences: Michael Weinhauer; Taso Zografos; Lisa Taner; Lisa Vande Voorde; Andrew Sevillia; Jeff Lamont; Mitch Speigle; Ronnie Eaton; Thomas Morgan; Maurine Killough; Virginia McIsaac; Owen Day; Chris Brousseau. Nancy Schneider spoke in support of Lee. Linda Bauld and Gerald Moreno spoke in support of trash pick-up and a ban on leaf blowers. Dave Cohen, Ethics San Mateo, stated a need to establish an ethics commission. Remote (10) speaking with concern for Mayor Lee's actions: Richard Neve; Chris Cavigioli; and John Brook. Speaking of concern with the tenor and tone of the accusations: Vikas Maturi. Speaking in support of Mayor Lee: Dan Schonberg and Jordan Grimes. Speaking with concern of the generator running overnight at 1400 Fashion Island Boulevard: Stu Bruins; Willa Falk; Karen Moen; and Joyce.

OLD BUSINESS

25. Adopted 2023-2031 Housing Element Study Session

Zach Dahl, Deputy Community Development Director, and Diana Elrod, Consultant, provided a presentation reviewing the background, work, meetings and public engagement since 2020. Staff requested direction on how to respond to the California Department of Housing and Community Development's (HCD's) second comment letter dated March 27, 2023 on the City's Adopted Housing Element. Council asked questions of staff.

Public Comment – In person (1): Ted McKinnon stated the City of San Mateo has to properly hear HCD and take into account failure to overturn Measure Y. Remote (4): Michael Weinhauer commented that the HCD has way too much power and needs to be challenged; Jordan Grimes stated we do not have a compliant housing element right now, take Bridgepoint off of the inventory; Jennifer Martinez urged staff to move quickly and do what HCD is asking to be done; Vikas Maturi also urged to comply with housing element law.

Council recessed from 9:49 p.m. to 9:57 p.m.

Council deliberation ensued with consensus for staff to return with a study session concerning quasi-public sites for affordable housing, affordable housing overlay, updated sites inventory capacity, method for allowing smaller housing projects to be approved administratively, and potential parking standard reductions/modifications. Council also expressed interest in hearing draft language of what Measure Y would look like in terms of the updated policy and programs and what elimination of the pre-app would look like in the development review process.

REPORTS AND ANNOUNCEMENTS

City Manager, City Attorney and Council Members reported on their various assignments and liaison roles. Newsom expressed concern with generator at 1400 Fashion Island Boulevard. Hedges suggested having study sessions regarding Life Science projects. Corbett informed that once all the community meetings regarding the December 31st flood have been completed, the item will return to Council.

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Diaz Nash had several items: First, she was in Sacramento to advance cause of permanent funding mechanism for affordable housing. Second, the 29th of April San Mateo celebrates National Library week with festivities and a dinner. Finally, in response to all the public comments received tonight regarding the recent District Attorney's report on the vote trading allegations, she requested to add an item to the next agenda to determine what can, or, should be done about the results of the report. It would be an opportunity to also have a conversation about strengthening the City's code of conduct for Council and Boards and Commissions. There was a 3-2 consensus to do so.

ADJOURNMENT –The meeting adjourned at 10:43 p.m.

APPROVED BY:

Amourence Lee

Amourence Lee, Mayor

SUBMITTED BY:

Patrice M. Olds

Patrice Olds, City Clerk

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COUNCIL MEMBERS
Amourence Lee, Mayor
Lisa Diaz Nash, Deputy Mayor
Rich Hedges
Adam Loraine
Rob Newsom Jr.

CITY OF SAN MATEO
Regular Meeting Minutes
City Council Meeting

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

June 5, 2023
City Hall Council Chambers 7:00 PM
Regular Meeting

CALL TO ORDER at 7:00 p.m.

Pledge of Allegiance

Roll Call

Present: Deputy Mayor Diaz Nash, Council Members: Hedges, Loraine and Newsom
Absent: Mayor Lee due to family illness

CEREMONIAL

1. Immigrant Heritage Month – Proclamation - Megan Gosch, County of San Mateo Immigrant Services, received the proclamation.

2. Pride Month – Proclamation - Craig Weisner, County of San Mateo LGBTQ Commission, received the proclamation.

CONSENT CALENDAR

The following items, 3 through 4 and 6 through 26, were considered to be routine by the City Council. Items 5, 27, and 28 were removed to be considered separately. After the titles of the items were read by the Deputy City Clerk, the public was invited to comment and there were no speakers. Motion passed 4-0.

Moved: Hedges, Seconded: Newsom
Ayes: Diaz Nash, Hedges, Loraine, and Newsom
Noes: None

3. City Council Meeting Minutes - Approval
Approve the minutes of the special and regular meetings of May 15, 2023.

4. City Council 2023 Regular Meeting Calendar Update – Adoption
Adopt the updated City Council regular meeting schedule to re-establish the regular City Council meeting originally scheduled for October 2, 2023.

6. Summer Camp Bus Transportation – Agreement
Approve an agreement with First Student, Inc. to provide bus transportation services for City of San Mateo summer camps from June 12, 2023 through August 11, 2023 for a contract amount of $118,272; establish a contingency reserve of 10%; and authorize the Director of Parks and Recreation to execute the agreement in substantially the form presented.

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7. Fiscal Year 2023-24 General Obligation Bond – Tax Rate Levy
Adopt a Resolution to levy the property tax rate of $0.0057 per $100 of assessed value, equating to $5.70 per $100,000 assessed value), for the voter-approved General Obligation Bond annual debt service payment.

Enactment: Resolution No. 49 (2023)

8. Wastewater Treatment Plant Supply of Sodium Bisulfite – Change Order
Approve Contract Change Order No. 1 with Univar Solutions USA, Inc., to increase the supply of sodium bisulfite by 20,000 gallons, for an amount not to exceed $32,340, for a total agreement amount of $355,734; and authorize the Public Works Director to execute the change order in substantially the form presented.

9. Wastewater Treatment Plant Supply of Sodium Hypochlorite – Change Order
Approve Contract Change Order No. 1 with Univar USA, Inc., to increase the supply of sodium hypochlorite by 20,000 gallons for an amount not to exceed $32,704, for a total agreement amount of $523,254; and authorize the Public Works Director to execute the change order in substantially the form presented.

10. Wastewater Treatment Plant Supply of Chemicals – Contracts
Award chemical supply contracts to: 1) Hasa, Inc. to supply sodium hypochlorite in the amount of $957,027; 2) Univar Solutions USA, Inc. to supply sodium bisulfite in the amount of $404,517; and 3) Kemira Water Solutions, Inc. for the supply of ferric chloride in the amount of $312,212; establish 10% contingency reserves for each contract; and authorize the Public Works Director to execute the contracts in substantially the form presented and issue change orders within the contingency amounts.

11. Wastewater Treatment Plant Supply of Liquid Emulsion Polymer – Contract
Adopt a Resolution to approve an alternative purchasing procedure to award a contract to SNF Polydyne for the supply of liquid emulsion polymer in the amount of $405,613; establish a 10% contingency reserve; and authorize the Public Works Director to execute the contract in substantially the form presented and issue change orders within the contingency amount.

Enactment: Resolution No. 50 (2023)

12. Wastewater Treatment Plant Immediate Action Projects, Package III – Amendment
Approve Amendment No. 5 to the professional services agreement with HDR Engineering, Inc. to provide engineering services during construction for the Wastewater Treatment Plant Immediate Action Projects Package III Project and increase the budget by $422,000, for a total amount not to exceed $1,521,495; increase the contingency reserve by an amount of $42,000; and authorize the Public Works Director to execute the amendment in substantially the form presented and issue change orders within the contingency amount.

13. Hillsdale Caltrain Station Bicycle Access Gap Closure Project – Amendment
Adopt a Resolution to authorize an appropriation in the amount of $93,948 of Measure A funds to the Hillsdale Caltrain Station Bicycle Access Gap Closure project; amend the agreement with Bellecci & Associates, Inc. for the Hillsdale Caltrain Station Bicycle Access Gap Closure project to increase the agreement amount by $93,948 for a new total not to exceed $246,948; increase the contingency amount by $88,255 for new contingency total of $98,255; and authorize the Public Works Director to execute the amendment in substantially the form presented and issue change orders within the contingency amount.

Enactment: Resolution No. 51 (2023)

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14. California Transportation Commission Local Streets and Roads – Project List Fiscal Year 2023-24
Adopt a Resolution to submit a list of projects proposed to be funded with the Road Repair and Rehabilitation Account, Senate Bill 1 funding, to the California Transportation Commission for fiscal year 2023-24.

Enactment: Resolution No. 52 (2023)

15. On-Call Professional Consultant Services – Amendments
Approve Amendment No. 2 to extend the term of individual on-call professional consultant services agreements for no additional cost with Wilsey Ham, HDR Engineering, Inc., and Bellecci & Associates until December 31, 2025; and authorize the Public Works Director to execute future no-cost amendments.

16. Citywide Street Reconstruction Phase 4 – Agreement and Budget Transfer
Adopt a Resolution to authorize a budget transfer from Citywide Street Reconstruction Package 1 to Citywide Street Reconstruction Package 3 in the amount of $410,000; affirm a requested bid relief from Ghilotti Bros, Inc.; approve an agreement with McGuire and Hester for the Citywide Street Reconstruction Phase 4 Project in the amount of $6,259,358; establish a contingency reserve in the amount of $630,000; and authorize the Public Works Director to execute the agreement in substantially the form presented and issue change orders within the contingency amount.

Enactment: Resolution No. 53 (2023)

17. Citywide Street Rehabilitation Package 5B – Agreement
Approve an agreement with MNS Engineers, Inc. for design services in an amount not to exceed $585,000; establish a contingency reserve of $58,000; and authorize the Public Works Director to execute the agreement in substantially the form presented and approve amendments within the contingency amount.

18. Bermuda Drive Bridge Replacement Project Pacific Gas & Electric – Grant of Easement
Adopt a Resolution to grant an Easement Deed to Pacific Gas & Electric and authorize the City Manager to execute the Easement Deed.

Enactment: Resolution No. 54 (2023)

19. State of California Department of Transportation Delegated Maintenance Agreement – Amendment
Adopt a Resolution approving Amendment No. 4 to the Delegated Maintenance Agreement with the State of California Department of Transportation for maintenance of State Highways in the City of San Mateo to reduce the scope of the City's maintenance responsibilities within Caltrans's right-of-way along State Route 92 and authorize the City Manager to execute the amendment in substantially the form presented.

Enactment: Resolution No. 55 (2023)

20. Fleet Maintenance Services – Amendment

Approve Amendment No. 5 to extend the agreement with First Vehicles Services, Inc. for year four (4) of five (5) optional one-year extensions for fleet maintenance services in the amount of $898,343 for a new agreement total of $6,963,517.81; include $200,000 for additional compensation for services that exceed the base level established in the agreement; establish a contingency reserve in the amount of $100,000; and authorize the Public Works Director to execute the amendment in substantially the form presented and issue change orders within the contingency amount.

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21. Workers' Compensation Program Third Party Administration – Agreement
Award an agreement to LWP Claims Solutions, Inc. for third party administration of the City's self-insured workers' compensation program for a three-year term in the amount of $740,907 with an option to extend it for additional two years in the amount of $530,194 (for a total amount of $1,271,101), and authorize the Human Resources Director to execute the agreement in substantially the form presented.

22. California State Library Parks Pass Grant – Budget Appropriation
Adopt a Resolution to approve a supplemental budget appropriation in the amount of $44,634 for a grant awarded by the California State Library to the San Mateo Public Library to support the State Parks Are For Everyone! program.

Enactment: Resolution No. 56 (2023)

23. California Library Literacy Services – Budget Appropriation
Adopt a Resolution to approve a supplemental budget appropriation in the amount of $55,092 for a grant awarded by the California State Library to the San Mateo Public Library to support the Project Read Literacy Program.

Enactment: Resolution No. 57 (2023)

24. Minimum Wage Enforcement Services – Notice to Extend Agreement
Approve a notice to extend the agreement with City of San Jose's Office of Equality Assurance for minimum wage ordinance enforcement services in the amount of $30,000 and authorize the City Manager to execute the notice in substantially the form presented.

25. San Francisco Peninsula Tourism Marketing District (SFPTMD) Formation – Approval
Adopt a Resolution granting consent to the City of Burlingame to form the San Francisco Peninsula Tourism Marketing District (SFPTMD) and include the City of San Mateo within the boundaries of the district.

Enactment: Resolution No. 58 (2023)

26. Interim City Manager – Appointment
Adopt a Resolution to approve the appointment of Christina Horrisberger as the Interim City Manager.

Enactment: Resolution No. 59 (2023)

END OF CONSENT CALENDAR

REMOVED FROM CONSENT CALENDAR

5. Senior Transportation "Get Around" Program – Agreement
Council Member Hedges pulled this item to provide comments on the Get Around Ride program stating disabled under the age of 65 should be included in the program.

Public Comment – Rick Bonilla supports Rich Hedges suggestion. Mike said he supports this item but believes it is underfunded.

Motion to Approve an agreement with Serra Yellow Cab of Daly City Inc. for the Senior Transportation “Get Around” program up to the amount of $150,000 for fiscal year 2023-24, with an option for the City to extend the agreement for fiscal year 2024-2025 for up to $150,000 for a potential contract total of $300,000; and authorize the Director of Parks and Recreation to execute the agreement in substantially the form presented. Motion passed 4-0.

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Moved: Hedges, Seconded: Newsom
Ayes: Diaz Nash, Hedges, Loraine, and Newsom
Noes: None

27. Letter of Apology – Council Approval

Council Member Loraine pulled this item and proposed to continue this item to the next Council meeting to rework the language as upon consideration he felt it may be too punitive.

Public Comment – Tom Lease expressed this letter should be coming from Mayor Lee and not a Council subcommittee. Cliff Robbins stated this letter is factually accurate and is not punitive; it is a long necessary and needed apology and it should be coming from the Mayor. Nicole Fernandez stated the letter is not punitive; and is disappointed for the request to soften the language and she requested the Council act tonight. Seema Patel supports issuing a broader apology noting the actions of all of the Council led to the actions on December 12, 2023. Owen Day remarked that Nash's and Newsom's actions were also wrong as well as Lee; apology letter necessary as the community needs to move forward. Dave Cohen, Ethics San Mateo, encouraged action should be taken on Mayor Lee. Michael Weinhauer commented the letter as proposed is not too punitive but rather is not nearly strong enough and should come from Mayor Lee.

Council discussion ensued.

Motion to approve a letter of apology to four members of the community for impacts related to the selection of the Mayor and the appointment of the fifth Councilmember in December 2022. Motion passed 4-0.

Moved: Newsom, Seconded: Hedges
Ayes: Diaz Nash, Hedges, Loraine, and Newsom
Noes: None

28. 100 N. Humboldt St. Property Owner Appeal – Statement of Decision

Council Member Loraine pulled this item to allow more public comment on the issue.

Public Comment –

In person: Seema Patel stated the property owner did not submit any evidence that shifted the unsafe conditions of the property burden to the tenant and maintain the red tag ordinance as it is written. Organized presentation – One San Mateo: Jennifer Martinez, Imelda Navarro, Justin Alley, and Karyl Eldridge are opposed to the decision to grant the landlord the appeal citing this gives landlords more unfair advantage over tenants, especially those who are underserved. Kiana Simmons, Housing Leadership Council, stated the red tag ordinance was followed and should be enforced. Rick Bonilla declared upholding the appeal was the wrong decision - trust the staff; due process was the right to appeal for the landlord and asked Council to reverse the decision. Todd Blair stated this is not a court room and is not the proper venue, stated support for the landlord, and Code Enforcement is being weaponized. Rohin Ghosh, Tenants Together, stated tenant laws are only as good as the enforcement supporting them. Strict stated enforcement is needed, otherwise this invites harassment of tenants by landowners. Claire Mack stated uphold the appeal. Owen Day expressed the City Council should have held the landlord accountable as it was an open and shut case. Trina Pierce stated in her defense she had a lot of evidence and that Code Enforcement cherry picked information. Gina Papan, Attorney for Pierce, declared in the determination of liability; staff failed to consider the overwhelming evidence and opined that the Statement of Decision could show more more specific. Joanne Bennett stated that Pierce is not a slumlord. Noelia Corzo informed she respects Trina's history in the neighborhood, but nothing explains a hole in the roof for so long and accountability is important. Marvin Hendrix cited there are bad tenants. Andrew Lomano stated to uphold the appeal and move on. Trina Pierce is not a slumlord.

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Remote: Cathy Baird requested to reverse the decision upholding the appeal. Dave Cohen does not support landlords who do not keep up the property. Ted McKinnon, One San Mateo, spoke about the intent of the red tag ordinance. Emily Morris stated that the 100 Humboldt tenants were her neighbors and were kind and she is deeply concerned about what will happen to tenants who complain about poor living conditions. Alexis Lewis stated do not impose this fee on Trina. 1650****663 (caller) commented Code Enforcement should start from scratch and uphold the appeal. Paul Cobanega inquired how do we protect tenants and how can we be better at helping a displaced family; should reverse the decision. Jean Saffo stated everything was fine and then the tenants moved in and tore the house up. Jordan Grimes said to reverse the decision. Rick Sakuda declared let's just move on.

Council discussion ensued with additional questions of City Attorney Prasanna Rasiah noting the decision was done, and the item before them is to approve the Statement of Decision regarding the action taken at the June 5, 2023 public hearing.

Motion to Adopt a Statement of Decision granting the property owner's appeal related to permanent relocation benefits to a tenant household who resided at 100 N. Humboldt Street. Motion passed 4-0.

Moved: Hedges, Seconded: Newsom
Ayes: Diaz Nash, Hedges, Loraine, and Newsom
Noes: None

Council recessed from 8:52 p.m. to 8:58 p.m.

PUBLIC COMMENT

Organized Presentation from multiple neighborhoods affected by the December – January flooding requesting the critical need to dredge the lagoon before the next cycle of storms, noting it has been forty years since it was dredged and it should be done every 15 years, and get the funding now: Danielle Cwirko-Godycki, Rich Kranz, Mike Dillon, Mareva Godfrey, Michelle Michelle Cwirko-Godycki, Amy Jusell, Thomas Morgan, Susan Manheimer, and Valerie Oblath.

Anna Kuhre stated that the Heritage Alliance group wants to designate Baywood as an Historical District through the National Registry and most of the residents are not interested in historical designation for Baywood. Richard Delaney is against making an historical district. Jay Kuhre objects to registration of Baywood as a National Historic district. Shawn Fahrenbruch is against historic district designation for Baywood. Dustin Chase expressed the gas leaf blower ban is the right thing to do; use the electric tool instead. Kasey Schuh commented on the two school safety issues saying it is a community safety issue. Andrew Lomano directed attention to the San Mateo flag and pointed out the city seal shows the lagoon water; we need to protect it. Rick Sakuda advised the $8 fee will barely cover annual lagoon maintenance. External and internal funding need to be looked at.

PUBLIC HEARING

29. Sewer Rate Increase for Fiscal Years 2023-24 to 2027-28 – Ordinance Introduction

Matt Fabry, Deputy Director of Public Works, provided a presentation on the proposed sewer rate increase noting that this public hearing is Proposition 218 Hearing to determine if a majority protest exists. He outlined the history of sewer rate increases, the schedule and next steps. Council asked questions of staff.

The Deputy Mayor opened the Public Hearing and invited any other protests to be delivered to the City Clerk before this hearing is closed.

Public Comment – Sandra Dillon commented the notice was confusing noting the public does not understand all of this. Danielle Cwirko-Godycki said the pamphlet was very confusing. Susan Manheimer stated this is an equity issue and asked are we being double billed.

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After public comment, the Mayor closed the public hearing and asked the Clerk if a majority protest exists.

The Clerk stated that all of the written protests to the proposed increase in the sewer rates for Fiscal Years 2023-24 to 2027-28, there were 27,103 notices mailed to Property Owners on the tax roll and a majority would require one more than have that number or 13,552. The number of valid protests received is20. Based on that, it is clear that a majority of owners have not protested the fee increase and the Council is free to take action to increase or otherwise modify the fee.

Motion to introduce an ordinance to establish maximum sewer rates effective August 1, 2023 through June 30, 2028 pursuant to San Mateo Municipal Code Section 3.54.030 "Sewer Service Charges." Motion passed 3-1.

Moved: Loraine, Seconded: Newsom
Ayes: Diaz Nash, Loraine, and Newsom
Noes: Hedges

30. Proposed 2023-24 Budget and 2023-28 Capital Improvement Program – Review

Rich Lee, Finance Director, provided a presentation on the first of two public hearings on the 2023-24 budget and 2023-28 capital improvement program. Council asked questions of staff. Public Comment – there were no speakers. Mr. Lee explained he reports quarterly to Council regarding the budget to keep them informed and noted the formal adoption of the budget would be at the second Public Hearing at the June 20, 2023 City Council meeting.

OLD BUSINESS

31. 2023-2031 Housing Element Study Session

Zachary Dahl, Community Development Deputy Director, provided a presentation on the background of the Housing Element, HCD Housing Element letter overview, updated sites inventory methodology and capacity, Housing Element Policy updates and the next steps and tentative schedule. Council asked questions of staff.

Public Comment – Owen Day recommended to strive to complete an overly compliant housing element. Adam Klafter stated put Measure Y back on the ballot, put the density where it makes sense, we can achieve a vibrant housing here. Thomas Morgan spoke to base density. Ken Abreu expressed that housing is in crisis, crisis requires strong new bold action. Ted McKinnon commended staff on progress since the last study session and requested staff to please modify the tentative schedule to include Planning Commission involvement. Mitch Speigle suggested analyzing the compounding effect around R4 zoning for increased density. Jordan Grimes is concerned with the pipeline estimates.

Council recessed from 11:37 p.m. to 11:41 p.m.

Council asked additional questions of staff. Council comments and deliberation ensued with comments regarding adding a Planning Commission review to the Housing Element schedule, and concern with no parking within ½ mile of transit. Council was concerned with the timing constraints of adding a Planning Commission to this letter response.

Council by consensus, committed to completing the General Plan update process in 2024, put an updated Measure Y ballot initiative on the November 2024 election, have a backup plan if Measure Y ballot measure does not pass, eliminate the pre-application requirement for housing projects, update the Sites inventory methodology, consider a program for a quasi-public overlay or code amendment in 2025-26, increase the Administrative Approval threshold to 25 units, reduce parking requirements for housing projects to align with the State Density Bonus law, and maintain the current schedule for updating the Housing Element.

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REPORTS AND ANNOUNCEMENTS

City Manager, City Attorney and Council Members reported on their various assignments and liaison roles. Council was in favor of investigating an outside organization to look into future tenant relocation issues and also interested in expanding the Senior Get-Around program.

CLOSED SESSION

Following the opportunity for public comment, there were no speakers, the City Council convened into Closed Session at 12:45 p.m. to consider:

32. Conference with Labor Negotiators (Government Code Section 54957.6) – City Manager Compensation
City designated representative: Mayor Amourence Lee
Unrepresented Employee: City Manager

ADJOURNMENT – Following a moment of silence, and prior to convening into Closed Session, the City Council read into the record an adjournment in memory of Library Board Trustee Don Hill and recognized his many contributions to the community, especially his focus on education. The meeting adjourned at 1:03 a.m.

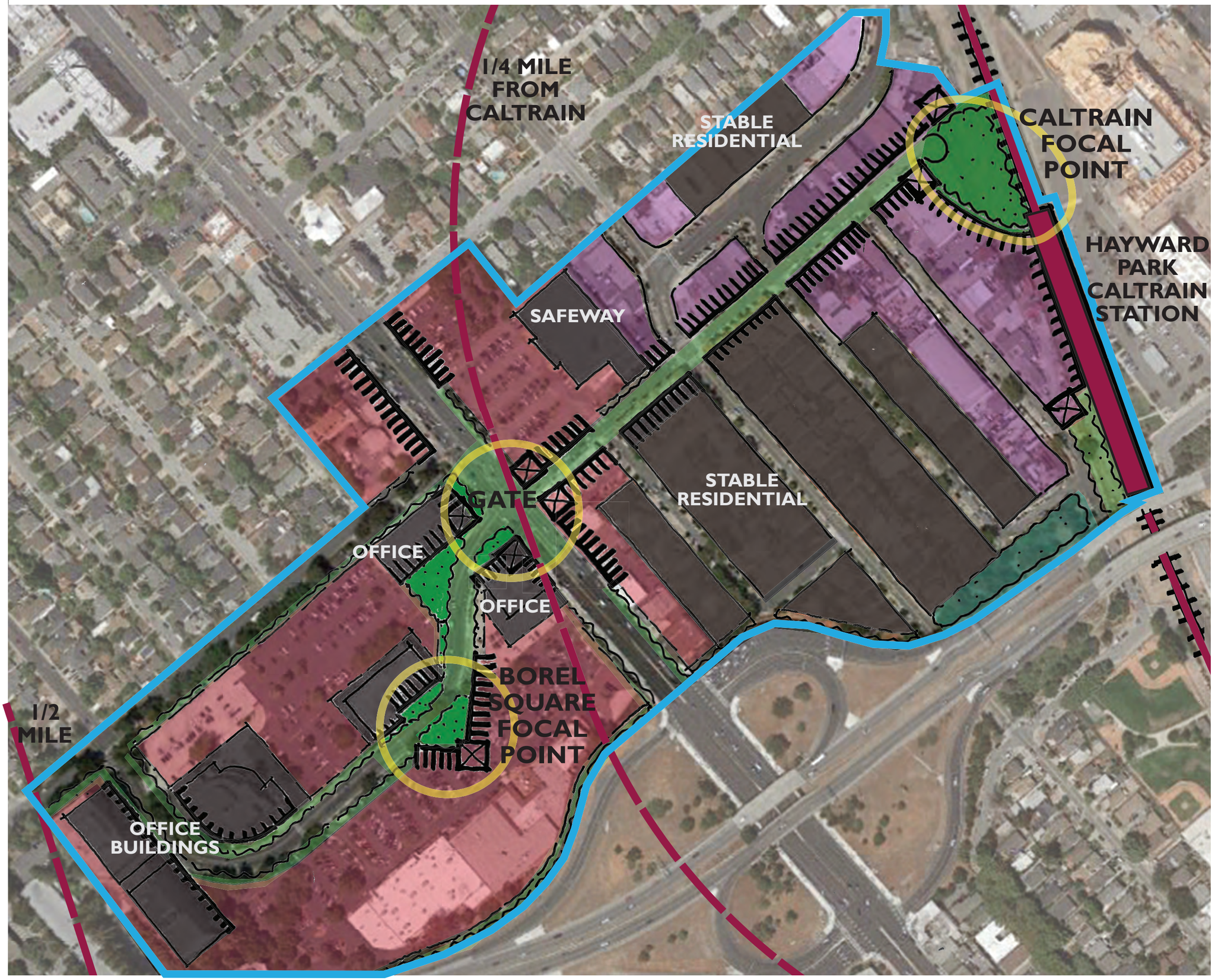
APPROVED BY:

Amourence Lee

Amourence Lee, Mayor

SUBMITTED BY:

Martin McTaggart, Deputy City Clerk



HAYWARD PARK / BOREL SQUARE POTENTIAL STUDY AREA

STABLE USES
(not likely to change)

Moderate-/High-Intensity

LOW-INTENSITY USES
(redevelopment opportunity)

Retail & Office

Industrial & Service Comm'l

27TH/BOVET CONNECTION

Activity & Improvements

FOCAL POINT

Activity & Identity

August 12, 2019

0' 200'

TAECKER PLANNING & DESIGN

ADDITIONAL COMMUNITY OUTREACH COLLATERAL AND ACTIVITIES

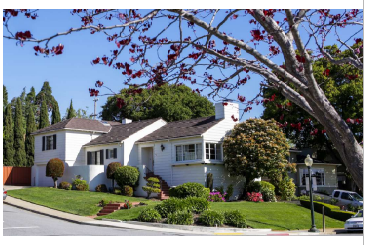
THIS SECTION WAS ADDED TO THIS APPENDIX FOLLOWING THE DRAFT HOUSING ELEMENT SUBMITTED TO HCD IN JULY 2022.

Let's Talk Housing

CITY OF SAN MATEO

The City of San Mateo must plan for thousands of new homes to prepare for future growth and your input is needed.
Join an upcoming workshop or take a quick survey to tell us what types of housing policies and programs you think would benefit the community.

More info at: www.cityofsanmateo.org/HousingElement2023



Housing Policies
Virtual Workshop
Tuesday, Nov. 2, 2021
6-8 p.m.

Take a quick survey! Visit our web page or use your phone camera to scan the QR code

¿Cómo se ve afectado por la falta de viviendas asequibles en la Ciudad de San Mateo? ¿Qué tipos de vivienda cree usted que necesitamos más? ¡Estamos creando un plan de vivienda a largo plazo y queremos oir de usted!

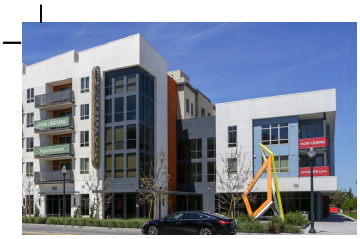
Responda a una encuesta rápida o únase a un taller en línea el Martes, 2 de Noviembre de 2021.
Más información en www.cityofsanmateo.org/HousingElement2023

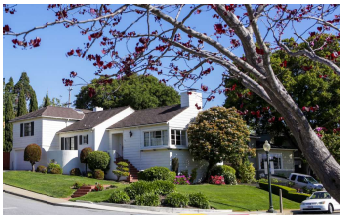
City of San Mateo
Housing Division
330 W. 20th Ave.
CA 94403

Join the conversation & share your input on the Housing Element at:
www.cityofsanmateo.org/HousingElement2023

Contact the City of San Mateo Housing Division:
Housing@cityofsanmateo.org (650) 522-7229

Learn about current affordable housing and first-time home buyer programs at:
www.cityofsanmateo.org/Housing





Let's Talk Housing

CITY OF SAN MATEO

Ever wonder why it costs so much to rent or buy a home here, and whether there's anything we can do about it? Did you know we must plan for 7,000 new homes? **Take a quick survey by January 16** to share your thoughts on who needs affordable housing what solutions could help meet our community's needs.

Do you think everyone has fair access to housing? Ever felt like you were discriminated against while looking for housing? **Join our virtual Fair Housing Workshop to share your experiences.** RSVP: **www.cityofsanmateo.org/HousingElement2023**

Fair Housing Workshop
Thursday, January 13
6-8 p.m.
Taller de Vivienda Justa
jueves 13 de enero
6-8 p.m.

Take a quick survey!
Use your phone camera to scan the QR code or visit our website

¡Tome una encuesta rápida!
Visite nuestra página web o use la cámara de su teléfono para escanear el código QR

¿Se le ha negado injustamente la vivienda? ¿Ha tenido dificultades para encontrar vivienda? **Únase a nuestro taller virtual de Vivienda Justa para compartir sus experiencias el 13 de enero.**

¿Cómo se ve afectado por la falta de viviendas asequibles en la Ciudad de San Mateo? **Responda a una encuesta rápida antes del 16 de enero de 2022. Más información en www.cityofsanmateo.org/HousingElement2023**

Join the conversation & share your input on the Housing Element at:
www.cityofsanmateo.org/HousingElement2023

Contact the City of San Mateo Housing Division:
Housing@cityofsanmateo.org (650) 522-7229
Learn about affordable housing programs at
www.cityofsanmateo.org/housing

Save the Date: Strive San Mateo General Plan Workshops on Jan. 22 & 27
More info at www.strivesanmateo.org

City of San Mateo
Housing Division
330 W. 20th Ave.
CA 94403

Let's Talk Housing
CITY OF SAN MATEO

The City of San Mateo must plan for thousands of new homes to prepare for future growth and your input is needed.
Join an upcoming workshop or take a quick survey to tell us what types of housing policies and programs you think would benefit the community.

More info at: www.cityofsanmateo.org/HousingElement2023

Housing Policies
Virtual Workshop
Tuesday, Nov. 2, 2021 from 6-8 p.m.

Take a quick survey!

Visit our web page or use your phone camera to scan the QR code

¡Tome una encuesta rápida!
Visite nuestra página web o use la cámara de su teléfono para escanear el código QR

¿Cómo se ve afectado por la falta de viviendas asequibles en la Ciudad de San Mateo? ¿Qué tipos de vivienda cree usted que necesitamos más? ¡Estamos creando un plan de vivienda a largo plazo y queremos oir de usted!

Responda a una encuesta rápida o únase a un taller en línea el Martes, 2 de Noviembre de 2021.

Más información en: www.cityofsanmateo.org/HousingElement2023

Contact the Housing Division:
Housing@cityofsanmateo.org
(650) 522-7229

Learn about current affordable housing and first-time home buyer programs at: www.cityofsanmateo.org/Housing

City of San Mateo Housing Plan

Let's Talk Housing
CITY OF SAN MATEO

What can we do about the high cost of housing in San Mateo? How can we create housing that is more affordable while ensuring San Mateo is a great place to live? The City of San Mateo is working on its 8-year housing plan, also known as the Housing Element 2023-2031, that provides a roadmap to address housing needs of our community members.

Your input will help us prepare our Housing Element update, which will become part of the City's General Plan. Please take a few minutes to share your thoughts. This information will remain confidential. **THANK YOU!**

WHAT IS YOUR RELATIONSHIP TO THE CITY OF SAN MATEO? Select all that apply

___I live here
___I work here
___I own a business here
___I own property here
___I am a visitor or patronize San Mateo businesses
___I am a leader/representative of an organization

IF YOU LIVE IN SAN MATEO, WHAT IS YOUR ZIP CODE?

_____

WHAT IS YOUR RACE OR ETHNICITY?

___White
___Asian
___Latino/Hispanic
___Black/African American
___Pacific Islander
___Mixed or Other

WHAT IS YOUR AGE GROUP?

___0-20 years
___20-35 years
___35-50 years
___50-65 years
___65+ years

GIVEN THAT THERE IS LIMITED LAND AVAILABLE, WHAT DO YOU THINK ARE BEST STRATEGIES TO MANAGE PRODUCTION OF NEW HOUSING? Please select up to three

___Redeveloping existing properties that have potential for more housing.
___Create accessory units on existing single-family properties.
___Convert existing single-family houses into duplexes.
___Increase the allowable density in areas that are close to transit.
___Allow taller developments.
___Other (please describe)_____
_____

HOW DOES THE CURRENT HOUSING SITUATION IN SAN MATEO AFFECT YOU OR PEOPLE YOU KNOW?

_____
_____
_____
_____
_____

HOW CAN WE MAKE HOUSING MORE AFFORDABLE?
Please select up to three

___Financial assistance programs for people who cannot afford housing.
___Public funding to construct affordable housing.
___Encourage the private sector to construct more affordable housing.
___Encourage conversion of single-family units to duplexes.
___Help homeowners add rentable units (ADUs).
___Build affordable housing near transit and jobs.
___Help homeless people find housing.
___Other (please describe)_____
_____

ARE THERE ANY OTHER THOUGHTS ABOUT HOUSING YOU WOULD LIKE TO SHARE? _____

_____
_____
_____
_____

MORE INFORMATION ABOUT HOUSING IN SAN MATEO:
www.cityofsanmateo.org/HousingElement2023

WOULD YOU LIKE TO JOIN OUR MAILING LIST TO KEEP CURRENT ON EVENTS?

Email address:_____

City of San Mateo
Plan de Vivienda

Let's Talk Housing
CITY OF SAN MATEO

¿Qué podemos hacer con el alto costo de la vivienda en San Mateo? ¿Cómo podemos crear viviendas que sean más asequibles y al mismo tiempo garantizar que San Mateo sea un gran lugar para vivir? La Ciudad de San Mateo está trabajando en su plan de vivienda de 8 años, también conocido como Elemento de Vivienda 2023-2031, que proporciona un camino para abordar las necesidades de vivienda de los miembros de nuestra comunidad.

Su opinión nos ayudará a preparar nuestra actualización del Elemento de Vivienda, que se convertirá en parte del Plan General de la Ciudad. Le pedimos de favor que tome unos minutos para compartir lo que piensa. Esta información se mantendrá confidencial. **¡GRACIAS!**

¿CUAL ES SU RELACION CON LA CIUDAD DE SAN MATEO?
Seleccione todas las que apliquen

___ Aquí vivo
___ Aquí trabajo
___ Soy propietario de un negocio aquí
___ Soy propietario de una casa aquí
___ Soy visitante o patrocino negocios de San Mateo
___ Soy un líder/representante de una organización

SI USTED VIVE EN SAN MATEO, ¿CUÁL ES SU CÓDIGO POSTAL? _____

¿CUÁL ES SU RAZA O ETNICIDAD?

___Blanco
___Asiático
___Latino/Hispano
___Negro/Afroamericano
___Nativo de Hawái o de otras islas del Pacífico
___2 o más razas u Otro

¿CUÁL ES SU GRUPO DE EDAD?

___0-20 Años
___20-35 Años
___35-50 Años
___50-65 Años
___65+ Años

DADO QUE HAY POCOS TERRENOS DISPONIBLES, ¿CUÁLES ESTRATEGIAS PRODUCIRÍAN MÁS VIVIENDAS NUEVAS?
Seleccione hasta tres

___Reconstruir propiedades existentes con más viviendas.
___ Crear casitas adicionales en terrenos de casas individuales.
___ Convertir casas individuales en dúplex.
___ Aumentar la cantidad de viviendas permitidas en áreas cercanas a transporte público.
___ Permitir edificios más altos
___Otro (Describa)_____
_____

¿CÓMO LE AFECTA A USTED O A LAS PERSONAS QUE CONOCE LA SITUACIÓN ACTUAL DE LA VIVIENDA EN SAN MATEO?

_____
_____
_____
_____
_____

¿COMO PODEMOS HACER QUE LAS VIVIENDAS SEAN MAS ECONÓMICAS? Seleccione hasta tres

___Asistencia financiera para personas que no pueden pagar vivienda.
___Financiamiento público para construir viviendas económicas.
___Fomentar que el sector privado construya viviendas económicas.
___Fomentar la conversión de casas individuales a dúplex.
___Ayudar a los dueños de casas individuales a agregar casitas para alquilar en sus terrenos.
___Construir viviendas económicas cerca de transporte público y centros de trabajo.
___Ayudar a las personas sin hogar a encontrar vivienda.
___Otro (Describa) _____
_____

¿TIENE ALGUNA OTRA IDEA SOBRE LA VIVIENDA QUE LE GUSTARÍA COMPARTIR? _____
_____
_____
_____

MAS INFORMACIÓN:
www.cityofsanmateo.org/HousingElement2023

¿LE GUSTARÍA UNIRSE A NUESTRA LISTA DE CORREO PARA MANTENERSE AL DÍA SOBRE LOS EVENTOS?
Dirección de correo electrónico:_____

WHERE DO YOU LIVE?
DÓNDE VIVES?

Let's Talk Housing
CITY OF SAN MATEO

Share Your Thoughts on Draft Housing Element

The City has released the Draft Housing Element, its plan for how the City of San Mateo can accommodate at least 7,000 new homes over the next 8 years. It establishes goals, policies and programs to help address the City's current and future housing needs. The 30-day public review period is open from April 6 through May 6, 2022. The Draft Housing Element is available for public review at City Hall and online at www.cityofsanmateo.org/HousingElement2023

Send written comments with subject line "Housing Element"

- By email to: housing@cityofsanmateo.org
- By mail to: Planning Manager, City of San Mateo, Planning Division, 330 West 20th Avenue, San Mateo, CA 94403
- Online: on our Draft Housing Element website

Attend an upcoming public hearing:

- Planning Commission – Tuesday, April 26 at 7 p.m.
- City Council – Monday, May 16 at 7 p.m.

The plan is guided by over a year of technical analysis and community engagement efforts and articulates five goals to shape policy and programs moving forward:

- Production: Facilitate the production of new housing, especially affordable housing.
- Preservation: Preserve existing housing that is affordable to lower- and middle-income residents.
- Protection: Protect current residents to prevent displacement.
- Promotion: Promote community engagement and public outreach.
- Fair Housing: Ensure fair housing laws proactively protect residents.

For more information on the Draft Housing Element and to make a comment, please visit our Draft Housing Element at www.cityofsanmateo.org/HousingElement2023

STRIVE SAN MATEO
GENERAL PLAN 2040

San Mateo is also updating its General Plan, which will guide how the City will change over the next 20 years. Upcoming milestones include a City Council meeting to review the input received so far and provide direction on the preferred land use and circulation scenario. The meeting can be accessed online and is scheduled for 7:00 pm, April 18, 2022. More information at: strivesanmateo.org

Let's Talk Housing
CITY OF SAN MATEO

Comparta sus pensamientos sobre el plan preliminar de elemento de vivienda

La Ciudad ha publicado el Plan Preliminar del proyecto Elemento de Vivienda, el plan sobre cómo la Ciudad de San Mateo puede acomodar al menos 7,000 casas nuevas en los próximos 8 años. Establece metas, políticas y programas para ayudar a abordar las necesidades de vivienda actuales y futuras de la Ciudad. El período de revisión pública de 30 días está abierto del 6 de Abril al 6 de Mayo de 2022. El Proyecto de Elemento de Vivienda está disponible para revisión pública en el Ayuntamiento y en línea en www.cityofsanmateo.org/HousingElement2023

Enviar comentarios escritos con la línea de asunto "Elemento de vivienda"

- Por correo electrónico a: housing@cityofsanmateo.org
- Por correo a: Gerente de Planificación, Ciudad de San Mateo, División de Planificación, 330 West 20th Avenue, San Mateo, CA 94403
- En línea: en nuestro sitio web Draft Housing Element

Asista a una próxima audiencia pública:

- Comisión de Planificación – Martes, 26 de Abril a las 7 p.m.
- El Consejo Municipal – Lunes, 16 de Mayo a las 7 p.m.

El plan está guiado por más de un año de análisis técnico y esfuerzos de participación comunitaria y articula cinco objetivos para dar forma a las políticas y programas en el futuro:

- Producción: Facilitar la producción de vivienda nueva, especialmente vivienda asequible.
- Preservación: Preservar la vivienda existente que sea asequible para los residentes de ingresos bajos y medios.
- Protección: Proteger a los residentes actuales para evitar el desplazamiento.
- Promoción: Promover la participación de la comunidad y la divulgación pública.
- Vivienda justa: Garantizar que las leyes de vivienda justa protejan proactivamente a los residentes.

Para obtener más información sobre el Proyecto de Elemento de Vivienda y cómo hacer un comentario, visite nuestro Borrador de Elemento de Vivienda en www.cityofsanmateo.org/HousingElement2023

STRIVE SAN MATEO
GENERAL PLAN 2040

San Mateo también está actualizando su Plan General, que guiará cómo cambiará la Ciudad en los próximos 20 años. Los próximos hitos incluyen una reunión del Concejo Municipal para revisar los aportes recibidos hasta ahora y proporcionar orientación sobre el escenario preferido de uso y circulación de la tierra. La Reunión es accesible en línea y está programada para las 7:00 pm del 18 de Abril de 2022.
Más información en: www.strivesanmateo.org

SAN MATEO

words palabras

A	T	I	S	A	C	E	M	G	C	E	T	S	E	F	B
Y	B	B	C	A	A	I	V	A	W	O	N	A	L	Z	P
G	N	A	D	O	X	A	L	H	T	D	E	N	C	N	X
Y	N	U	Y	E	M	I	S	N	U	A	M	M	A	O	M
B	R	I	D	A	F	U	E	A	W	D	T	A	M	I	K
N	A	U	N	O	R	M	N	W	C	U	R	T	I	C	R
G	S	R	R	O	A	E	T	I	J	I	A	E	N	A	A
E	L	N	R	T	Z	O	A	E	D	C	P	O	O	C	P
X	I	T	R	I	K	Z	C	Z	R	A	A	C	R	I	L
A	G	A	T	H	O	M	E	M	O	H	D	Q	E	F	A
S	P	G	C	O	M	M	U	N	I	T	Y	Z	A	I	R
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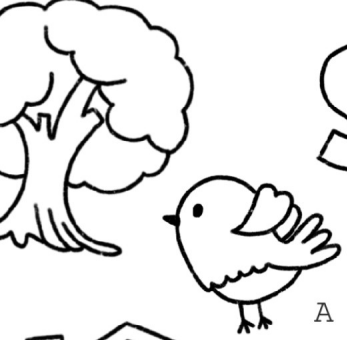
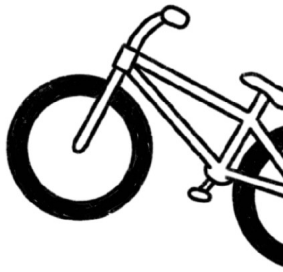
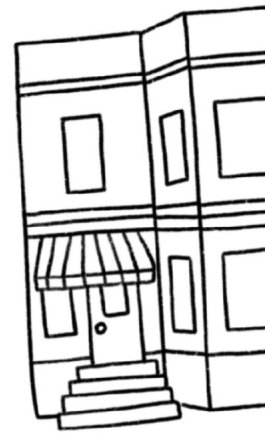
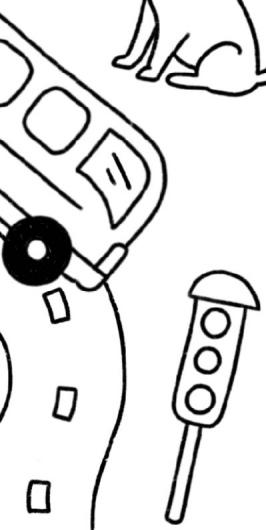
Q	R	I	R	Y	T	I	C	M	S	W	J	H	R	Z	E
T	X	I	P	O	O	T	X	I	M	O	S	U	K	E	C
Z	D	X	O	D	J	B	G	D	B	Q	L	G	B	C	Q

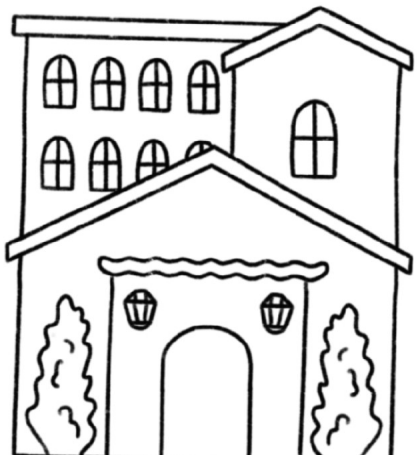
ADU	CASITA	CENTRAL PARK
APARTMENT	APARTAMENTO	PARQUE CENTRAL
HOME	CASA	SAN MATEO
COMMUNITY	COMUNIDAD	BAY AREA
NEIGHBORHOOD	BARRIO	CALIFORNIA
ZONING	ZONIFICACION	EL CAMINO REAL
MIXED USE	USO MIXTO	
CITY	CIUDAD	

Draft Housing Element: more information and make a comment at:
Proyecto Elemento de Vivienda: más información y hacer un comentario en:
www.cityofsanmateo.org/HousingElement2023







SAN MATEO

words palabras

A	T	I	S	A	C	E	M	G	C	E	T	S	E	F	B
Y	B	B	C	A	A	I	V	A	W	O	N	A	L	Z	P
G	N	A	D	O	X	A	L	H	T	D	E	N	C	N	X
Y	N	U	Y	E	M	I	S	N	U	A	M	M	A	O	M
B	R	I	D	A	F	U	E	A	W	D	T	A	M	I	K
N	A	U	N	O	R	M	N	W	C	U	R	T	I	C	R
G	S	R	R	O	A	E	T	I	J	I	A	E	N	A	A
E	L	N	R	T	Z	O	A	E	D	C	P	O	O	C	P
X	I	T	R	I	K	Z	C	Z	R	A	A	C	R	I	L
A	G	A	T	H	O	M	E	M	O	H	D	Q	E	F	A
S	P	G	C	O	M	M	U	N	I	T	Y	Z	A	I	R
A	P	A	R	Q	U	E	C	E	N	T	R	A	L	N	T
N	E	I	G	H	B	O	R	H	O	O	D	C	R	O	N
Q	R	I	R	Y	T	I	C	M	S	W	J	H	R	Z	E
T	X	I	P	O	O	T	X	I	M	O	S	U	K	E	C
Z	D	X	O	D	J	B	G	D	B	Q	L	G	B	C	Q

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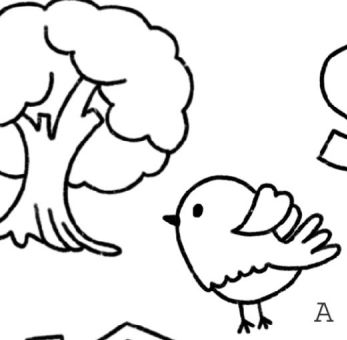
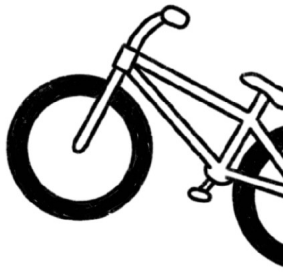

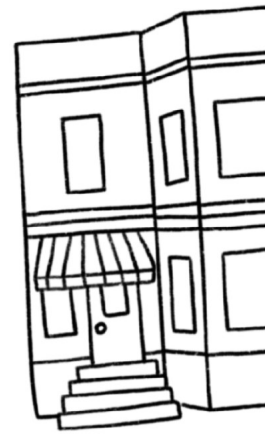

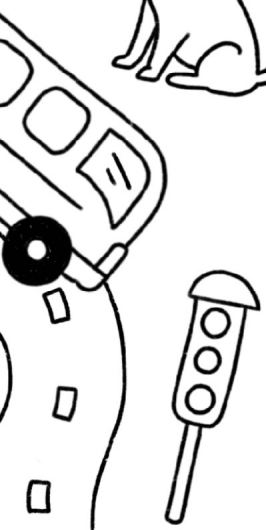

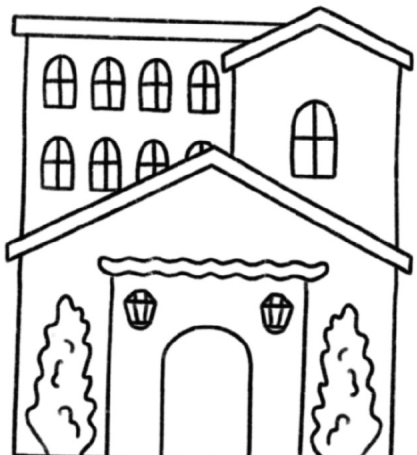

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org
(650) 522-7000

March 27, 2024

David D. Bohannon
President and CEO
David D. Bohannon Organization
Sixty 31st Ave, San Mateo, CA 94403
Sent via email only to: david.bohannon@ddbo.com

RE: Hillsdale Shopping Center—Housing Element Allocation

Dear Mr. Bohannan,

The City is in receipt of your letter dated November 15, 2023, regarding the allocation of units indicated in the City of San Mateo's 2023-2031 Housing Element. The purpose of this letter is to provide some information and clarification on various issues, specifically regarding the City's methodology for the unit count within the moderate-income category identified on the Sites Inventory list within the Hillsdale Shopping Center site (Housing Element Site ID 14). Your letter expresses concerns relating to the City's methodologies and assumptions for assigning 15% of the housing units to the moderate-income category, in addition to 15% of the units to the lower income category based on the City's inclusionary housing program. Your letter states that because there is no inclusionary housing requirement for providing moderate rate units in rental projects and since future redevelopment plans at the Hillsdale Mall site are not anticipated to propose moderate-income units, the 180 moderate income units allocated in the City's Housing Element to this site are not "realistic." Your letter also requests removal of moderate-income unit assumptions on other opportunities sites for similar reasons.

As a response, the City has summarized its methodology and approach to the Sites Inventory below, and I would like to emphasize that the City has used a consistent approach for all potential sites in its capacity analysis as outlined in the most recent version of the City's Housing Element, which was found to be in substantial compliance with State law on January 19, 2024, by the California Department of Housing and Community Development (HCD). For the capacity analysis, the City used actual unit mixes only when associated with active or approved planning applications, considered as "pipeline projects," with clearly delineated units by income categories.

For the purpose of estimating capacity for the Regional Housing Needs Allocation (RHNA) assigned to San Mateo, the City must identify potential sites that are considered feasible for facilitating housing for the various income levels. Acceptable methodologies for determining the development capacity of housing inventory list sites are provided by State Housing Law, with additional guidance by HCD and are informed

by analysis of precedent development trends. State Housing Law has established a default density to accommodate lower income RHNA.

For San Mateo, the applied default density is 30 units per acre. Pursuant to State law, sites that are between 0.5 acres and 10 acres that are zoned to allow at least 30 units per acre are presumed to be feasible for 100% lower income housing. Also, pursuant to State law, sites that are smaller than 0.5 acres or larger than 10 acres require additional analysis and HCD recommends a more conservative assumption for income distribution but does not dictate a specific methodology. For capacity planning, the City has used a more conservative assumption on all sites with lower percentages than permitted by law. For sites between 0.5 and 10 acres, the City assumed an income distribution including lower and moderate-income rate units that is approximately aligned to the City's RHNA distribution rather than the 100% lower income allocation permitted by law. Typically, for sites 10 acres or greater, HCD recommends an income distribution that is somewhere between the jurisdiction's inclusionary requirements and RHNA allocation. This method of distribution is approved by HCD and is used by other jurisdictions. For purely capacity planning analysis in the Housing Element, the City has allocated 15% lower income units required by the inclusionary housing element and 15% moderate rate income units for sites greater than 10 acres (excluding pipeline sites). This income distribution represents a general expectation that a development of this scale could include a range of housing types, unit sizes, and price points that may be included in the overall unit mix.

It's important to note that a developer is not obligated to produce the moderate-income units or provide any deed-restricted affordable units beyond the City's inclusionary housing requirements. If smaller rental units are included in the development, these units could be naturally affordable to moderate-income households. The City must monitor those units affordable by design and not deed restricted for those units to count towards the City's RHNA allocation. If and when a planning application for the Hillsdale Mall site is submitted, the City will update its assumptions for the site to align with what is proposed. Under "no net loss" provisions of State law (pursuant to Govt. § 65863) and Policy H1.1 of the Housing Element, it is the City's obligation to determine if actual housing production rates are aligned with the Housing Element projections within all opportunity sites. If the production of moderate-income units estimated at the Hillsdale Mall site as part of the capacity analysis are not achieved, the City is obligated and statutorily required to identify replacement sites or alternative strategies to ensure compliance with the "no net loss" provisions.

In addition, we acknowledge your comments regarding allocating additional moderate units to ADUs due to the potential increased development of new ADUs as an alternative to allocating those units to the Hillsdale Mall site. However, the City has determined that the current estimated number of ADUs included in the Housing Element is most appropriate and defensible with ADU production that can be achieved during this housing cycle.

Finally, your November 2023 letter provided some details about specific sites that are not part of the Hillsdale Mall opportunity site and specifically requests the removal of the moderate-income unit allocations on these sites, citing that this exceeds inclusionary housing requirements. As discussed above, the City's methodology for unit distribution within these sites is consistent with all other opportunity sites between 0.5 to 10 acres. Similar to the Hillsdale Mall site, the City will diligently monitor its ability to meet the RHNA for all income levels and identify replacement sites or alternative strategies to fulfill the RHNA as needed. With regards to 3011 S. El Camino Real (APN 039-360-140) and 2955 S El Camino Real (APN 039-360-120), the City will update the 'Existing Use' column of Table 2 in Appendix C from "Parking" to "Commercial." However, the sites still meet the criteria to be listed in the inventory as detailed in the Housing Element.

Since HCD has found the City's analytical methods sound, and the programs and sites inventory in San Mateo's 2023-2031 Housing Element to be in substantial compliance with State Housing Law, the City will not make any changes to its Sites Inventory; furthermore, the City is not requiring that moderate-income units be proposed with any redevelopment proposal at the Hillsdale Mall site or other sites beyond what may be required by the City's Inclusionary Ordinance. We hope this information provides further details about our methodology and approach and helps alleviate your concerns. If you have any questions or would like to further discuss, you can reach me at (650) 522-7207 or at zdahl@cityofsanmateo.org.

Sincerely,

Zachary Dahl, AICP
Interim Community Development Director

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December 6, 2023

Mr. Thomas B. Mayhew
Mr. Charles J. Higley
Farella Braun and Martell
One Bush Street, Ste. 900
San Francisco, CA 94104

RE: Comment Letter on City of San Mateo 2023-2031 Housing Element

Dear Mr. Mayhew and Mr. Higley:

The City is in receipt of your letter dated November 16, 2023, on the City of San Mateo's Housing Element 2023-2031. We have reviewed your letter and would like to provide some information and clarification on the issues that were raised.

The letter discussed the City's Housing Element and the analysis of housing development trends and asserted that the City changed the timeframe of recent housing development from 2017-2022 to 2019-present in order to hide less than favorable results. In fact, this change was made to better reflect projects being proposed and built under the City's updated Inclusionary Policy, updated State Density Bonus provisions, various other new state housing laws as well as the economic changes brought on in the post-pandemic era, which has seen a large downturn in commercial and office development, with a corresponding increase in housing development. This change was made to be responsive to HCD comments and to align with HCD-accepted approaches contained in other Bay Area jurisdiction housing elements that have received certification. It can also be reasonably assumed that these conditions will continue throughout this Housing Cycle and is a more appropriate approach to predict housing development trends in San Mateo.

In recent years, the City has not received any significant development proposals for commercial-only development. Most projects involve a residential component or are residential-only projects. Specifically, within the last four years (since 2019), out of the 24 major development applications that are under review or already approved, only two applications (8%) had no residential component. This represents a significant trend of converting excess commercial properties into mixed-use or residential uses consistent with the region and is expected to continue or accelerate in the future. More importantly, locally within San Mateo, the City's Sites Inventory includes a substantial buffer beyond the allocated units under the Regional Housing Needs Allocation (RHNA) with the anticipated adoption of the City's General Plan Update. The General Plan Update is addressed under Policy H1.20 in the Housing Element and would significantly increase allowable densities on approximately 1,200 parcels (over 560 acres) around the City from 50 dwelling units per acre (du/ac) to 99 du/ac or 130 du/ac. General Plan Update adoption is anticipated beginning of 2024, with rezonings planned for 2025 and 2026.

In addition, the November 16th letter cited the following six non-residential projects as examples that the City has overstated the likelihood of housing redevelopment on sites zoned for commercial and office uses:

1. 2164 Palm Ave: A new private tennis court building on a small lot in the C4 - Service Commercial District. Housing is not compatible with the service commercial/light industrial uses allowed in the C4 District.
2. 3125 Clearview Way: Allowance of a food truck court on an existing parking lot of an existing office building (auxiliary to an existing use and not considered a redevelopment project).
3. Hillsdale Mall: Conversion of approximately 37,600 square feet of existing retail space in a very large shopping mall complex into office uses (not considered a redevelopment project).
4. 1050 S. Amphlett: Pre-application for a new self-storage building on a smaller, very narrow, lot directly adjacent to Highway 101 in the C4 - Service Commercial District.
5. 922 S. Claremont: Pre-application for a new self-storage building in the M1 - Manufacturing District. Housing is not allowed in the M1 District.
6. 2 West 3rd/El Camino: Pre-application for a new three-story office building on a former gas station site.

Aside from number 6, none of these projects are considered a major redevelopment project and two of them would not even be considered a development project. Overall, as discussed above, these projects are in locations not very suitable for housing and are not that comparable to the mix sites included on the Sites Inventory. The sixth project, which would be considered a smaller redevelopment project at three stories and 20,000 square feet, is a recently submitted pre-application for a new office building on a former gas station site that is challenging to develop (it has been vacant for many years). This project is in the very early stages of development, and the final size and mix of uses may change. And to reflect this recent proposal, the property is no longer on the City's Sites Inventory.

For more accurate and reflective new development examples, here is a list of projects that are currently under review or recently approved that are located in commercial or office zones, significantly exceed the 90% realistic capacity being used in the Housing Element and have active existing uses that will be discontinued or incorporated into the new development. These projects, which have significant residential components, are much more representative of the new development that we are anticipating and working to facilitate over the next eight years.

Project	Applic.	Units	Density (% of base)	Zoning
477 E. Hillsdale Blvd. (Hillsdale Inn) Multi-Family	PA22-021	230	150%	C2
Block 21 (500 E. 3rd Ave.) Mixed-Use	PA21-063	111	150%	CBD/S
616 S. B Street, Nazareth Vista Mixed-Use	PA22-037	48	150%	C1/R5
477 9th Avenue, Mixed-Use	PA22-047	120	150%	E2
1855 S. Norfolk St., Multi-Family	PA22-099	260	150%	C1
Block 20 (500 E. 4th Ave.) Mixed-Use	PA23-003	86	150%	CBD/S
Post + Beam (668 E. 3rd Ave.) Mixed-Use	PA23-025	69	138%	CBD/S
1919 O'Farrell Street Multi-Family	PA20-037	49	135%	E1/R4
Hayward Park Station (401 Concar Dr.) Multi-Family	PA21-033	191	136%	TOD
Bespoke (445 South B Street) Mixed-Use	PA23-012	71	122%	CBD/R

Finally, your letter raised concerns that the City's Accessory Dwelling Unit (ADU) projections are too ambitious and suggested including 2018 permitting data in the average estimate, which would lower the annual target to

around 50 ADU permits. However, the City has already issued permits for 90 ADUs in 2023, which significantly exceeds the annual target of 55 ADU permits issued. Thus, the City appears to be on pace to meet or exceed its target of 440 ADU permits during this housing cycle, and is clear evidence that our estimated production is conservative and defensible. Our Housing Element policies also commit to tracking and monitoring the development of ADUs over this housing cycle should there be any change to this trend.

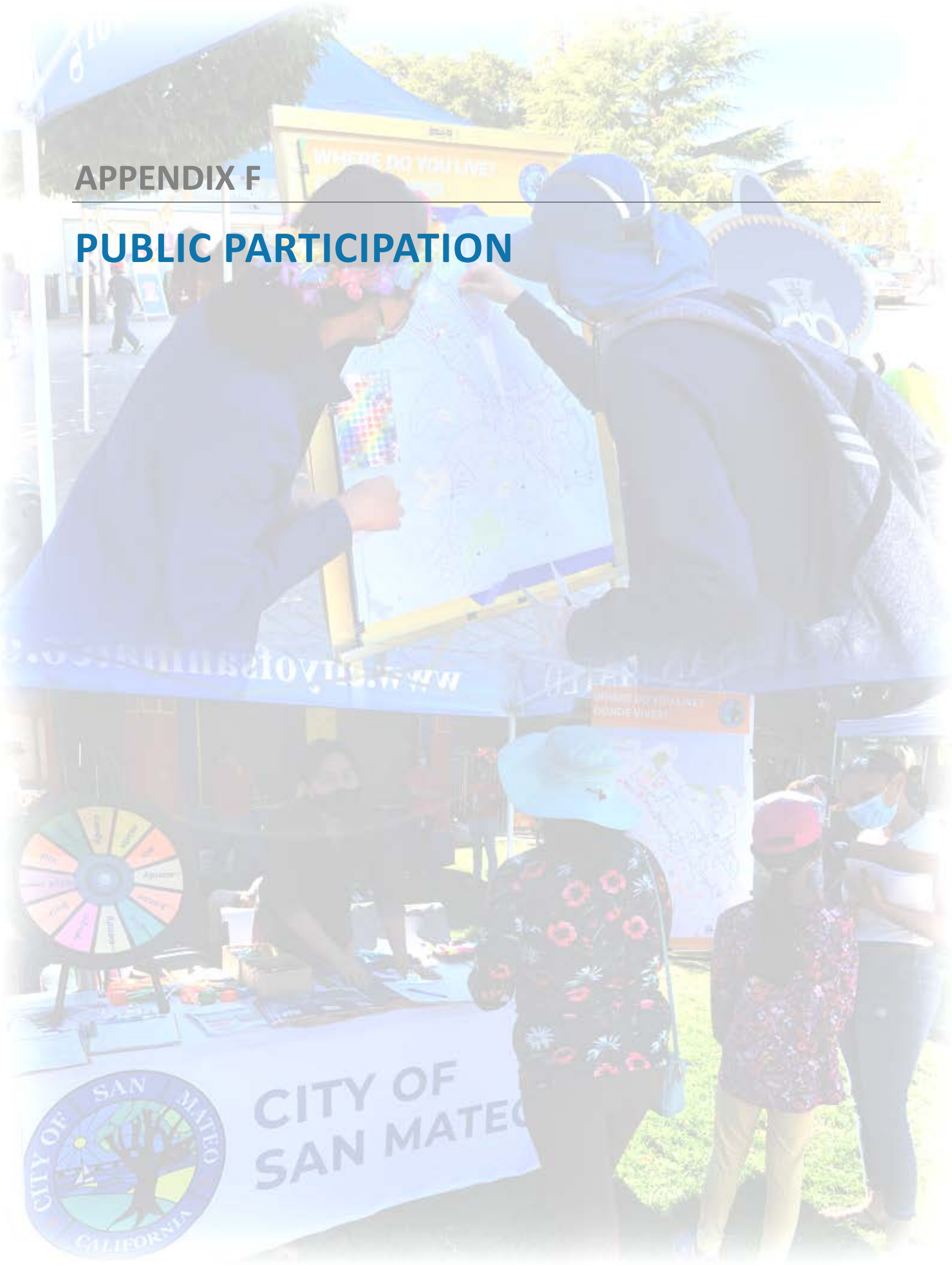
We hope that this information helps to address some of your concerns. As evidenced from the discussion above, the City is committed to achieving a certified Housing Element that meets, if not exceeds, its RHNA and AFFH commitments. If you have any questions or would like to further discuss, you can reach me at (650) 522-7207 or at zdahl@cityofsanmateo.org.

Sincerely,

Zachary Dahl, AICP
Interim Community Development Director

APPENDIX F

PUBLIC PARTICIPATION



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April 22, 2024

Mr. Thomas B. Mayhew
Mr. Charles J. Higley
Farella Braun + Martell
One Bush Street, Ste. 900
San Francisco, CA 94104

RE: Comment Letter on City of San Mateo 2023-2031 Housing Element

Dear Mr. Mayhew and Mr. Higley,

The purpose of this letter is to respond to your most recent correspondence to the State Department of Housing and Community Development (HCD) dated December 19, 2023 ("Letter"), regarding the sites inventory and allocation of units indicated on the City of San Mateo's 2023-2031 Housing Element. Staff has reviewed that correspondence and would like to provide clarification on the issues you raised. On behalf of the Housing Action Coalition, you previously submitted comment letters dated January 3, 2023, February 24, 2023, August 9, 2023, and November 14, 2023, to the City and/or HCD. On December 6, 2023, the City provided a written response to address your concern regarding the probability of nonresidential development and the City's adjusted timeframe of recent housing developments reiterated in your December 2023 letter. The City has considered all public comments in its iterative revisions to the Housing Element.

The City would also like to acknowledge receipt of HAC's comment letter dated April 19, 2024, which staff is still reviewing. Many of our responses to your Letter are applicable to this most recent correspondence as well.

Example Development Timeframe

Your Letter asserted the City did not accurately account for the probability of nonresidential uses and that the City changed the timeframe of recent housing developments from 2017-2022 to 2019-2023 in order to hide less than favorable results. As discussed in the most recent draft of the Housing Element and further detailed in the City's December 6, 2023 response letter, this change was made to better reflect projects being proposed and built under the City's updated Inclusionary Policy, updated State Density Bonus provisions, various other new State housing laws as well as the economic changes in the post-pandemic era, which has seen a large downturn in commercial and office development, and increased housing development. It can be reasonably assumed that these conditions will continue throughout this Housing Cycle and is more appropriate to use to predict housing development trends in San Mateo.

Consideration of Nonresidential Projects

Your Letter also expresses concerns that the City is neglecting to consider nonresidential projects that were approved between 2019-2023 in order to support a likelihood of residential development on sites listed in the sites inventory. Your Letter reiterates references to five previous nonresidential projects that were identified in your prior November 14, 2023 comment letter as examples of nonresidential uses. As previously discussed in the City's December 6, 2023 response letter, and the most recent draft of the Housing Element, two of the examples given cite projects that are better classified as auxiliary to an existing use (allowing food trucks to use

a parking lot of an existing office building and conversion of existing commercial space to office space). Neither of these examples reflect applicable new development. Three other examples are on smaller lots that are zoned for Service Commercial uses (C-4), which is a small subset of the City's commercial zoning that does not allow for housing due to the semi-industrial uses in this zone. In addition, these parcels are too small to be considered for the Sites Inventory and are not comparable to the mix of sites included on the Sites Inventory. The City's December 6, 2023 response letter also includes specific projects that have significant residential components and are much more representative of the new development that the City is anticipating during this Housing Element cycle.

Pipeline Project Densities

Your Letter raises concerns that pipeline project sites without entitlements are included with densities estimated at 100%-150% of zoned density. A detailed list of pending and approved pipeline projects was included in the City's December 6, 2023 response letter. Recent history establishes that developers routinely invoke density bonus incentives for higher densities than normally allowed under zoning district standards. Moreover, the provisions of State Density Bonus Law (SDBL) and the Housing Accountability Act (HAA) support a project's proposed density over what is allowed pursuant to zoning district standards. Given that the HAA limits the City's findings for denial of proposed residential projects and the additional density allowances in the SDBL, the City can realistically assume that the projects that are in the application process are likely to be approved by the City at the proposed densities. Thus, the City's methodology applying the 100%-150% of zoned densities for pipeline projects is reasonable.

Affordability Allocations

Your Letter raises concerns that the Sites Inventory assumes that more than half of the units will be affordable to those with lower and moderate incomes, but the City is required to adjust projections to consider typical densities at similar levels of affordability. As detailed in the most recent draft Housing Element, State Housing Element law requires local jurisdictions to demonstrate its ability to accommodate the RHNA from land use and capacity perspectives. Specifically, State law has established a default density for accommodating lower income RHNA. For a community like San Mateo, an urbanized city (with at least 25,000 population) within a metropolitan area, the default density is 30 units per acre. Sites that are zoned to allow for at least 30 units per acre are presumed to be feasible for lower income housing. Pursuant to State law, technically a jurisdiction can assume 100% of the potential units on site in this category to be lower income. Sites that are smaller than 0.5 acres or larger than 10 acres that State law require additional analysis per State law and HCD recommends conservative assumptions for income distributions, but does not dictate a specific methodology. The City's approach was also discussed extensively with HCD leading to HCD's determination on January 19, 2024 that the City's Housing Element substantially complied with State law.

For capacity planning, the City has used a more conservative assumption on all sites with lower percentages than permitted by law. For sites between 0.5 and 10 acres, the City assumed an income distribution including lower and moderate-income rate units that is approximately aligned with the RHNA distribution, and much lower than the 100% lower income allocation permitted by State law. Typically, for sites 10 acres or greater, HCD recommends an income distribution that is somewhere between the jurisdiction's inclusionary requirements and RHNA allocation. This method of distribution has been used by other jurisdictions and has met HCD approval. For sites greater than 10 acres, the City has allocated 15% for lower income units, which is aligned with the City's inclusionary requirement, and the City has also allocated 15% for moderate income units as it is assumed that larger sites may foster a variety of housing types, unit sizes, and price points that could include units affordable by design without deed restriction.

Sites Inventory Issues

Your Letter also raises concerns about existing uses being a potential impediment to residential development. Additional analysis demonstrating the redevelopment potential of existing non-vacant commercial sites has been conducted and included in the most recent draft (See Appendix C, Section 4.3 Non-Vacant Site Redevelopment Analysis and revised Table 2). The additional analysis examines existing site characteristics and

utilizes objective criteria for evaluating each parcel for near-term redevelopment. These criteria were in response to HCD's Sites Inventory guidance that suggests similar criteria for identifying appropriate sites for future development and was found by HCD to be in substantial compliance with State law. Similar methodologies are also used by many jurisdictions to develop their RHNA sites strategy and achieve certification.

Affirmatively Furthering Fair Housing Concerns

Lastly, your Letter raises concerns that the City should be doing more to create housing opportunities in Racially Concentrated Areas of Affluence (RCAAs) to meet its responsibility to affirmatively further fair housing within San Mateo. As discussed in detail in Appendix D (Affirmatively Furthering Fair Housing Narrative, a 277-page document), the inventory of opportunity sites demonstrates that the City has assumed affordable housing in areas where there are not existing concentrations of lower-income households, but rather in locations rich in service, transit, and other resources to ensure housing and transportation accessibility to these households. RCAAs are concentrated primarily in the western part of the City, which is marked by a hilly topography, known wildfire risks, and considerably limited in access to goods, services, transit, and other resources. Housing opportunities in RCAAs are expected through the City's flexible approach to ADU development, beyond the minimums allowed under State law, and through programs that would allow housing on quasi-public sites such as churches and schools. The Implementation Plan (Section 7.2) also has a number of policies that will be implemented and geographically targeted within RCAAs and high resource areas. Please see the specific policies listed under: H1.2, H1.3, H1.4, H1.11, H1.12, and H5.2.3.

We hope this information provides further details about our methodology and approach and helps alleviate your concerns. If you have any questions or would like to discuss, feel free to email me at zdahl@cityofsanmateo.org (please copy the City Attorney) or we can set up a meeting to talk.

Sincerely,

Zachary Dahl, AICP
Interim Community Development Director

Cc: Prasanna W. Rasiah, City Attorney (prasiah@cityofsanmateo.org)

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May 17, 2024

Mr. Thomas B. Mayhew
Mr. Charles J. Higley
Farella Braun + Martel
One Bush Street, Ste. 900
San Francisco, CA 94104

Via email: TMayhew@fbm.com, CJHigley@fbm.com

RE: Comment Letter on San Mateo's Revised 2023-2031 Housing Element

Dear Mr. Mayhew and Mr. Higley,

This letter responds to your April 19, 2024 correspondence ("Letter") on behalf of the Housing Action Coalition ("HAC"). Notably, you previously submitted comment letters to the City of San Mateo ("City") and/or the State of California Department of Housing and Community Development ("HCD") on January 3, 2023, February 24, 2023, August 9, 2023, November 14, 2023, and December 19, 2023.

On December 6, 2023, and April 22, 2024, the City provided written responses to your comments. The City's prior responses addressed the probability of nonresidential development, the City's adjusted timeframe of recently approved projects (2019-2023) to inform the housing sites inventory methodology, and other questions regarding the feasibility of housing opportunity sites and allocation of units on particular sites.

Sites Inventory Comments

As already detailed in the Revised 2023-2031 Housing Element ("Revised Housing Element") and the City's April 22, 2024 response letter, the City prepared an analysis demonstrating the redevelopment potential of existing non-vacant commercial sites. This analysis was included in Appendix C, Section 4.3 (Non-Vacant Site Redevelopment Analysis and revised Table 2).

The additional analysis examines existing site characteristics and utilizes objective criteria to evaluate each parcel for near-term redevelopment. Factors considered by the City to determine redevelopment potential included property owner or developer interest in redevelopment, whether the site is developer-owned, whether the site had a previous proposal for redevelopment, whether the site has surface parking lot areas or similar unimproved features, whether the existing use is similar to commonly redeveloped sites such as retail/shopping centers, banks, offices, gas stations, etc., whether structures are more than 30 years old, whether current structures are one-story only, whether the property has an improvement to land value ratio of less than 1.0 (or 2.5 if commercial), and whether there is 50 per cent or less lot coverage. These characteristics were determined individually for each non-vacant site and are further described in Appendix C. Other criteria considered on an individual basis include physical characteristics, floor area ratio, location and context, local knowledge, and environmental and infrastructure constraints.

These criteria were chosen in response to HCD's Sites Inventory guidance that suggests similar criteria for identifying appropriate sites for future development. HCD determined that application of this methodology and use of such criteria substantially complied with State law and identified sites likely to redevelop. Similar methodologies are also used by many jurisdictions to develop their RHNA sites allocation. **As provided in the HCD Sites Inventory guidance, lease information is only one criterion to determine the potential for redevelopment during the planning period and, by itself, does not preclude a site from being considered a housing opportunity site if there are other favorable indicators**.

Nevertheless, Economic & Planning Systems, Inc. ("EPS") conducted a peer-review of the City's housing sites redevelopment assumptions and methodology used in the Revised Housing Element. EPS summarized their findings in a final memorandum submitted to the City on May 17, 2024. Overall, EPS concluded that market trends demonstrate that redevelopment of existing uses on Housing Element sites is likely to occur within the planning period. EPS noted that the methodology used for site selection is reflective of observed industry trends, property owner interests, and site-specific conditions, and that the selection criteria focus on sites where the existing uses are likely to be discontinued during the planning period. Specific findings that EPS identified to support the City's methodology and Sites Inventory include:

- Since 2014, 88% of large multi-family projects built in San Mateo County and nearby cities were on land with previous commercial or office uses. Shopping center conversions and phased residential development on commercial surface parking lots are increasingly common real estate industry trends; land values for residential development have been increasing, while values of existing commercial uses have been decreasing.
- Most commercial leases in San Mateo have terms of five years or less, and existing leases on a particular property may generally be less of a constraint over an eight-year period. Tenants are increasingly open to negotiating with developers, especially for phased projects that bring customers and activity to a retail property.

A summary table of the thirteen (13) properties identified in your Letter is attached to the end of this letter that provides the specific criteria that were used to demonstrate redevelopment potential for each individual site based on the City's methodology, found to be acceptable by HCD and supported by the EPS report. In addition, of the approximately 3,550 units contained in those 13 properties, Appendix C, pages H-C-31 through H-C-64, provides a detailed, individual site analysis for the eight most significant properties, projected to have a total capacity for over 3,100 units.

Consideration of Nonresidential Projects

Your Letter reiterates earlier comments that the City neglected to consider nonresidential projects that were approved between 2019-2023. As stated in the City's December 6, 2023 and April 22, 2024 response letters, the City anticipates that most new projects proposed during this housing cycle will be residential or have a significant residential component. This is based on the development approval trends for pipeline projects since 2019 outlined in Table 4 of the Revised Housing Element, current economic and construction financing conditions which appear to favor residential development, and verbal input received from property owners and developers who state that it is very challenging to secure financing for non-residential projects. It is anticipated that development trends observed since 2019 will continue during this Housing Element cycle. To account for the possibility that approximately 10 percent of projects may be entirely non-residential, the City has generally assumed a capacity of 90 percent on sites zoned for mixed uses. On the major sites reviewed in Appendix C, capacity ranges from 70 to 100 percent of base density, depending on whether the site is a pipeline project, owner interest and site characteristics, even though the majority of the recently developed sites shown in Table 2 utilized state density bonus provisions to achieve more than 100 percent of base density. The City also did not assume that 100 percent of each parcel would be redeveloped for housing.

Your Letter also states "the draft also fails to determine or adjust the capacity numbers based on "typical densities of existing or approved residential developments at a similar affordability level" as required by Government Code § 65583.2(c)(2)." The City provided a detailed response to this issue in the April 22, 2024, response letter under the heading *Affordability Allocations*.

Lastly, your Letter states "[the Housing Element] projects capacity numbers that are too high for sites where no application has yet been approved, by counting bonus density requests as if they have already been approved." The City provided a detailed response to this issue in the April 22, 2024 response letter under the heading *Pipeline Project Densities*. In addition, the City has a strong recent track record of approving all housing development projects that have been proposed, with over 50% increasing their density during the development review process. Table 1 (Pipeline Projects) in Appendix C of the revised Housing Element includes additional information to support this finding. Please find attached an updated version of Table 1 with a new column showing that only one pipeline project had a reduction of a single unit (291 to 290 units). Nine out of 17 projects had increased unit counts from the time of project submittal to project approval. The Housing Accountability Act does not allow reductions in proposed density, even additional density achieved through density bonuses, except in rare instances. (Government Code Section 65589.5(j)(1).)

In addition to the responses outlined above, we would like to highlight that on March 18, 2024, the City Council adopted Strive San Mateo General Plan 2040, which creates capacity for 19,764 new dwelling units around the City, pending a ballot measure this November to amend the City's height and density limits, approved in 2020 by the voters (Measure Y). There are also other properties in the City, such as the 10.3-acre Marriott site, that recently became a housing opportunity site but is not listed on the Sites Inventory that could further increase the City's RHNA buffer. The City is also moving forward with a housing opportunity overlay district (Housing Element Policy 1.10) that would allow 32 sites within the City that were on previous housing elements to develop qualifying housing projects by-right without any discretionary review process.

We hope this additional information provides further details about our methodology and approach and helps alleviate your concerns. If you have any questions, feel free to email me at zdahl@cityofsanmateo.org (please copy the City Attorney) or we can set up a meeting to discuss.

Sincerely,

Zachary Dahl, AICP
Interim Community Development Director

Cc: Prasanna W. Rasiah, City Attorney
prasiah@cityofsanmateo.org

Attachment 1 – Sites Inventory Excerpt (Table 2 in Appendix C)
Attachment 2 – Pipeline Projects 2019-2023 (Table 1 in Appendix C)

ATTACHMENT 1

Housing Element ID/ Ownership	Site Address	APN	Owner/ Developer Interest (1)	Developer Owned (2)	With Previous Proposal (3)	Vacant Site (4)	Limited Structures (5)	Met 3 of 6-10	Existing Use Trend (6)	Age (7)	Single Story (8)	Prior ILV (9)	Lot Coverage (10)
23 – Bridgepointe Shopping	No site address	035-466-100					Y	Yes	Y			0.05	0%
17 – The Atrium	1900 S Norfolk St	035-391-090	Y					Yes	Y	1983		0.35	17%
14 – Hillsdale Mall	41 W Hillsdale Blvd	039-490-170	Y					Yes	Y	0		0.72	40%
	2950 S El Camino Real	039-353-010	Y					Yes	Y			3.17	29%
	No site address	039-353-020	Y					Yes	Y			-	0%
	No site address	039-353-030	Y					Yes	Y			0.5	0%
	No site address	039-353-040	Y					Yes	Y			0.49	0%
	3590 S El Camino Real	042-121-080	Y					Yes	Y			0.59	44%
	36th Ave/Colegrove St	042-121-060	Y					Yes	Y			-	0%
24 – Parkside Plaza	1850 S Norfolk St	035-381-020						Yes	Y	1957	Y	0.57	90%
	1826 S Norfolk St	035-381-030						Yes	Y	1957	Y	0.32	33%
15 – Borel Square	93 Bovet Rd	039-011-450	Y				Y	Yes	Y	0		-	8%
	71-77 Bovet Rd	039-011-460	Y						Y	1999		0.56	100%
	71-77 Bovet Rd	039-011-470	Y						Y	0		1.18	96%
	71-77 Bovet Rd	039-011-480	Y						Y	1968		3.18	102%
	1750 S El Camino Real	039-011-500	Y						Y			4.24	95%
	71-77 Bovet Rd	039-011-510	Y				Y	Yes	Y			-	9%
	1690 El Camino Real	039-012-010	Y										
25 – Borel Place	1650 Borel Pl	039-011-400	Y					Yes	Y	0		2.33	17%
	150 W 20th Ave or 1925 Elkhorn Ct	039-030-220	Y					Yes	Y	1961		0.42	41%
22 – Olympic	4107 Piccadilly Ln	042-242-060	Y						Y			1.43	71%

ATTACHMENT 1

	11 41st Ave	042-242-070	Y						Y		1.23	60%
	40 42nd Ave	042-242-160	Y						Y		1.31	85%
	49 42nd Ave	042-243-020	Y				Y	Yes	Y	0	3.01	48%
	42nd/El Camino Real	042-244-040	Y				Y	Yes	Y	Y	-	1%
	4242 S El Camino Real	042-244-050	Y						Y		5.71	52%
	43rd Ave	042-245-040	Y				Y	Yes	Y		0.05	5%
	61 43rd Ave	042-245-050	Y						Y		1	65%
	55 43rd Ave	042-245-060	Y						Y		0.46	65%
	53 43rd Ave	042-245-070	Y						Y		1.26	65%
	45 43rd Ave	042-245-080	Y						Y		1.42	65%
19 – Downtown Cluster	487 S El Camino Real	034-144-220		Y					Y	0	0.9	93%
	62 E 4th Ave	034-144-230		Y				Yes	Y	1955	2.44	89%
	E 5th Ave/San Mateo Dr	034-144-240			Y			Yes	Y		0	0%
Pioneer Ct Multiple owners	2040 Pioneer Ct	039-060-050						Yes	Y	1960	0.91	58%
	2041 Pioneer Ct	039-060-100						Yes	Y	1961	0.84	58%
	2050 Pioneer Ct	039-060-060						Yes	Y	1961	1	64%
	2070 Pioneer Ct	039-060-070						Yes	Y	Y	0.86	49%
	2055 Pioneer Ct	039-060-090						Yes	Y	1957	0.9	38%
	2075 Pioneer Ct	039-060-080						Yes	Y	Y	0.07	48%
Villa Plaza	4060 S El Camino Real	042-241-180						Yes	Y	1990	0.69	34%
Downtown Parking Lots	5 N San Mateo Dr	032-312-250					Y	Yes	Y		-	0%
	123 Baldwin Ave	032-312-270					Y	Yes	Y		0.06	0%
	117 Baldwin Ave	032-312-150					Y	Yes	Y		-	0%
	26 N San Mateo Dr	032-312-100					Y	Yes	Y		-	0%
	27 N San Mateo Dr	032-312-070					Y	Yes	Y		-	0%

ATTACHMENT 2

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Block 21 Mixed-Use	Demo existing retail and residential structures (8 units). New mixed-use building with office and residential uses.	68	111	33%	CBD-S: Commercial and DT Residential	**CC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	IS/MND	1.51	74	148%	Retail and residential structures (8 units)	1900 - 2002	2	0.5	0.4
477 9th Ave. Mixed-Use	Demo existing commercial buildings. New five-story office and residential building.	120	120	80%	E2-2: Office	**PC** approved. Project was appealed (based on heritage tree removal). Then CC upheld PC approval. Applicant utilized **State Density Bonus**. SUP issued for residential uses.	Cat Ex (Infill)	1.6	75	150%	Office	1980s	1	0.3	0.7
1919 O'Farrell St. Multi-Family	Demo existing office building. New five-story residential apartment building.	48	49	100%	E1-1/R4: Office with residential overlay	**PC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	Cat Ex (Infill)	0.71	69	138%	Office	N/A	1	0.1	0.0
401 Concar Dr. Hayward Park Mixed-Use	Demo surface parking lot at Hayward Park Caltrain Station. New five-story residential apartment building.	189	191	100%	TOD: Mixed use	**PC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	Tiered off of the Rail Corridor Plan EIR	2.82	68	136%	CalTrain Parking Lot	No Building	0	0.0	0.0
303 Baldwin Ave. Mixed-Use	Demo existing grocery store. New five-story mixed-use building with commercial, office and residential uses.	63	64	40%	C1-2/R5: Commercial with residential overlay	**PC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	IS/MND	0.93	68	136%	Grocery Store	1956	1	0.4	0.3
1650 S. Delaware St. Multi-Family	Demo the existing office building. New five-story, 73-unit residential apartment building.	73	73	100%	TOD: Mixed-Use	**PC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	Cat Ex (Infill)	1.07	68	136%	Office	Before the 1980s	2	0.4	0.3
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1 Hayward Ave. Mixed-Use	Demo existing commercial and residential uses (5 units). New mixed-use building with office and residential uses.	18	18	77%	E2-1/R4: Office with residential overlay	**PC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	Cat Ex (Infill)	0.29	61	122%	Residential and office	1938	1	0.4	0.1
S Delaware St. at Landing Ave (PA20-053) Bay Meadows Mixed-Use	New four-story mixed-use building on MU2 Block with ground floor retail uses and office above; and new four-story mixed-use building on MU3 Block with ground floor retail uses and residential above.	57	67	15%	BMSP: Mixed-Use per Bay Meadows Specific Plan	**PC** approved. Permitted under applicable code and policies.	Tiered off of the Specific Plan EIR	1.51	44	88%	Vacant	No Building	0	0.0	0.0
4 W Santa Inez Ave. Multi-Family	Demo two single-family dwellings. Construct new four-story condominium building.	10	10	100%	R4: Multi-Family Dwelling	**CC** approved. Permitted under applicable code and policies.	Cat Ex (Infill)	0.25	40	80%	2 single-family dwellings	1950s	1	0.3	0.1
406 E 3rd Ave. Mixed-Use	Demo existing commercial buildings. New four-story office and residential building.	23	25	14%	CBD-S: Commercial and DT Residential	**PC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	IS/MND	0.88	28	56%	Fast food restaurant, industrial/auto uses	1990s	1	0.9	0.8
435 E. 3rd Ave. Mixed-Use	Demo existing commercial buildings. New five-story office and residential building.	5	5	16%	CBD-S: Commercial and DT Residential	**PC** approved. **SUP** for off-site construction. Applicant utilized **State Density Bonus.**	IS/MND	0.25	20	40%	Gas station	1980s	1	0.1	0.1
2988 Campus Dr. Multi-Family	Demo four office buildings on two sites. New multi-family residential buildings (townhouses) on two hillside parcels.	291	290	100%	E1-1: Office	**PC** approved. **SUP** for residential uses**.** Applicant utilized **State Density Bonus and SB 330.**	IS/MND	15.45	19	38%	Offices	1970s	3	0.3	0.3

ATTACHMENT 2

Address Development Type	Description	Originally Proposed Dwelling Units	Approved Dwelling Units	% of Project Residential (approx.)	Base Zoning	Approval Discretion	CEQA	Lot Size (Acre)	Dwelling Units per Acre	% of Base Density	Existing Use	Age of Existing Building	Existing Building # of Story	FAR	Improvement to Land Ratio
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222 E 4th Ave. (Draeger's) Mixed-Use	Demo existing grocery store. New mixed-use building with retail (grocery), office and 100% affordable residential uses.	10	10	7%	CBD/R: Commercial with residential overlay	**CC** approved. Permitted under applicable code and policies. Applicant utilized **AB 1763** (100% affordable), **State Density Bonus**.	Tiered off of the 2010 Gen Plan EIR	1.13	9	18%	Grocery Store	1997	2	1.3	0.8
2089 Pacific Blvd. Multi-Family	Conversion of 8 two-bedroom units into 16 studio units for a net increase of 8 units within an existing apartment complex	16	16	100%	TOD: Mixed-Use	**ZA** approved. Permitted under applicable code and policies.	Cat Ex (Existing Facilities)	2.37	7	14%	Apartment	2015	3	2.0	3.9

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
San Mateo, CA 94403
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(650) 522-7000

May 17, 2024

Dylan Casey, Executive Director
James M. Lloyd, Director of Planning and Investigations
California Housing Defense Fund (CalHDF)
360 Grand Avenue #323
Oakland, CA 94610

Sent via email: dylan@calhdf.org, hi@calhdf.org

RE: CalHDF Comment Letter on City of San Mateo's Revised 2023-2031 Housing Element

Dear Mr. Casey,

This letter is in response to your April 23, 2024 correspondence ("Letter") expressing concerns over the Revised 2023-2031 Housing Element ("Housing Element") of the City of San Mateo ("City"). The City has considered all public comments in its iterative revisions to the Housing Element, which is scheduled for City Council adoption on May 20, 2024. The Housing Element was recommended for approval by the City's Planning Commission on April 23, 2024. On January 19, 2024, the Department of Housing and Community Development ("HCD") found it to be in substantial compliance with State law.

Governmental Constraints

Your Letter acknowledges that the Housing Element outlines many constraints on housing development but raises concerns that it fails to analyze how these constraints would affect the feasibility of housing developments, specifically regarding parking, fees, design standards, and voter approved growth limits.

Housing Element Sections 4.1 and 4.2 summarize the constraints analysis. Contrary to your assertions, the summary specifically addresses parking, fees, design standards, and voter approved density and height limits within the City (Measure Y). Furthermore, Sections 7.1 and 7.2 include several programs to address these constraints, and Appendix B contains an in-depth analysis. All of these programs were created with significant input from the public, housing advocacy groups, and HCD itself. HCD issued its substantial compliance letter based on these updates, including the analysis of and local efforts to reduce and/or eliminate the aforementioned constraints through firm commitments – such as reducing parking requirements and removing discretion through the adoption of objective design standards.

Regarding fees, the City concluded that fees of 7% or less of total cost of development is not considered a constraint. While your Letter takes issue with this conclusion, the Mitigation Fee Act (Govt. 66000 *et seq.*) requires impact fees to be based on nexus and proportionality requirements. Fee studies evaluate these requirements and explain what fees can be legally supported, and the City has typically adopted fees that are below the maximum of what could be assessed to reduce potential for fees to be a constraint on housing production and impact financial feasibility. Many housing and mixed-use projects around the City have been approved and successfully constructed, as outlined in Table 4 in the Housing Element. The Housing Element also includes a specific program to monitor fees, with a focus on reducing the per unit costs for housing developments:

H 1.17 - Permitting and Development Fee Review

Regularly review development application, building permit and impact fees to identify opportunities to reduce per unit costs for housing developments, with a focus on reducing per unit costs for small multi-family projects (Missing Middle).

Regarding Measure Y, the Housing Element contains a detailed analysis of the measure as a constraint, both in the main document and in Appendix B. Nevertheless, your Letter claims that the City does not analyze the magnitude of this constraint and incorrectly characterizes it as a non-governmental constraint. The Housing Element analysis focuses on reducing the constraints posed by Measure Y to the extent that the City has the ability to do so. The City may not take action in conflict with Measure Y without voter approval because Measure Y is a voter-approved initiative. Second, based on input from housing advocacy groups, the City Council, and HCD, Policy H 1.20 was developed specifically to address the constraints imposed by Measure Y and to create substantial housing capacity through the adoption of General Plan 2040 (which has since occurred as explained below) and placement of a measure on the November 2024 ballot to amend Measure Y. Third, a back-up action was included in Policy H 1.20:

e) *If the Measure Y ballot initiative does not pass in November 2024, present alternative plans within six months to the City Council, including a plan for rezoning, to address the housing production constraint of Measure Y with an emphasis on higher densities in high and highest resource areas, and to add at least 1,700 units of new capacity around the City, thereby increasing the City's RHNA buffer by at least 25%.*

Realistic Development Capacity

Your Letter claims that the Housing Element capacity analysis using 75% and 90% of maximum density, which is based on trends and expected outcomes, needs further adjustments to account for land use controls, constraints, and availability of utilities.

Staff developed the methodology that was used in close coordination with HCD and based on the City's actual history of approved densities. The thresholds of 75% and 90% represent a conservative approach, in that typical densities for residential and mixed-use pipeline projects were higher, as shown in Table 2 in Appendix C (included as an exhibit to this letter). Table 2 also shows that most sites are developed at more than 100% of capacity, through application of State Density Bonus law. The assumptions in the City's methodology account for the land use controls and constraints, which would also be addressed through the programs to reduce or eliminate identified local constraints. Additionally, the availability of utilities is not an issue within the City as almost all sites are non-vacant infill and have existing utility services.

Crucially, on March 18, 2024, the City Council adopted Strive San Mateo General Plan 2040, which would create capacity for 19,764 new dwelling units around the City, if the voters approve an amendment to Measure Y this November. The Environmental Impact Report (EIR) for General Plan 2040 included extensive evaluation of utility availability and capacity and found that with the inclusion of appropriate policies and actions, sufficient utility capacity existed to serve the growth planned for in the General Plan. The General Plan EIR can be viewed here: https://strivesanmateo.org/environmental-impact-report-documents/. Thus, there is clear evidence in the record to support the finding that there is utility availability to serve many more than 7,015 new housing units (the City's RHNA) by 2031.

In addition to the thorough analyses in the Housing Element in compliance with State law, and the adoption of General Plan 2040, the 10.3-acre site at 1770 S. Amphlett Blvd recently became a housing opportunity site with the closure of the San Mateo Marriott Hotel at this location. This site has a base density of 50-75 units/acre under current zoning and Measure Y. The Marriott site is not listed on the Sites Inventory and could further increase the City's RHNA buffer. The City is planning to bring forward a land use map amendment, including the Marriott site, that could further increase the site's density later this summer. Notably, this action would add more housing units than the additional capacity that would have been added by the City with the inclusion of

the "High II" General Plan land use designation, which ultimately did not occur. Again, if the City Council approves this land use map amendment, this will further increase the buffer beyond the City's allocated RHNA.

Furthermore, the City is also moving forward with yet another action to facilitate the development of housing in the City, in accordance with State law. A Housing Opportunity Overlay District (as required per Housing Element Policy 1.10) would allow the property owners of approximately 40 sites within the City to develop qualifying housing projects by-right without discretionary review. These are sites that were identified in previous housing elements but were not the subject of entitlement applications during the past housing cycle. The program in Policy H 1.10 is as follows:

> ***H 1.10 – Establish By-Right Housing Designation for Prior Housing Sites***
> *Amend the Zoning Code to establish a By-Right designation for housing sites reused from prior Housing Elements for housing projects that propose a minimum of 20% affordable units. Zoning for these sites must be at least 30 units/acre to meet default density requirements for lower-income households per Gov. Code Section 65583.2(c).*

Your Letter also references communications from the Housing Action Coalition (HAC), which were considered during the iterative updates to the City's Housing Element and sites inventory methodology. The City has provided direct responses to HAC to clarify information and address misunderstandings in their letters. These responses are included in Appendix F of the Housing Element.

Finally, your Letter references a 2018 project and lawsuit as the benchmark against which to evaluate the City's current analysis (*CaRLA v. City of San Mateo* (2021) 68 Cal. App. 5th 820). The ten-unit market-rate condominium project that was the subject of that litigation has since been approved. No other projects have since been denied by the City. Rather, the City has a strong track record of approving and facilitating housing development. This is borne out by the lengthy list of pipeline projects referenced in the table attached to this letter, as well as the examples of recently approved projects in the Housing Element. The City has also committed over $35 million dollars in land and funding to support the production of affordable housing in Downtown San Mateo. The detailed commitments in the Housing Element's Goals, Policies, and Programs further demonstrate the City's commitment to meeting local housing needs and affirmatively further fair housing. This is again further reinforced by the adoption of General Plan 2040, which adds over 19,700 housing unit capacity and doubles the base density of over 1,300 properties around the City.

We hope this additional information provides appropriate clarification about the methodology and approach used in the Housing Element, shows the City's genuine intent to meet and exceed its RHNA obligations and meaningfully address local housing needs, and helps to alleviate your concerns. If you have any questions or would like to discuss, feel free to email me at zdahl@cityofsanmateo.org (please copy the City Attorney) or we can set up a meeting to talk.

Sincerely,

Zachary Dahl

Zachary Dahl, AICP
Interim Community Development Director

Cc: Prasanna W. Rasiah, City Attorney
prasiah@cityofsanmateo.org

Exhibit 1 - Table 2 from Housing Element Appendix C

Exhibit 1

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